



planning consultants

Review of Environmental Factors

Replacement of Roof Cladding – St Lucy's School

St Lucy's School – 21-23 Cleveland Street, Wahroonga

Prepared for: St Lucy's School
November 2020

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1 Introduction

1.1 Forward

This Review of Environmental Factors (REF) has been prepared by DFP Planning (DFP) for St Lucy's School and assesses the potential environmental impacts which could arise from the proposed 'roof cladding replacement' development at 21-23 Cleveland Street, Wahroonga (the site), legally described as Lot 100 in DP 1255204.

This REF for the proposed roof cladding replacement 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 2000* (the Regulation), *State Environmental Planning Policy (Education Establishment and Child Care Facilities 2017 (Education SEPP)*, the *Biodiversity Conservation Act* and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

On the basis of the consideration of key environmental aspects and the information presented in this REF, it is concluded that by adopting the mitigation measures identified in this assessment, it is unlikely that there will be significant environmental impacts associated with the proposal.

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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.

Name of the person(s) who prepared the REF:

Kendall Clydsdale

Position and Qualifications of the person(s) who prepared the REF:

Principal Planner

*DipBldgSurvy,
GradCertDevAssmt,
GradDipBldgSurvy.*

Signature:



Date: **16 November 2020**

Name of the person(s) who prepared and reviewed the REF:

Ellen Robertshaw

Position and Qualifications of the person(s) who prepared and reviewed the REF:

Director

BAppSc(EnvPlan).

Signature:



Date: **16 November 2020**

I have examined this REF and the Certification and accept the REF on behalf of St Lucy's School.

Name of the Reviewing Officer/Person:

Caroline Fowler

Position of the Reviewing Officer/Person:

Business Manager

Signature:



Date:

19/11/2020

I accept this REF on behalf of St Lucy's School, as the determining authority and determine that the Proposal can proceed subject to the mitigation measures in Section 6 being implemented before the carrying out of works and occupation of the facility(ies).

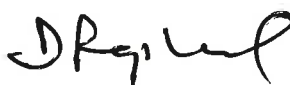
Name of Delegated/Authorised Officer:

DAVID RAPHAEL

Designation:

School Principal

Signature:



Date:

19/11/2020

1 Introduction

1.3 School Information

School Name:	St Lucy's School
School Address:	21-23 Cleveland Street, Wahroonga
Local Government Area:	Ku-ring-gai Municipal Council
Lot and DP of Proposed Works:	Lot 100 in DP 1255204
Landowner:	Dominican Sisters of Eastern Australia and the Solomon Islands

1.4 Brief Scope of Works

What are the proposed works?	Roof cladding replacement only
Does the project involve works outside the existing educational establishment?	No
Will the project result in an increase in the educational establishment population (staff or student population) by more than 10% (compared with the average of each of those numbers for the preceding 12 month period)?	No

1.5 Architectural Plans and Supporting Documentation

The architectural plans prepared by Stanton Dahl Architects (**Appendix 2**) referred to in preparing this REF include:

Drawing Title	Drawing No.	Revision	Date
Site Plan	A201	-	05.08.2020
Roof Plans and Specifications	A202	-	05.08.2020
Wall Sections and Specification	A502	-	05.08.2020

The supporting documents referred to in preparing this REF include:

Document Title	Revision	Date
Heritage Impact Assessment, prepared by NBRIS Architecture (Heritage).	-	21 August 2020
Building Code of Australia Compliance Capability Statement prepared by City Plan	1	9 September 2020
Section 10.7(2) & (5) Planning Certificate	-	11 September 2020
Hydraulic Services Legend and Notes prepared by JLM	B	15 September 2020
Hydraulic Services Roof Plan and Details prepared by JLM	B	15 September 2020

1.6 Site Context and Surrounds

1.6.1 Location

St Lucy's School is located in the suburb of Wahroonga on the corner of Cleveland Street and Billyard Avenue and is known as 21-23 Cleveland Street, Wahroonga (the site – See **Figure 1**).

1 Introduction



Figure 1 Site Location

1.6.2 Site Description

For the purpose of clarity, it is prudent to explain the background the formation of the St Lucy's School Campus. The site formerly comprised of multiple allotments, as seen in **Table 1** below.

Table 1 Former Allotment Descriptions

Property Address	Former Lot/Sec/DP
21 Cleveland Street, Wahroonga	A/-/341153
	B/-/341153
23 Cleveland Street, Wahroonga	1/-/715429
	1/-/726090
6 Billyard Avenue, Wahroonga	1/-/105255
8 Billyard Avenue, Wahroonga	2/-/105255
10 Billyard Avenue, Wahroonga	1/-/927446

These lots have now been consolidated (refer to **Figure 1**) and the site is now legally described as Lot 100 in DP 125504. The consolidation was required via Condition No. 48 of Development Consent DA0530/17 relating to 10 Billyard Avenue, Wahroonga. DA0530/17 was approved on 27 August 2019 for a 'change of use from a dwelling house to an educational establishment.'

The main frontage of the site is to Cleveland Street with secondary frontage to Billyard Avenue. The site contains numerous buildings that have been constructed at various stages since 1889, including a heritage listed convent (known as Prouille Convent), located in the northern corner of the site, classrooms, administration facilities, performance facilities, multi-purpose hall and recreation facilities.

School buildings are generally concentrated along the street frontages, with the central area of the site comprising landscaped play areas. The recent aerial image below in **Figure 2** shows the extent of the School's campus. **Figure 3** shows the building to which this REF relates.

1 Introduction



Figure 2 Aerial Photograph. Image date: 23 June 2020.



Figure 3 Building the subject of this REF

The building to which this REF relates is an office/administration and support services building constructed in the 1970s. The building has a mansard style roof form comprising concrete tiles and shallow-pitched sheet metal cladding (sheet metal cannot be seen when in close proximity to the building). Please refer to **Figure 4** below.

1 Introduction



Figure 4 Building the subject of this REF. Source: NBRS Architecture (Heritage), Heritage Assessment, dated 21.08.2020.

1.6.3 Surrounding Development

The site is situated within a locality typically characterised by low density residential development and associated supportive developments, most notably schools. Knox Grammar Preparatory School is located directly south of the site with Prouille Catholic Primary School located directly north of the site.

Located approximately 200m to the west is Wahroonga Park with McKenzie Park located 160m to the south-west. The Wahroonga Town Centre is located approximately 250m to the south-west of the site, on the western side of the North Shore Railway Line.



Figure 5 Surrounding Context Aerial Image.

2 Description of Proposed Works

2.1 Justification of the Proposal

The proposed development is required as part of the ongoing maintenance of the existing 1970s building. The ageing roof cladding will be replaced with a serviceable new sheet metal cladding to extend the operational life of the building and safeguard against future maintenance issues.

2.2 Definition of Proposed Works

For the purposes of the Education SEPP, the proposed works are defined as “development without consent”. 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.

2.3 Summary of Works

The proposed works can be generally summarised as the removal of existing concrete roof tiles and existing sheet metal cladding from an existing circa 1970s building (see **Figure 6** and **Figure 7** showing the existing building in relation to other existing buildings on the site). The works also entail the removal of an existing box gutter and associated flashings/roof plumbing fixtures.

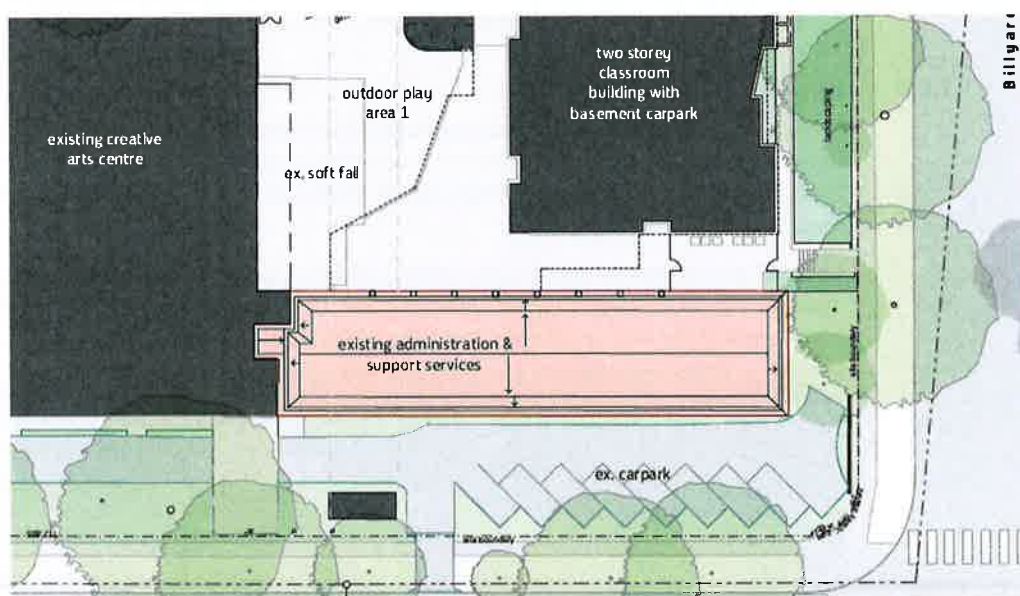


Figure 6 Excerpt of site plan showing existing school blocks/buildings in relation to the proposed development area.

The heritage impact assessment (**Appendix 4**) summaries the works proposed as follows:

'The low-rise Mansard roof clad in grey concrete tiles would be stripped of its tiles, and the low-pitched sheet metal would be removed from the central portion of the roof. The guttering and sarking would also be removed. The roof cladding would be replaced with grey Kliplok steel roofing with roof plumbing items in a matching grey colour of Colorbond.'

No alterations to existing stormwater drainage lines on the site other than new 100mm downpipes which will connect to existing downpipes embedded within the columns of the existing building is proposed. The proposal relates only to the roof cladding replacement and associated box gutter and flashing/roof plumbing fixtures.

2 Description of Proposed Works



Figure 7 Site Plan –prepared by Stanton Dahl

3 Statutory Framework

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

3.1 General Planning Context

LEP Name:	Ku-ring-gai Local Environmental Plan 2015 (KLEP)
LEP Zoning: (See Figure 8)	Part R2 Low Density Residential Part SP2 Infrastructure (Educational Establishment)
Prescribed Zoning of Land Subject to Works:	SP2 Infrastructure (Educational Establishment)
Is the existing zone a prescribed zone under the Education SEPP?	Yes
Permissibility:	The proposed development is "development permitted without consent" pursuant to clause 36 of <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> .
Is the site "environmentally sensitive land" under any environmental planning instrument?	No
Does the site comprise bushfire prone land?	No
List any environmental constraints identified in the Section 10.7 Certificate:	No
Is the site listed as a Heritage Item or within a Heritage Conservation Area?	Yes

3 Statutory Framework

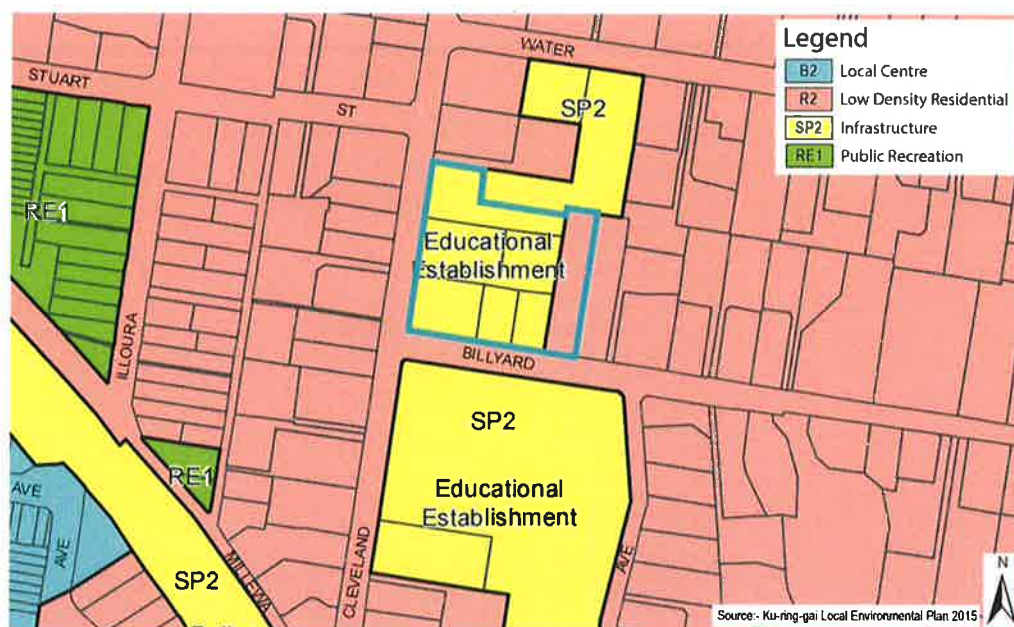


Figure 8 Zoning map – KLEP 2015.

3.2 Development Control Plans (DCP)

It is noted that assessment against the Ku-ring-gai DCP (KDCP) is not a mandatory consideration as the Education SEPP is the relevant environmental planning instrument for the proposal and development without consent (under the Education SEPP) is not subject to local planning controls. Notwithstanding, due to the minor nature of the works, the proposed development is considered to generally satisfy relevant provisions of the KDCP. In particular, the objectives of Part 19 (Heritage and Conservation Area) of the KDCP are satisfied as there are no adverse heritage related impacts arising. See **Section 3.7** of this report for further details.

3.3 State Environmental Planning Policies

3.3.1 SEPP (Educational Establishments and Child Care Facilities) 2017

Clause 5 Interpretation

Clause 5 of the Education SEPP sets out the following in relation to interpretation of the provisions of the SEPP:

- (1) *A word or expression used in this Policy has the same meaning as it has in the Standard Instrument unless it is otherwise defined in this Policy*

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

school means a government school or non-government school within the meaning of the Education Act 1990.

These definitions are relevant to the assessment of the proposed works as discussed below.

Part 2 Division 1 Consultation and Notification

Clause 10 sets out consultation requirements in relation to development without consent where the works will impact on council-related infrastructure or services or impact. The consultation with Ku-ring-gai Council is discussed in detail at **Section 3.7**.

3 Statutory Framework

Part 4 School - Specific Development Controls

Clause 33 provides the definition of a prescribed zone [**bold text is our emphasis**]:

prescribed zone means any of the following land use zones:

- (a) *Zone RU2 Rural Landscape,*
- (b) *Zone RU4 Primary Production Small Lots,*
- (c) *Zone RU5 Village,*
- (d) *Zone RU6 Transition,*
- (e) *Zone R1 General Residential,*
- (f) *Zone R2 Low Density Residential,*
- (g) *Zone R3 Medium Density Residential,*
- (h) *Zone R4 High Density Residential,*
- (i) *Zone R5 Large Lot Residential,*
- (j) *Zone B1 Neighbourhood Centre,*
- (k) *Zone B2 Local Centre,*
- (l) *Zone B3 Commercial Core,*
- (m) *Zone B4 Mixed Use,*
- (n) *Zone B5 Business Development,*
- (o) *Zone B6 Enterprise Corridor,*
- (p) *Zone B7 Business Park,*
- (q) *Zone B8 Metropolitan Centre,*
- (r) *Zone SP1 Special Activities,*
- (s) *Zone SP2 Infrastructure,***
- (t) *Zone E4 Environmental Living.*

St Lucy's School is defined as an *educational establishment* and school. The subject site is located in a prescribed zone as it is zoned SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential under the provisions of the *Ku-ring-gai Local Environmental Plan 2015*. The building to which this REF relates is located entirely within the SP2 Infrastructure (Educational Establishment) zone.

Clause 35 Schools - Development Permitted with Consent

Clause 35 of the Education SEPP sets out the provisions for development which may be carried out with consent. The proposal does not constitute development permitted with consent. Further assessment against the provisions of Clause 35 is not required.

Clause 36 School – development permitted without consent

Clause 36 the Education SEPP sets out the following provisions for educational establishment development permitted without consent:

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:*
 - (a) *construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of:*
 - (i) *a library or an administration building that is not more than 1 storey high, or*
 - (ii) *a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or*
 - (iii) *a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or*
 - (iv) *a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or*
 - (v) *a car park that is not more than 1 storey high,*
 - (b) *minor alterations or additions, such as:*
 - (i) *internal fitouts, or*
 - (ii) *alterations or additions to address work health and safety requirements or to provide access for people with a disability, or*

3 Statutory Framework

- (iii) *alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),*
 - (c) *restoration, replacement or repair of damaged buildings or structures,*
 - (d) *security measures, including fencing, lighting and security cameras,*
 - (e) *demolition of structures or buildings (unless a State heritage item or local heritage item).*
- (2) *However, subclause (1) applies only to development that:*
 - (a) *does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or*
 - (b) *in the case of development referred to in subclause (1) (a)—does not allow for an increase in:*
 - (i) *the number of students the school can accommodate, or*
 - (ii) *the number of staff employed at the school,**that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).*
- (3) *Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.*
- (4) *A reference in this clause to development for a purpose referred to in subclause (1) (a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subclause (1) (a), (b) or (c).*

The following provisions of Clause 36 are relevant in regard to the proposed works:

Clause 36(1)(b)

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:*
 - (b) *minor alterations or additions, such as:*
 - (i) *internal fitouts, or*
 - (ii) *alterations or additions to address work health and safety requirements or to provide access for people with a disability, or*
 - (iii) *alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),*

Comment: The proposed development as described in **Section 2** can be considered minor alterations to the external façade of a building that does not increase the building's envelope, pursuant to clause 36(1)(b)(iii).

In order to determine if the proposed works can be considered as 'minor', it is relevant to consider whether the works will have an environmental impact which is other than 'minor'. Section 5 of this REF notes that each component of the development is minor in scope or will result in only minor impacts. Therefore, it is considered that the works are minor in nature and are "minor alterations or additions" under Clause 36(1)(b) of the Education SEPP and are capable of proceeding as development without consent under Part 5 of the EP&A Act.

Clause 36(2) Development Standards

Clause 36(2) of the Education SEPP sets out the following development standards relevant to development to which Clause 36(1) applies:

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

3 Statutory Framework

- (a) *does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or*
- (b) *in the case of development referred to in subclause (1) (a)—does not allow for an increase in:*
 - (i) *the number of students the school can accommodate, or*
 - (ii) *the number of staff employed at the school,**that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).*

Comment: With respect to subclause 36(2)(a), the proposed development does not require an alteration of traffic arrangements. Subclause 36(2)(b) does not apply as the works are proposed pursuant to subclause 36(1)(b) and (c).

The proposed works therefore satisfy the provisions of Clause 36 of the Education SEPP and can proceed under Part 5 of the EP&A Act.

Clause 37 Notification of Carrying Out of Certain Development Without Consent

Clause 37 sets out consultation requirements for development without consent, including consultation with the Council for the area in which the land is located (being Ku-ring-gai Municipal Council). This is discussed in detail at **Section 3.7**.

Clause 38 Existing schools - exempt development

Clause 38 of the Education SEPP sets out the development which is considered exempt development. The proposed works identified in **Section 2** are not able to be carried out as exempt development pursuant to clause 38(1). Schedule 1 of the Education SEPP (as referred to in subclause 38(3)) specifies that any re-cladding must not involve structural alterations, and involve only replacing existing materials with 'similar materials' unless the use of those materials is a breach of these development standards.

As the proposal is replacing concrete tiles with sheet metal roofing (i.e. not a similar material) the development is not exempt development pursuant to clause 38.

Clause 39 Existing School - Complying Development

Clause 39 of the Education SEPP sets out the provisions relating to complying development. The proposed works described in **Section 2** does not constitute complying development, as pursuant to subclause 19(2)(a) the site contains an item of environmental heritage (local significance) and is located in a heritage conservation area *Ku-ring-gai Local Environmental Plan 2015*. This precludes complying development being able to be undertaken under clause 39.

Clause 41 Complying development certificates – additional conditions

Clause 41 of the Education SEPP sets out conditions for complying development certificates issued under provisions of the SEPP. As the proposal does not constitute complying development, the provisions of this clause are not applicable.

3.3.2 **State Environmental Planning Policy 55 — Remediation of Land**

SEPP 55 relates to remediation of contaminated land and 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 by Council or any other authority as being subject to or potentially subject to contamination (refer to the Section 10.7 Planning Certificate at **Appendix 1**). Furthermore, there are no works proposed which will disturb the grounds of the site.

3 Statutory Framework

3.4 Environmental Planning and Assessment Act 1979

The provisions of the Education SEPP 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 6.28 of the EP&A Act and Clause 228 of the EP&A Regulation (refer **Section 5.4**).

3.5 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 3.6**.

3.5.1 NSW Legislation

- *Local Government Act 1993*;
- *Work Health and Safety Act 2011*;
- *Work Health Safety Regulations 2017*;
- *Roads Act 1993*;
- *Biodiversity Conservation Act 2016*;
- *Waste Avoidance and Resource Recovery Act 2001*; and
- *Clause 92 of the EP&A regulations, and AS 2061-1991 – Demolition of Structures.*

3.5.2 Commonwealth Legislation

- *Environment Protection and Biodiversity Conservation Act 1999.*

3.6 Approvals, Certificates and Authorities

No approvals, certificates or authorities are required for the works.

3.7 Consultation - Council

Clause 10 of the Education SEPP, relating to "consultations with councils-development with impacts on council related infrastructure or service", states the following:

- (1) *This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without development consent if, in the opinion of the public authority, the development:*
 - (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)*

3 Statutory Framework

Comment: The proposal does not trigger any of the above matters. With regard to subclause 10(1)(a), the works will not create a substantial impact on stormwater management. The roof catchment area of the building is not being altered.

Clause 11 of the Education SEPP, relating to “*consultations with councils-development with impacts on local heritage*”, states the following:

- (1) *This clause applies to development carried out by or on behalf of a public authority if the development—*
 - (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*
 - (b) *is development that this Policy provides may be carried out without development consent.*
- (2) *A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has—*
 - (a) *had an assessment of the impact prepared, and*
 - (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*
 - (c) *taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.*

Comment: As seen in **Figure 9** below, the site contains an item of environmental heritage (local significance) and is within a heritage conservation area under the *Ku-ring-gai Local Environmental Plan 2015*. As the proposed works may be carried out without consent under the Education SEPP, clause 11 potentially applies to the proposal. Specifically, as subclause 11(1)(a) provides that clause 11 only applies if a development ‘*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.*’

A heritage impact assessment undertaken by NBRS Architecture (**Appendix 4**) confirms that the proposal will not impact on the heritage significance of the site or the heritage conservation area in which it is located. The conclusion of the NBRS assessment is provided below:

‘The administration and support services building at St Lucy’s School has little heritage significance. The replacement of its roof would not cause the loss of any fabric with heritage significance. The replacement of the roofing material on the 1970s administration building with dark grey metal sheet products be unobtrusive and sit as a neutral background among the more significant heritage items nearby that have grey slate roofs or terra cotta roofs. The work to replace the roofing of the administration building would have no adverse impact on the surrounding Wahroonga Conservation Area C1 or the heritage items in the vicinity.’

3 Statutory Framework



Figure 9 Heritage mapping KLEP

Notwithstanding the above, in the interests of undertaking a through REF process, Ku-ring-gai Municipal Council was notified in writing of the proposed development on 24 August 2020. A copy of the proposed development plans and the heritage impact assessment (**Appendix 4**) was provided to Council. A copy of the notification letter is provided at **Appendix 6**. At the time of writing this REF, 21 days has expired and no comment from Ku-ring-gai Municipal Council has been received.

Clause 37 of the Education SEPP sets out the notification requirements for development carried out to which subclause 36(1)(a) applies. As the proposal is being undertaken pursuant to subclause 36(1)(b), the provisions of clause 37 do not apply.

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;
 - Site inspection; and
 - Examination of aerial photographs and site photos.
- Identifying potential environmental risks/impacts associated with the demolition and construction phases of the project;
- 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.

Section 228 of the EP&A Regulation sets out which factors must be taken into account when assessing the impact of an activity on the environment. The proposed works have been evaluated in the context of these provisions at **Section 5.4**, while applicable environmental management procedures and control measures are also summarised.

4.2 Site Constraints

2 identifies site constraints applicable to the site. Where an environmental issue is identified, impact assessment is provided in **Section 5** and mitigation measures are included in **Section 6**.

4 Environmental Risk Assessment

Table 2 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 contaminated in the Section 10.7 Planning Certificate or 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposal entails the removal of existing roof claddings (concrete tiles and sheet metal) and the removal of existing sarking material. As the building was constructed in the 1970s, it is not unreasonable to assume that the building (overall) may contain asbestos.</p> <p>Should asbestos containing materials be encountered during the works, asbestos removal must be carried out by a licensed asbestos removalist in accordance with Code of Practice for safe removal of asbestos and disposed of appropriately.</p> <p>All asbestos laden waste must be disposed of at a waste disposal site licensed by NSW Environment Protection Authority. Notification to residents and SafeWork NSW will be provided if required under the relevant Code of Practice. See Section 6.3.11.</p>
	Does the project require the disturbance of any other hazardous material (e.g. lead paint, lead dust, PCBs, ozone depleting substances)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposal entails the removal of existing roof claddings (concrete tiles and sheet metal) and the removal of existing sarking material. As the building was constructed in the 1970s, it is not unreasonable to assume that the building (overall) may contain one or more of these materials.</p> <p>During the existing roof cladding removal and construction phase, any contaminated materials or hazardous substances encountered must be stored, transported and disposed of in accordance with legislative requirements at an appropriately licensed waste facility. See Section 6.3.9</p>
Flooding	Is the site affected by flooding? (i.e. is the land below the 1 in 100 year flood planning level)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.

4 Environmental Risk Assessment

Table 2 Site Constraints

Constraint	Factor	Yes	No	Action
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Has the Section 10.7 Certificate and/or consultation with Council and/or review of the Environment, Energy and Science (EES) critical habitat registers 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 site is highly developed.
	If NO, does the project involve more than 1ha of ground disturbance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	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.

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Table 2 Site Constraints				
Constraint	Factor	Yes	No	Action
	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.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	See Section 3.7 and the heritage impact assessment in Appendix 4 . No impacts arising on the heritage significance of the site or locality.
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 at St Lucy's School. The assessment includes an overview of the proposal and provides additional information for any specific environmental issues relating to the site which required 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 3**.

Table 3 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:

- Stormwater and erosion sediment control;
- Demolition noise;
- Construction noise;
- Heritage impacts;
- Waste generation from demolition;
- Construction traffic;
- Community and visual amenity; and
- Cumulative impacts.

5.2.1 Stormwater and Erosion Sediment Control

Appropriate erosion and sediment control measures commensurate with the scale and minor nature of the works are to be implemented prior to works commencing. These measures are incorporated into the mitigation measures set out within **Section 6**.

5.2.2 Demolition / Construction Noise

The school is located within a residential setting, therefore there is the potential that residents in the locality could be affected by the demolition and construction noise.

The construction works might have some minor noise and minimal vibration impact on existing residential development within the locality. It is anticipated however that these impacts will be

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able to be managed with the implementation of reasonable and feasible best practice work methods.

Recommended mitigation measures and work practices, including monitoring, consultation with stakeholders, work programming, site management and equipment management are incorporated into the mitigation measures set out within **Section 6**.

5.2.3 Aboriginal Heritage

The proposed works are confined to the roof of an existing building which is located on a heavily developed site with no ground disturbance proposed. As such, the proposal is not considered to have potential to adversely impact any areas, items or relic of Aboriginal cultural heritage. Notwithstanding, should any relics or the like be disturbed during the proposed works, the unexpected find protocols of EES (which are incorporated into the mitigation measures set out within **Section 6**) must be followed.

5.2.4 European Heritage

As discussed in **Section 3.7** of this REF, NBR Architecture has determined that the proposed development will be minimal impact on the local heritage significance of the site.

5.2.5 Waste Generation

Mitigation measures for waste management during demolition and construction of the early works phase of the development are provided in **Section 6.3.9**. Impacts associated with waste management are considered to be minor. Throughout the development process, materials must be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or processing.

5.2.6 Visual Amenity

The roof cladding replacement will not adversely impact the visual amenity of the site or the locality. The cladding material will be non-reflective to ensure there are minimal visual impacts arising. The heritage impact assessment in **Appendix 4** provides:

'The replacement of the roofing material on the 1970s administration building with dark grey metal sheet products be unobtrusive and sit as a neutral background among the more significant heritage items nearby that have grey slate roofs or terra cotta roofs.'

5.2.7 Cumulative Impacts

The cumulative impacts of the proposed works relate to both the potential impacts resulting from the demolition and construction works. The minor works do not result in an increase to student numbers, nor do they create any traffic related impacts.

Some demolition works are proposed, however related impacts are temporary in nature, with the estimated demolition occurring for a short period of time considering the minor nature of the works.

The proposed works are not considered to result in significant adverse cumulative impacts which would impact upon the amenity of the school site or surrounding developments and residents. The overall benefits of the school's proposal (improvements to an aging building) outweigh the minor impacts that may occur during the construction process.

Therefore, any cumulative impacts associated with the proposal are considered to be minor and acceptable, subject to the implementation of mitigation measures as detailed in **Section 6** of this REF.

5.3 Section 6.28 of the EP&A Act

Section 6.28(2) of the EP&A Act sets out controls for Crown building work and other Crown development, as follows:

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- (2) *Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the Building Code of Australia in force as at:*
- (a) *the date of the invitation for tenders to carry out the Crown building work, or*
 - (b) *in the absence of tenders, the date on which the Crown building work commences, except as provided by this section.*

This REF has been prepared on behalf of St Lucy's School, who must review and authorise this REF.

Whilst the proposal is not a 'Crown development', the Education SEPP and clause 277(6)(b) of the *Environmental Planning and Assessment Regulation 2000* (the Regs) allows St Lucy's to be considered a 'public authority' who can determine 'development without consent'.

Clause 226(3) of the Regs also prescribes that the St Lucy's School as a determining authority for the REF, is considered to be the 'Crown' for the purposes of Crown Building Work and the application of clause 6.28 of the EP&A Act as it applies to the REF process for the 'development without consent' approval pathway.

As such, after the REF is authorised by the St Lucy's, a 'Crown Certificate' will be required to be issued for the works. Subsequent appropriate certification of the works on behalf of the Crown must be undertaken by a suitably qualified Crown Certifier in accordance with Section 6.28 of the Act.

Notwithstanding, City Plan has prepared a BCA Compliance Capability statement (**Appendix 3**) confirming that the proposal is capable of satisfying the relevant provisions of the BCA, as required by Section 6.28 of the EP&A Act.

5.4 Clause 228 Considerations

Clause 228 of the Regulation details factors which must be taken into account when assessing the impact of an activity on the environment. These factors are addressed in **Table 4**.

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Table 4 Factors for Consideration under Cl 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any environmental impacts on a community?	<p>Community impacts would comprise construction related impacts associated with traffic, access, noise and dust. While the surrounding community might be affected by minor noise, vibration, and dust impacts associated with demolition and construction, overall, the impacts are considered minimal.</p> <p>The positive impact for the community is the improvement to school infrastructure for the betterment of not only the local community but more broadly across the Sydney basin as the school accommodated students from all across Sydney and the Central Coast.</p>	<p>Section 6.2.1 – 6.2.8</p> <p>Section 6.3.1 – 6.3.13</p>
Any transformation of a locality?	<p>There will be a very minor visual transformation as part of this proposal with the replacement of concrete roof tiles with sheet metal cladding.</p> <p>The overall minimal transformation of the school site and the community relationship with the site (physical, intrinsic or otherwise) will benefit from the works proposed.</p>	Section 6.3.1 – 6.3.13
Any environmental impact on the ecosystems of the locality?	No significant impacts arising.	<p>Section 6.2.3</p> <p>Section 6.2.5</p> <p>Section 6.2.8</p> <p>Section 6.3.1 – 6.3.13</p>
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	<p>The proposal will not result in a reduction of the aesthetic, recreational, scientific value of the locality. The proposed works provide an improvement to the aesthetic, environmental and educational values of the locality.</p> <p>It is considered highly unlikely that any archaeological deposits will be impacted upon by the proposed development which does not entail ground disturbance.</p>	Section 6.3.1 – 6.3.13
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?	It is considered that the European Cultural heritage of the site has been appropriately considered and relevant mitigation measures have been recommended accordingly (Section 6.3.10).	Section 6.3.10
Any impact on the habitat of any protected animals (within the meaning of the Biodiversity Conservation Act 2016)?	The proposal will not remove any known habitat for protected animals (within the meaning of the BC Act). Notwithstanding, relevant mitigation measures contained within Section 6 of this REF will ensure appropriate unexpected find protocols are followed should any protected fauna be encountered (e.g. microbats) during works.	Section 6.3.12
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.	Nil

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Table 4 Factors for Consideration under CI 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any long-term effects on the environment?	No.	Nil
Any degradation of the quality of the environment?	Demolition and construction works will result in a minor increase in noise and air pollution, and these minimal impacts require mitigation throughout the duration of works.	Section 6.3.1 – 6.3.13
Any risk to the safety of the environment?	Student and staff safety will be managed throughout all phases of the development e.g. through the separation of work sites and access control	Section 6.3.1 6.3.4
Any reduction in the range of beneficial uses of the environment?	No. The proposed works will facilitate on on-going educational use of the site.	Nil
Any pollution of the environment?	General minor air pollution may occur during the demolition and construction works proposed. A Demolition Management Plan (DMP) will be prepared prior to commencement of work to ensure safety and environment issues are appropriately managed.	Section 6.3.8
Any environmental problems associated with the disposal of waste?	The demolition waste will be managed in accordance with a Waste Management Plan.	Section 6.3.9
Any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	No.	Nil
Any cumulative environmental effect with other existing or likely future activities?	No – refer to Section 5.2.7.	Nil
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	No. The site is not located in an area which is expected to be affected by coastal hazards.	Nil

6 Mitigation Measures

This section details the mitigation measures recommended to be implemented prior to works commencing, during the demolition/construction works and post construction in order to mitigate and/or avoid adverse environmental outcomes.

6.1 Authorised Documents

The documents appended to this REF are authorised for the carrying out of works as development without consent for the purposes as described in **Section 3**, and are the subject of the mitigation measures outlined in **Section 6**.

6.2 Mitigation Measures to be Implemented Prior to Works Commencing

6.2.1 Community Consultation

- (i) Prior to commencement of work, Ku-ring-gai Council and occupiers of any land within 60 metres of the property boundaries of the project site must be notified, providing a project description and the expected dates for commencement and completion of construction works and details of the construction program.
- (ii) Complaints received shall be recorded and attended to promptly. On receiving a complaint, works shall be reviewed to determine whether issues relating to the complaint can be avoided or minimised. Feedback shall be provided to the complainant explaining what remedial actions were taken.
- (iii) A complaints management system would be developed by the principal contractor (once appointed) and details recorded of all complaints received and the means of resolution of those complaints. The Complaints register shall be made available to Council or St Lucy's School on request.
- (iv) A site notice board must be located at the main entrance to the site in a prominent position and must include the following:
 - a. 24 hour contact person for the site;
 - b. Telephone and facsimile numbers and email address; and
 - c. Site activities and time frames.
- (v) The site notice must be erected no less than 2 days prior to the commencement of works.
- (vi) The principal contractor must provide the St Lucy's School with the demolition and construction programme before work commences.
- (vii) If asbestos removal is to be carried, notification to residents, the school and SafeWork NSW is to be provided (if required under the relevant Code of Practice).

6.2.2 Crown Certification – Section 6.28 of the EP&A Act

Prior to the commencement of any works, a Crown Certificate must be issued in relation to the works pursuant to the requirements Section 6.28 of the *Environmental Planning and Assessment Act 1979*.

6.2.3 Site Preparation

- (i) Protective fencing is to be installed around the works area to prevent public/student access to the site(s).
- (ii) All previously connected services that are required to be disconnected are to be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.

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6.2.4 Waste Management

- (i) A Demolition Management Plan (DMP) and Waste Management Plan (WMP) are to be prepared for the proposed works. The type and volume of all waste materials (e.g. concrete tiles, metals etc) is to be estimated prior to demolition works commencing with the destination specified either for on-site re-use or recycling, or off-site re-use or recycling and, as a last resort, disposal at a licensed waste facility.
- (ii) All contractors shall remove from site waste/rubbish resulting from the works. Waste/rubbish shall be handled in a manner so as to confine the material completely and to minimise dust emissions and disposed of in accordance with Contractor's Environmental Construction Management Plan.

6.2.5 Erosion and Sediment Control

Erosion and Sediment Control measures are to be implemented as necessary prior to commencement of works including appropriate erosion and sediment control measures e.g. socks around inlets, silt fences etc, must be in accordance with Landcom's "Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)".

6.2.6 Utilities and Services

Prior to commencement of any demolition or construction activities, any services near the building site which may be impacted by the works are to be accurately located.

6.2.7 Stormwater

The proposed works must not alter existing drainage lines within the School site.

6.2.8 Environmental Construction Management Plan (ECMP)

Environmental safeguards are to be implemented through a site specific Environmental Construction Management Plan (ECMP) to reduce potential adverse impacts on the surrounding environment arising from the proposed works. The ECMP is also required to identify the requirements for compliance with relevant legislation and other regulatory requirements to ensure environmental safeguards described in this REF are implemented. The final ECMP will be the master document for the early works and may include the following:

- Site Management Plan (SMP)
- Work health & Safety Management Plan (WHSMP)
- Construction Environmental Management Plan (CEMP)
- Quality Management Plan (QMP)
- Risk Management Plan (RMP)
- Demolition Management Plan (DMP)
- Traffic Management Plan (TMP)
- Industrial Relations Management Plan (IRMP)
- Communications Plan (CP)
- Noise and vibration management plan (NVMP)
- Air quality management plan (AQMP)
- Hazardous Materials and Asbestos Management Plan (HMAMP)
- Emergency Management Plan (EMP)
- Hazardous Substances Management Plan (HSMP)
- Waste Management Plan (WMP)

6 Mitigation Measures

- Construction Program

The safeguards indicated above and below are to be incorporated into the Principal Contractor's ECMP which would form part of the contractual obligations. This is a general list of safeguards which will be required to be implemented as necessary and in accordance with the particular location and activity being undertaken. Most of these safeguards would need to be implemented for all intended activities; however other safeguards of particular relevance to the local situation would be adopted as, and when, required.

6.3 Mitigation Measures to be Implemented During Demolition and Construction

6.3.1 Construction Work Site

- (i) All relevant legislation and associated regulations must be complied with.
- (ii) Best management practices are to be implemented as specified by any codes of practice or guidelines that are recognised by the Department of Planning, Industry and Environment's Environment, Energy and Science division.
- (iii) Traffic during construction is to be managed in accordance with AS 1742.3 – 1996 *"Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads."*
- (iv) Protective site safety fencing is to be installed around the construction site(s). Vehicle and workforce access points to the construction compounds must be controlled.
- (v) The hours of demolition or construction, including delivery of materials to and from the site, shall be consistent with the hours of construction specified in the "Interim Construction Noise Guideline (DECCW, 2009)".
- (vi) Works and deliveries may be undertaken outside these hours where:
 - a. The delivery of materials is required by the Police or other authorities; or
 - b. A variation to the working hours is approved in writing by St Lucy's School.
- (vii) The work site must be left tidy and rubbish free each day prior to leaving site and at the completion of the works.
- (viii) No hazardous materials or dangerous goods are to be used or stored on site.
- (ix) No plant and equipment storage areas or bunded areas for storage of petroleum, distillate and other chemicals is permitted within the School grounds.
- (x) The contractor must meet all workplace safety legislation.
- (xi) No vehicle maintenance is permitted in the construction areas except in emergencies.
- (xii) Construction hold points are to be enforced in the following circumstances:
 - a. Prior to submission of the Environmental Construction Management Plan;
 - b. Failure to comply with environmental requirements;
 - c. Failure to secure all relevant approvals, licences and permits prior to commencement of any work relating to that approval; licence or permit; and
 - d. Discovery of suspected or potentially contaminated ground (with the School being further informed and put on emergency alert in this eventuality).
- (xiii) All materials on-site or being delivered to the site must be contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses. The

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proposal is to comply with the Erosion and Sediment Control measures in accordance with Landcom's *"Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)"*.

- (xiv) The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

6.3.2 Plant and Equipment

- (i) In accordance with SafeWork NSW, all plant and equipment used in construction work must comply with the relevant Australian Standards and manufacturer specifications.
- (ii) No vehicle maintenance is to be undertaken in the demolition and construction areas except in emergencies.
- (iii) All plant/equipment is to be inspected regularly to avoid leakage of fuel, oil or hydraulic fluid to the work sites. Machinery found to be leaking must be repaired or replaced immediately.
- (iv) All machinery is to be secured against vandalism outside working hours.
- (v) No batching plant is permitted on site.

6.3.3 Demolition and Construction

- (i) Prior to the commencement of any works, a Crown Certificate must be issued in relation to the works pursuant to the requirements Section 6.28 of the *Environmental Planning and Assessment Act 1979*.
- (ii) A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any officer of Council or St Lucy's School
- (iii) All works must comply with the Building Code of Australia.
- (iv) All works must be undertaken in accordance with the approved and certified plans, specifications and documentation as per the Crown Certificate and the requirements of this REF. Colours and materials specified (as approved and certified) for the project must not change without prior consultation with the project's Heritage Consultant.
- (v) All demolition works to be carried out in accordance with the applicable provisions of *AS2601-2001: The demolition of structures*.
- (vi) After demolition, the site is to be left free of debris that may harbour vermin.
- (vii) Where applicable, within 14 days of completion of demolition works, the contractor is to submit to School Infrastructure NSW an asbestos certificate prepared by a NATA accredited occupational hygienist.

6.3.4 Access to the Site by Students and Members of the Public

Students/staff or any unauthorised person are not permitted within the construction site(s).

6.3.5 Erosion and Sediment Control

- (i) Erosion and sedimentation control measures are to be maintained regularly and inspected after rainfall events in accordance with Landcom's *"Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)"*.
- (ii) Erosion and sedimentation control measures must not be removed until disturbed areas have stabilised and or/construction ceases.
- (iii) Disturbed areas are to be stabilised during construction works where necessary and revegetation is to be undertaken after works are complete, in line with Landcom's *"Managing Urban Stormwater, Soils & Construction Guidelines (The Blue Book)"*.

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- (iv) Any damage from construction vehicles to the ground surface shall be restored to preconstruction condition on completion of works.
- (v) Any loose material stockpiles are to be located within the temporary construction compounds and be protected from possible erosion, e.g. bunded.

6.3.6 Water Quality

- (i) All care and due diligence is to be taken to minimise or prevent pollutant material entering drain inlets or waterways.
- (ii) A material/spill management plan is to be prepared and incorporated into the ECMP (Environmental Construction Management Plan). The material/spill management plan is to include measures such as use of materials to prevent pollution of waterways e.g. sausage sandbags at inlets, and availability of on-site spill containment equipment kits.

6.3.7 Noise and Vibration

- (i) The principal contractor is to use the best practice techniques not entailing excessive cost to meet EPA construction noise and vibration requirements as far as practicable. Reference should be made to the *"Interim Construction Noise Guideline"* (DECCW, 2009) and *"Assessing Vibration: A Technical Guideline 2006"*.
- (ii) For projects with a construction period longer than three weeks, demolition and construction noise will be limited to the *"Interim Construction Noise Guideline"* (DECCW, 2009), which provides for a construction noise level of background plus 10 dB(A) and LAeq 75 dB(A) during recommended standard hours (Monday to Friday 7 am to 6 pm and Saturdays 8 am to 1 pm with no work on Sundays or public holidays) and a construction noise level of background plus 5 dB(A) outside standard hours.
- (iii) Community notification is to be undertaken where appropriate and where work is likely to cause vibration or offensive noise and impact the public and nearby residents.
- (iv) All reasonable practical steps shall be undertaken to reduce noise and vibration from the site.
- (v) Construction noise is to be attenuated with the use of screening, acoustic enclosures, engine silencing and substitution by alternative processes to reduce noise emission levels from typical construction equipment. In addition to these physical noise controls, the following general noise management measures are to be followed:
 - (i) Plant and equipment is to be properly maintained.
 - (ii) Equipment is to be checked and calibrated to the appropriate design requirements and to ensure that maximum sound power levels are not exceeded.
 - (iii) Unnecessary noise is to be avoided when carrying out manual operations and operating plant.
 - (iv) Any equipment not in use for extended periods during construction work must be switched off.
- (v) People living and working in the vicinity of the construction site are to be consulted at the beginning of the project and regular updates are to be provided throughout the project. Any complaints are to be registered, and then addressed seriously and expeditiously.
- (vi) If any short-term night-time work is required, nearby residents are to be informed at least three days prior to the works taking place.

6 Mitigation Measures

- (vii) As part of site management for noise emissions, the principal contractor must undertake a daily log of construction activities. The log is to be kept onsite by the site manager.

6.3.8 Air Quality

- (i) Spraying of paint and other materials with the potential to become air borne particulates is only to be undertaken in still or light wind conditions.
- (ii) Community notification is to be undertaken where appropriate.
- (iii) No burning of vegetation or materials is permitted on site or at the construction compound.
- (iv) Dust generation during demolition and construction activities is to be controlled by regular control measures such as on-site watering.
- (v) Construction vehicles and equipment is to be suitably serviced within the six-months before commencement of construction activities and all necessary maintenance must be undertaken during construction period. In addition, where practicable, the excessive use of vehicles and powered construction equipment is to be avoided.
- (vi) Mud deposited on the road network due to vehicle movements to and from the site is to be either prevented or cleaned up immediately. Deposited mud must not be washed into any stormwater drainage systems.

6.3.9 Waste Management

- (i) The Contractors shall remove from site rubbish resulting from the works. Rubbish shall be handled in a manner so as to confine the material completely and to minimise dust emissions and disposed of in accordance with Contractor's Environmental Construction Management Plan (ECMP)
- (ii) Any asbestos removal is to be undertaken by a Licensed Asbestos Removal Contractor (LARC) (once appointed). All works are to be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (SafeWork NSW, 2019).
- (iii) All waste generated by the project, is to be beneficially reused or recycled. If necessary, waste not able to be reused or recycled must be directed to a waste facility lawfully permitted to accept the materials in accordance with the "*Waste Classification Guidelines*" (DECCW, 2008) and the Protection of the Environment Operations Act 1997.
- (iv) Where available, recyclable site and construction waste is to be recycled in accordance with the NSW Government's "*Waste Reduction and Purchasing Policy (WRAPP guidelines)*". Waste oil is to be sent to approved recyclers.
- (v) No burning or burying of wastes is permitted on site.
- (vi) The workforce shall use temporary portable toilet facilities located on-site.
- (vii) Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed landfill or other licensed disposal sites in the area.
- (viii) Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept wholly within the property boundary.
- (ix) Waste management practices for the proposal are to follow the waste management plan and the resource management hierarchy principles embodied in the *Waste Avoidance and Resource Recovery Act 2001*. These practices include: avoid unnecessary resource consumption; recover resources (including reuse, reprocessing, recycling and energy recovery); and dispose (as a last resort).

6 Mitigation Measures

6.3.10 Heritage and Culture

- (i) Should unanticipated archaeological material be encountered during works, all work must cease and an archaeologist contacted to make an assessment of the find. Further archaeological assessment and Aboriginal community consultation may be required prior to the recommencement of works. Any objects confirmed to be Aboriginal in origin must be reported to the Department of Planning, Industry and Environment's Environment, Energy and Science division under Division 1, Section 89A of the National Parks and Wildlife Act 1974. All work is to cease on site until a relevant permit is obtained or advice is provided by appropriately qualified persons that work can recommence. All directions from the Department of Planning, Industry and Environment's Environment, Energy and Science division must be followed at all time.
- (ii) Should unanticipated archaeological material be encountered during site works, all work must cease and an archaeologist contacted to make an assessment of the find. Further archaeological assessment may be required prior to the recommencement of works. Any historical objects must be reported to the Department of Planning, Industry and Environment under Division 9, Section 146 of the Heritage Act 1977.

6.3.11 Contamination

- (i) Should any information come to light during demolition or construction works which indicates site contamination then the Principal Contractor must be immediately notified, and works must cease. Works must not recommence on site until the site is remediated in accordance with an approved Remedial Action Plan, and a Validation and Monitoring Report together with a notice of completion of remediation pursuant to Clause 18 of State Environmental Planning Policy No 55 – Remediation of Land (as if that Policy applied) has been submitted to and approved by the EPA.
- (ii) Contamination of the site during construction works is to be avoided.
- (iii) Contaminated materials and hazardous substances (for example, asbestos, polychlorinated biphenyls, synthetic mineral fibre, lead dusts, paint containing lead and ozone depleting substances) encountered during demolition and construction are to be managed under safe work method statements and appropriately documented practices.
- (iv) Contaminated materials or hazardous substances are to be classified first and then stored, transported and disposed of in accordance with Code of Practice at a waste disposal site licensed by NSW Environment Protection Authority.
- (v) Asbestos removal and management in NSW is regulated under the Work Health Safety Regulations 2017. Asbestos has been identified on the site, therefore the handling of asbestos and asbestos work must be carried out in accordance with Work Health Safety Regulations 2017, and the following documents:
 - a. Code of Practice: Construction Work
 - b. Code of Practice: Demolition Work
 - c. Code of Practice: How to Manage and Control Asbestos in the Workplace
 - d. Code of Practice: How to Safely Remove Asbestos
- (vi) Only suitably certified contractors who hold a current SafeWork Class A asbestos removal licence can demolish, handle and transport asbestos. The contractor is required to follow appropriate notification and guidelines issued by SafeWork NSW as well as those listed above.
- (vii) Notification to residents and SafeWork NSW will be provided if required under the relevant Code of Practice.

6 Mitigation Measures

6.3.12 Unexpected Finds Protocols – Biodiversity and General Flora and Fauna Matters

- (i) During demolition works, should any native fauna be encountered, all works must cease immediately. An Ecologist must be consulted, with all directions from the Ecologist followed to ensure fauna impacts are prevented and that the animals can be appropriately relocated and/or accommodated.
- (ii) Vehicles, machinery or stockpiles must not be placed beneath canopies of trees.
- (iii) All vehicles, equipment, footwear and clothing should be clean and free of weed propagules prior to entering the site and any weeds that are removed during the construction phase must be disposed of appropriately.
- (iv) If any injured fauna species are found during the demolition and construction period, 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 wildlife carer.

6.3.13 Engineering

All hydraulic engineering and stormwater works forming part of the proposal must be carried out in accordance with the engineering plans and details as approved by the Crown Certificate (see **Section 6.2.2**).

6.4 At the Completion of Works

At the completion of the project, documentation and certification must be submitted to St Lucy's School which demonstrates that the work as undertaken complies with the terms of this REF. Works-as-executed drawings are also to be forwarded to St Lucy's School for information purposes at the completion of the project.

6.5 Implementation of ECMP

Each safeguard listed in this section is the responsibility of the principal contractor. The safeguards within the REF are required to be incorporated into the final Environmental Construction Management Plan (ECMP) where applicable to the works.

The ECMP is to indicate the names, responsibilities and authority of site management personnel who will have primary responsibility for implementing all environmental safeguards, monitoring effectiveness, rectifying environmental deficiencies, controlling further construction activities until deficiencies were rectified and the keeping of environmental records. The ECMP is to include provision for hold points where environmental damage may occur, regular reports and audits on the environmental management of the project, details of non-conformances, verification activities and emergency responses.

7 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 Department of Planning, Industry and Environment), 2009, *Interim Construction Noise Guideline*

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



planning consultants

APPENDIX I

PLANNING CERTIFICATE

UNDER SECTION 10.7 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1006, Gordon NSW 2072
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 21 Cleveland Street WAHROONGA NSW 2076

Lot Description: Lot 100 DP 1255204

CERTIFICATE DETAILS

Certificate No: ePC3089/20 **Certificate Date:** 11/09/2020

Certificate Type: Section 10.7(2) & (5)

APPLICANT DETAILS

REF: 9842G - KC

Dfp Planning Pty Ltd
11 Dartford Rd, Thornleigh
SYDNEY NSW 2120

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the Environmental Planning and Assessment Act.

THE FOLLOWING INFORMATION IS ISSUED UNDER SECTION 10.7(2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 –
ENVIRONMENTAL PLANNING & ASSESSMENT ACT REGULATION, 2000.**

1. Names of relevant planning instruments and development control plans

(1) Which environmental planning instruments apply to the carrying out of development on this land?

Ku-ring-gai Local Environmental Plan 2015 as published on the NSW Legislation Website on 5 March 2015.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River.

State Environmental Planning Policy No.19 - Bushland in Urban Areas.
State Environmental Planning Policy No.21 - Caravan Parks
State Environmental Planning Policy No.33 - Hazardous & Offensive Development.
State Environmental Planning Policy No.44 - Koala Habitat Protection.
State Environmental Planning Policy No.55 - Remediation of Land.
State Environmental Planning Policy No.62 - Sustainable Aquaculture.
State Environmental Planning Policy No.64 - Advertising and Signage.
State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.
State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
State Environmental Planning Policy (State Significant Precincts) 2005.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.
State Environmental Planning Policy (Infrastructure) 2007.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
State Environmental Planning Policy (Affordable Rental Housing) 2009.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.
State Environmental Planning Policy (Coastal Management) 2018.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(2) Which proposed environmental planning instruments apply to the carrying out of development on this land? *(Including planning proposals and proposed environmental planning instruments that are or have been the subject of community consultation or on public exhibition under the E. P. & A. Act).*

Planning Proposal Number PP_2018_KURIN_005_00 to consolidate Ku-ring-gai's local environmental planning instruments, the Local Environmental Plan (Local Centres) 2012, Ku-ring-gai Local Environmental Plan 2015 and Ku-ring-gai Planning Scheme Ordinance, into a single local environmental plan.

(3) Which development control plans apply to the carrying out of development on this land?

Ku-ring-gai Development Control Plan

***SPECIAL NOTE:** A development control plan adds further detail to local environmental plans and may address issues such as building design, car parking, landscaping etc. Copies of the Plans are available from Council.*

2. Zoning and land use under relevant local environmental plans (other than a SEPP or proposed SEPP)

8. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

For that part zoned R2 Low Density Residential - Home occupations.

For that part zoned SP2 Infrastructure Educational Establishment - Nil.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan 2015.

9. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

For that part zoned R2 Low Density Residential - Bed and breakfast accommodation; Boarding houses; Building identification sign, Business identification sign; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home business; Home industry; Health consulting rooms; Hospitals; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary Dwellings.

For that part zoned SP2 Infrastructure Educational Establishment - Educational Establishment, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Recreation areas; Roads.

10. WHAT IS PROHIBITED under the above proposed environmental plan(s)?

For that part zoned R2 Low Density Residential - Any other development not specified in item 8 or 9.

For that part zoned SP2 Infrastructure Educational Establishment - Any other development not specified in item 8 or 9.

11. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY under the above proposed environmental plan(s)?

For that part zoned R2 Low Density Residential - there are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

For that part zoned SP2 Infrastructure Educational Establishment - not applicable, dwelling houses are not permitted within this zone.

(e) *What is the proposed zoning of this property and the relevant proposed environmental planning instrument?*

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(f) *What does not require development consent under the above proposed environmental planning instrument?*

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(g) *What does require development consent under the above proposed environmental planning instrument?*

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(h) *What is prohibited under the above proposed environmental planning instrument?*

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(i) *Do any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land?*

There are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

(j) *Does the land include or comprise critical habitat?*

No.

(k) Is the land in a conservation area?

Yes.

This property is within a Heritage Conservation Area under the provisions of Ku-ring-gai Local Environmental Plan 2015.

SPECIAL NOTE: A conservation area is a place of historic and aesthetic value to the community. It contains a number of elements of significance, such as a historic subdivision layout, a pattern of building "footprints" within each street block, buildings of historic and architectural importance, road alignments, trees, gutters and kerb edges which all combine to create a sense of place that is worth keeping. Council's Heritage Planner can provide you with more information on this matter.

(l) Is an item of environmental heritage situated on the land?

Yes.

This property is listed as a Heritage Item under the provisions of Ku-ring-gai Local Environmental Plan 2015.

SPECIAL NOTE: You are advised that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

3. Complying development

The extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and if complying development may not be carried out on that land the reason why it may not be carried out under those clauses?

(Special Note: It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to do so may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid).

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land within a heritage conservation area. However, this exclusion does not apply if the development is for a detached outbuilding or swimming pool.
- The land is land that comprises, or on which there is, a heritage item.

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

Fire Safety Code

Complying development under the Fire Safety Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

Housing Code

Complying development under the Housing Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land within a heritage conservation area. However, this exclusion does not apply if the development is for a detached outbuilding or swimming pool.
- The land is land that comprises, or on which there is, a heritage item.

Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

Low Rise Medium Density Housing Code

Complying development under the Low Rise Housing Diversity Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land within a heritage conservation area. However, this exclusion does not apply if the development is for a detached outbuilding or swimming pool.
- The land is land that comprises, or on which there is, a heritage item.

Subdivision Code

Complying development under the Subdivision Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- The land is land that comprises, or on which there is, a heritage item.

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not applicable. This matter does not apply to land within Ku-ring-gai Local Government Area.

5. Mine subsidence

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No. Council has not been notified that the land is subject to such a proclamation.

6. Road widening and road realignment

Is the land affected by any road widening or road realignment under the Roads Act, any environmental planning instrument or any resolution of council?

No.

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

Is the land affected by a policy adopted by council, or by any other public authority required to be referred to in a planning certificate, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, contamination, acid sulphate soils or other risk (other than flooding)?

No.

Note: A review of Council's readily available records has been conducted to identify previous land uses that may have caused land contamination. This review did not reveal any reason for contamination of this property. However, prior to urban settlement, sizeable areas of Ku-ring-gai were covered by agricultural and horticultural activities. These uses are listed in the Managing Land Contamination Planning Guidelines as activities that may cause contamination. If you are concerned about possible contamination of the site you should make your own investigations regarding the condition of this property.

7A. Flood related development controls information

Is development on the land or part of the land affected by a policy adopted by council, or by any other public authority required to be referred to in a planning certificate, subject to flood related development controls?

No.

8. Land reserved for acquisition

Do any environmental planning instruments or proposed environmental planning instruments referred to in clause 1 make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act?

No.

9. Contribution plans

Which contribution plans apply if this land is developed?

Ku-ring-gai Contributions Plan 2010.
Ku-ring-gai s94A Contributions Plan 2015.

SPECIAL NOTE: A contribution plan, commonly known as a section 94 plan, outlines the financial costs Council charges if land is developed and Council believes the development will require additional services such as parks, roads etc. Copies of the contribution plans are available from Council.

9A. Biodiversity certified land

Is the land, land that is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016?

Council has not been notified that the land is biodiversity certified land.

SPECIAL 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.

10. Biodiversity stewardship sites

Is the land, land that is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the Biodiversity Conservation Act 2016?

Council has not been notified that the land is biodiversity stewardship land.

SPECIAL 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.

10A. Native vegetation clearing set asides

Is the land, land that contains a set aside area under section 60ZC of the Local Land Services Act 2013?

Council has not been notified that the land contains a set aside area.

11. Bush fire prone land

Is the land bush fire prone land?

No.

SPECIAL NOTE: Bush fire prone land is defined in section 4 of the Environmental Planning and Assessment Act 1979 as meaning "land recorded for the time being as bushfire prone land on a bush fire prone land map for the area". The "area" is the local government area of Ku-ring-gai.

12. Property vegetation plans

Is the land, land to which a property vegetation plan under Native Vegetation Act 2003 applies?

Council has not been notified that the land is subject to an approved property vegetation plan.

13. Orders under Trees (Disputes between Neighbours) Act 2006

Is the land, subject to an order under the Tree (Disputes between neighbours) Act 2006 to carry out work in relation to a tree on the land?

Council has not been notified that the land is subject to such an order.

14. Directions under Part 3A

Is the land, land subject to a direction under Part 3A Section 75P(2)(c1) of the Environmental Planning and Assessment Act 1979 No.203?

No.

15. Site Compatibility certificates and conditions for seniors housing

Is there a current site compatibility certificate (seniors housing), of which council is aware, in respect of proposed development on the land issued under clause 24 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

The land is not subject to such a current site compatibility certificate (seniors housing) of which Council is aware.

16. Site Compatibility certificates for infrastructure, schools or TAFE establishments

Is there a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools and TAFE establishments), of which council is aware, in respect of proposed development on the land?

The land is not subject to such a valid site compatibility certificate (infrastructure) of which Council is aware.

17. Site Compatibility certificates and conditions for affordable rental housing

Is there a current site compatibility certificate (affordable rental housing), of which council is aware, in respect of proposed development on the land issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009?

- The land is not subject to such a current site compatibility certificate (affordable rental housing) of which Council is aware.

18. Paper subdivision information

Is the land, land subject to a development plan adopted by a relevant authority, land proposed to be subject to a consent ballot or land subject to a subdivision order?

Not applicable.

SPECIAL NOTE: Words and expressions used in this item have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

19. Site verification certificate

Is there a current site verification certificate, of which council is aware, in respect of the land issued under clause 17C of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007?

The land is not subject to a current site verification certificate of which Council is aware.

SPECIAL NOTE: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

20. Loose-fill asbestos insulation

Does the land 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?

NSW Fair Trading has not provided Council with written confirmation that this property is listed on the Loose-Fill Asbestos Insulation Register.

SPECIAL NOTE: Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

For further information about the Loose-fill asbestos Public Register contact NSW Fair Trading. Tel: 13 32 20 or www.loosefillasbestos.nsw.gov.au.

21. Affected building notices and building product rectification orders

(1) *Is there any affected building notice of which council is aware that is in force in respect of the land?*

No.

(2) *Is there any building product rectification order of which council is aware that is in force in respect of the land and has not been fully complied with?*

No.

(3) *Has any notice of intention to make a building product rectification order of which council is aware has been given in respect of the land and is outstanding?*

No.

SPECIAL NOTE: The terms "affected building notice" and "building product rectification order" have the same meaning as in the Building Products (Safety) Act 2017.

The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

- (a) Is the land to which this certificate relates significantly contaminated land within the meaning of that Act?**

No.

- (b) Is the land to which this certificate relates subject to a management order within the meaning of that Act?**

No.

- (c) Is the land to which this certificate relates subject to an approved voluntary management proposal within the meaning of that Act?**

No.

- (d) Is the land to which this certificate relates subject to an ongoing maintenance order within the meaning of that Act?**

No.

- (e) Is the land of which this certificate relates subject to a site audit statement within the meaning of the Act?**

No.

SPECIAL NOTE: If you have any concerns about land contamination beyond the information described in this certificate, you should contact the NSW Environmental Protection Authority. Tel: 131 555 or email info@environment.nsw.gov.au.

THE FOLLOWING INFORMATION IS ISSUED UNDER SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Land Slip or Subsidence:

Council records do not have sufficient information to indicate land slip or subsidence is likely to restrict development on this land. However, some lots in Ku-ring-gai Local Government Area contain filling and/or road batters which may be subject to settlement and require special consideration in the design of foundations.

Flooding:

Some properties in the Ku-ring-gai Local Government area contain or adjoin natural drainage paths, pipelines, watercourses and depressions. During major rainfall or blockage of the drainage system surface water may affect the site or restrict future development.

SPECIAL NOTE: The Department of Planning and Environment and the Department of Commerce have not indicated any private property which may be affected by flooding of major rivers or creeks in the Ku-ring-gai Local Government Area.

Loose-fill asbestos insulation:

Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

For further information about the Loose-fill asbestos Public Register please contact NSW Fair Trading. Tel: 13 32 20 or www.loosefillasbestos.nsw.gov.au.

Contamination:

Council records do not have sufficient information relating to any previous uses of this land to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Threatened species, populations and ecological communities:

This land may contain threatened species, populations and ecological communities listed under the *Biodiversity Conservation Act 2016 (NSW)* and or the *Environment Protection Biodiversity Conservation Act 1999 (Commonwealth)*. For more information contact NSW Office of Environment and Heritage Tel: 131 555 or the Australian Government Department of Environment and Energy Tel: 1800 803 772.

This land may contain one or more of the following endangered or critically endangered

ecological communities listed under Schedule 2 of the *Biodiversity Conservation Act 2016* (NSW):

Blue Gum High Forest in the Sydney Basin Bioregion,
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East
Corner Bioregions,
Coastal Upland Swamp in the Sydney Basin Bioregion,
Duffys Forest Ecological Community in the Sydney Basin Bioregion,
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and
South East Corner Bioregions,
Sydney Turpentine Ironbark Forest.

For more information contact NSW Department of Environment & Heritage. Tel:131 555 or email
info@environment.nsw.gov.au <<mailto:info@environment.nsw.gov.au>>

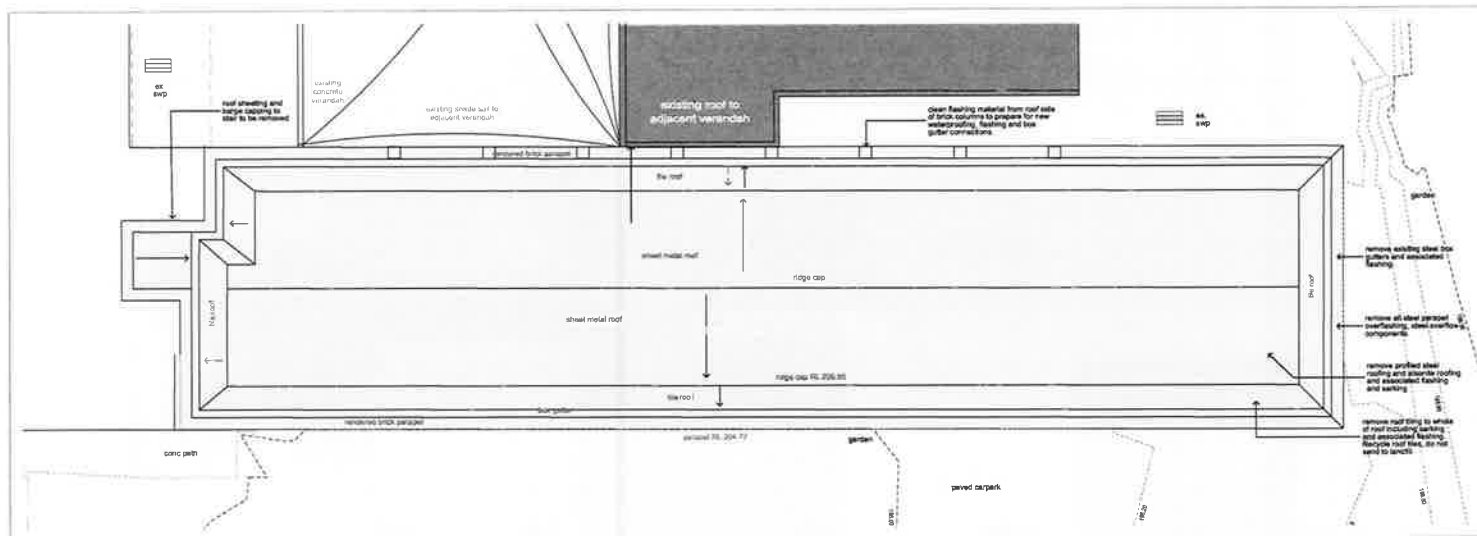


John McKee
General Manager



planning consultants

APPENDIX 2



- Legend
- existing buildings
 - new roof sheeting to buildings
 - existing soft fall play areas & paving
 - roofing to be demolished
 - existing trees to be retained
 - ex. contours & banking line
 - existing fence

Stanton Dahl Architects Pty. Limited, ABN 61 611 111 111, 111 Sturt Street, Sydney, NSW 2000

Stanton Dahl Architects
PO Box 833, Epping, NSW 1510, Australia
Tel +61 2 9678 5300 Fax +61 2 9668 2624
www.stantondahl.com.au

All dimensions to be verified on site and any discrepancies referred to architect for determination, figure dimensions to take precedence over stated dimensions.

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Rev	Amendment	Date
1	Issue for construction	25/08/2020

Architecture
Project management
Access consulting
Interior design

stanton dahl
architects

St Lucy's School

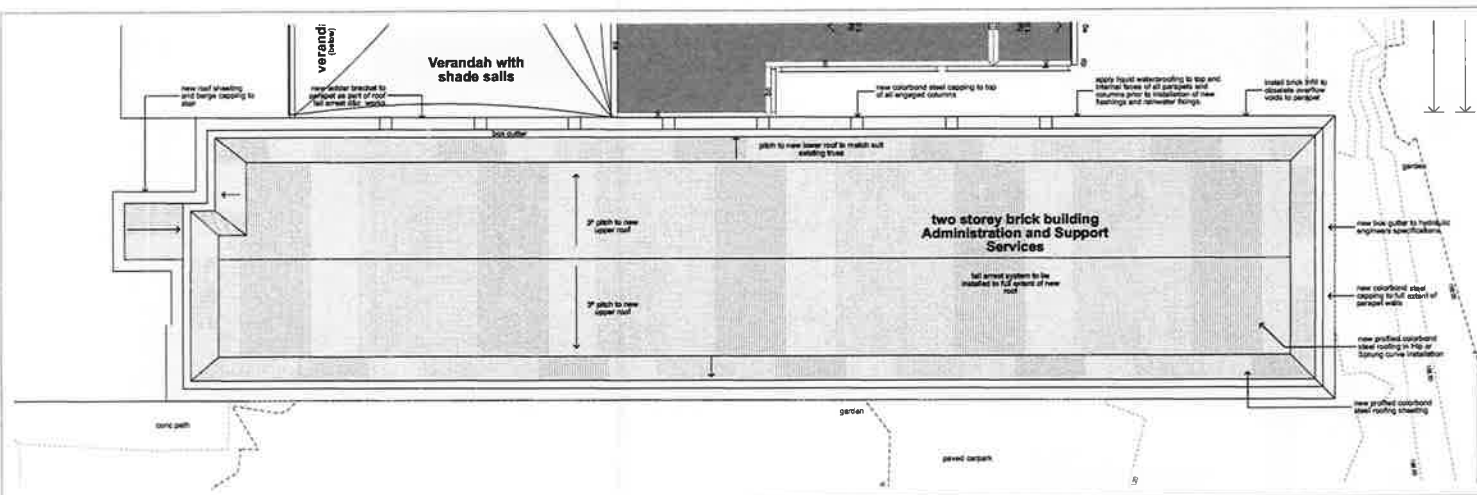
Administration Building Roof
Renovation
21-23 Cleveland Street,
Wahroonga, NSW

Drawn: sp
Checked: up
Plot date: 5/8/20
Scale: 1:100 as noted @ A1

Project No:
2551.20

Drawing No:
A202

Roof Plans &
Specification



Project No:
2551.20

Drawing No:
A202

Roof Plans &
Specification

All dimensions to be verified on site and any discrepancies referred to architect for confirmation. Figured dimensions to take precedence over scaled dimensions.

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Rev	Amendment	Date
1	Issue for ordination	05/08/2020

Architecture
Project management
Access consulting
Interior design

stanton dahl
architects

St Lucy's School

Administration Building Roof
Refurbishment

21-23 Cleveland Street,
Wahroonga, NSW

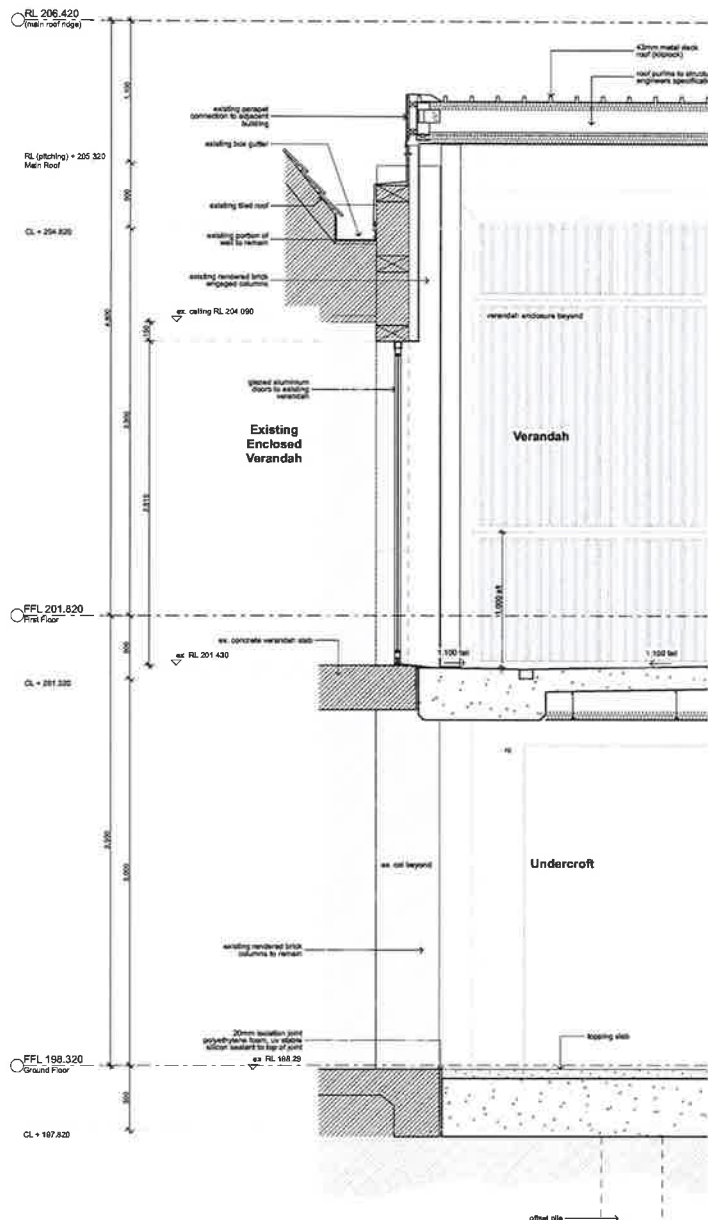
Drawn by: sp
Checked by: sp
Plot date: 5/6/20

Scale: 1:20, 1:500, 1:1,200 as noted @ A1

Project No;
2551,20

Drawing No: A502
Amendment#

Wall Section & Specification
















01 Existing Verandah Connection to Adjacent Building
1:20

Specification and Fitness Schedule

Project	St Lucy's School Administration Building Roof Restoration
Job Number	2551.20
Date	5 th August 2020
Location	21.23 Cleveland Street, Wahroonga, NSW

Stanton
Dahl
Architects

Translational research

Item	Code	Material	Finish/Type/Colour	Supplier	Notes to be read in conjunction with specification	Hardware
External Finishes						
Roofing	mdr	Colorbond zincalume steel	Rip box 750 H5 Strength Colour: Shale Grey generally, Solar Absorbance 0.43	LYSAGHT		
Roof insulation to total R3.7		half backed blanket	Roof and ceiling system to achieve an R value of 3.7 for downwards direction heat flow. Provided insulation such as Anticon roofing blanket (R3.6) 145mm thick. Installation to ensure roofing blanket is not compressed.	Bratford		https://www.bratford.co.uk/en.com.au/commercial-industrial.html#/roofing/anticon
Roof vents, roof ridge capping, flashing & valley gullies	rv, rrc, fg, vg	Colorbond zincalume steel	Colour: Shale Grey generally, Solar Absorbance 0.43			
Parapet capping and capping to enclosed column			Colour: Summit generally			
Roof fall arrest system		Design and construct Proprietary system	Ensure access to all roof fixtures including future solar panels and roof vents, roof windows and gutters from anchor points.			
Flashing, barge capping, spreader	bc, bp	Colorbond zincalume steel	Colour : Monument generally where visible from ground.			
Eave gutters, rainheads	eg	Colorbond zincalume steel	Half Round with flat back profile 300mm diam with proprietary brackets, integrated tapered rainheads Colour : Monument	EziForm		
Box gutters		Colorbond zincalume steel	Custom profile – refer to hydraulic details Colour: Shale Grey			
Ball guard to box gutter outlets			Such as the removable Fielders 'Waterstop Pop Guard' or similar placed over the top of the outlet			
Leatlguard to eave gutters only			Colour: To match gutter	The Leafman		http://theleafman.com.au
downpipes	dp	Colorbond zincalume steel	Colour : Monument Installed with offset bracket.			
Liquid applied waterproofing to brick columns and parapets			ARDEX WPM 330			
Render	rc (1)	Expressed concrete slab edge-reinforced inboard.	MACRenew® HSS or equivalent Colour : Natural concrete.	Melbourne Acrylic Coatings		

Legend (elevation in sections)

[illegible]

bw	blackwork
bws	blackwork's
c/c	compensated fibre cement
cj	control joint
conc	concrete
cs	cold setting
dmc	dissolved metal cements
ds	downpipe
dps	downpipe spreader
drh	draw head
eg	extra gutter
egl	existing ground line

ex	existing
f	fixed (with window)
fb(1)	face brickwork (type)
fd	finished ceiling level
fl	finished floor level
fr	fixed furnace
gl	ground line
hr(1)	hatched (type)
hw	horizontal whiteboard
mv	mechanical vent
fr	fixed furnace
mc(1)	material cladding (type)

mdr	mental deck
etc	self-learn band
nlv	operable low
p(1)	pains (type)
pap(1)	perforated ap
pid	plasterboard
pnb	acoustic pnb
rc	residence con
rwo	rawwater out
rs	roller shutter
rv	roof vent
rw	retaining wat

rw	rw
rw	s
rw	sbw
	sc
acoustic pane (type)	sf
	sl
board	sp()
brake	sb
bus	ls
	wc()

- rainwater tank
- sliding sash window
- sandstone block wall
- steel column
- security fence
- sliding door
- solar panel (future)
- security screen
- timber skirting
- wall cladding (type)

Proj
25
Draw
A5
W6

Project No; 51.20
Drawing No; 502
Amendment No; 1



planning consultants

APPENDIX 3



Building Code of Australia

Compliance Capability Statement

Project Address: 21-23 Cleveland Street, Wahroonga

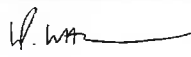
Client: St Lucy's School

Report Number: 200275

Revision: 1

9th September 2020

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	Prepared by	Verified by
01	09/09/20	Revision tracking notes	William Nettleton Senior Building Regulations Consultant	 William Nettleton Senior Building Regulations Consultant

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3. BCA Compliance capability	3
4. Plans Assessed	3
5. Conclusion	4

1. INTRODUCTION

We have reviewed the proposed building works identified on the plans referred to below, for compliance capability with the Building Code of Australia (BCA) 2019 Amendment 1 and provide the following description and statements.¹

2. BCA DESCRIPTION

2.1. Classification (A3.2)

The existing use is Class 9b School Building.

2.2. Type of Construction (C1.1)

Type B construction is applicable.

2.3. Effective Height (A1.1)

The building has an effective height of less than 12 m.

3. BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia 2019 Amendment 1. Detailed construction drawings are to be provided at Construction Certificate Application phase demonstrating compliance.

4. PLANS ASSESSED

Assessed plans prepared by Stanton Dahl Architects & JLM

Plan Title	Drawing No	Revision	Date
Site Plan - Existing	A201	-	05/08/20
Roof Plans & Specifications	A202	-	05/08/20
Wall Section & Specification	A502	-	05/08/20
Hydraulic Services - Legend & Notes	H001	A	20/08/20
Hydraulic Services - Roof Plan & Details	H100	A	20/08/20

5. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance.

1 Exclusions and Limitations

1. This report has been prepared by City Plan for St Lucy's School and may only be used and relied on by St Lucy's School Ltd for the purpose agreed between City Plan and St Lucy's School, as set out in this report.
2. City Plan otherwise disclaims responsibility to any person other than St Lucy's School arising in connection with this report. City Plan also excludes implied warranties and conditions, to the extent legally permissible.
3. City Plan Services Pty Ltd undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
4. The services undertaken by City Plan in connection with preparing this report are limited to those specifically detailed within the report and subject to scope limitations as set out in the report but specifically exclude:
 - Structural design in any form or content.
 - The Disability Discrimination Act 1992.
 - Disability (Access to Premises – Building) Standards 2010.
 - The existing level of Building Code of Australia compliance unless specifically identified within this report.
 - The operational capabilities or compliance of any existing services installed within the building.
 - Assessment of any existing Performance Solutions, including Fire Safety, addressing compliance with the Performance Requirements of the BCA.
5. This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
6. The opinions, conclusions and any recommendations within this report are based on conditions encountered and information reviewed at the date of preparation of the report. City Plan has no responsibility or obligation to update this report to account for events or changes occurring after the date that the report was prepared.
7. The methodologies adopted within this report specifically relate to the subject building and must not be used for any other purpose.
8. City Plan has prepared this report based on information provided by others, including but not limited to Architectural Plans and Annual Fire Safety Statements. City Plan has not independently verified or checked beyond the agreed scope of work the validity of the documentation prepared and provided by others. City Plan accepts no liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions within the information relied upon.
9. The documentation relied upon has been reviewed only to the degree reasonable as pertaining to City Plan's scope, as defined within the contract and fee agreement. It is expressly not City Plan's responsibility to:
 - Familiarise ourselves with all information and documentation relating to the project, or the potential BCA, Access, or fire safety aspect derivatives thereof,
 - Conduct a "full BCA audit or compliance assessment" in any way defined, implied, or assumed, for matters outside of City Plans scope.
 - Prepare a holistic BCA, Access or Fire Safety strategy for the building or carry out a full assessment of all information and documentation relating to the project, or the potential BCA, Access, or Fire Safety aspect derivatives thereof.
10. Where the report relied on a site inspection, the inspection was based on a visual, non-invasive check of representative samples of the building to which the report and scope applied, and to which safe and reasonable access was available/permitted on the date and time of the inspection. The inspection should not be considered as a testing, commissioning or maintenance procedure nor act as a guarantee or warranty of any kind.



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APPENDIX 4

Friday, 21 August 2020

The General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Dear Sir,

RE: St Lucy's School – Replacement of low Roofing on the 1970s Administration Building

The Trustees of the Sisters of Saint Dominic seek to replace the concrete tiled and sheet metal roofing over the 1970s administration and support services building at St Lucy's School. This building is close to the corner of Cleveland Street and Billyard Avenue, Wahroonga. The roofing cannot be seen from close proximity on the ground.

1.1 SITE LOCATION

The St Lucy's School Campus is located at the corner of Cleveland Street and Billyard Avenue Wahroonga and includes Lot 100 in DP 125504 that contains the Federation period convent building. This allotment includes 21–23 Cleveland Street and 2–10 Billyard Avenue.



Figure 1 – The lands owned by St Lucy's School are outlined in blue, and the subject building is circled in orange. (NearMap and annotations by DFP Planning)

The subject administration and support services building at St Lucy's School is on land that is shaded as a heritage item in the Ku-ring-gai LEP 2015. The School is currently in the process of preparing a planning proposal to amend the heritage mapping of the Ku-ring-gai LEP 2015 to redefine the heritage significance of the site to the curtilage around Prouille Convent at the north of the site. The subject building has little heritage significance, and so it would assist the resource allocations of Ku-ring-gai Council and the School if this building remains in the Wahroonga Conservation Area, but not as a heritage item.

1.2 HERITAGE MANAGEMENT FRAMEWORK

The Ku-ring-gai LEP 2015 listing includes the Convent Building, 'Prouille' at 23 Cleveland Street, the hardstand playground area and most of the 1970s Administration Building further south on the corner of Billyard Avenue. See figure 4 below. These site features have no apparent heritage value apart from the convent building and its landscaped setting.

The subject property is located within the Conservation Area C1 and in the vicinity of other listed items, including:

- 10 Cleveland Street, Wahroonga (Dwelling house) – Item No: I878; and
- 1–3 Billyard Avenue, Wahroonga ("Ewan House") – Item No: I831; and
- 26 Cleveland Street, Wahroonga (Dwelling house) – Item No: I881; and
- 67 Cleveland Street, Wahroonga ("Rose House", dwelling house) – Item No: I887.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development and distance, and so they do not warrant assessment as part of this report.

The administration and support services building at St Lucy's School appears to have been identified as a heritage item in error. The building has little heritage significance.

1.3 HISTORICAL BACKGROUND OF THE SUBJECT BUILDING

The Trustees of the Sisters of Saint Dominic purchased the subject land in 1949. The Sisters initially set up St Lucy's School in the cottage on the corner of Billyard Avenue and Cleveland Street. This cottage was demolished before 1970.

In 1970, Pope Paul VI blessed the foundation stone of a new school complex on the Cleveland Street site and in September 1973, the new facilities including an auditorium, gymnasium and library were opened by the Prime Minister E.G. Whitlam and dedicated by Cardinal Freeman.



Figure 2: north-east view showing the 1970s building whose roof would be replaced in these works



Figure 3: south-easterly view showing the parking areas and fence along Cleveland Street, looking towards the subject 1970s building, centre-right.

Documentation Reviewed

The following drawings, prepared by Stanton Dahl Architects, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
A201	Site Plan	REF	5 August 2020
A202	Roof Plans	REF	5 August 2020
A502	Wall Section & Specification	REF	5 August 2020

The low-rise Mansard roof clad in grey concrete tiles would be stripped of its tiles, and the low-pitched sheet metal would be removed from the central portion of the roof. The guttering and sarking would also be removed. The roof cladding would be replaced with grey Kliplok steel roofing with roof plumbing items in a matching grey colour of Colorbond.

Conclusion

The administration and support services building at St Lucy's School has little heritage significance. The replacement of its roof would not cause the loss of any fabric with heritage significance. The replacement of the roofing material on the 1970s administration building with dark grey metal sheet products be unobtrusive and sit as a neutral background among the more significant heritage items nearby that have grey slate roofs or terra cotta roofs. The work to replace the roofing of the administration building would have no adverse impact on the surrounding Wahroonga Conservation Area C1 or the heritage items in the vicinity.

Yours Faithfully,

NBRSARCHITECTURE.



Brad Vale

Senior Heritage Consultant

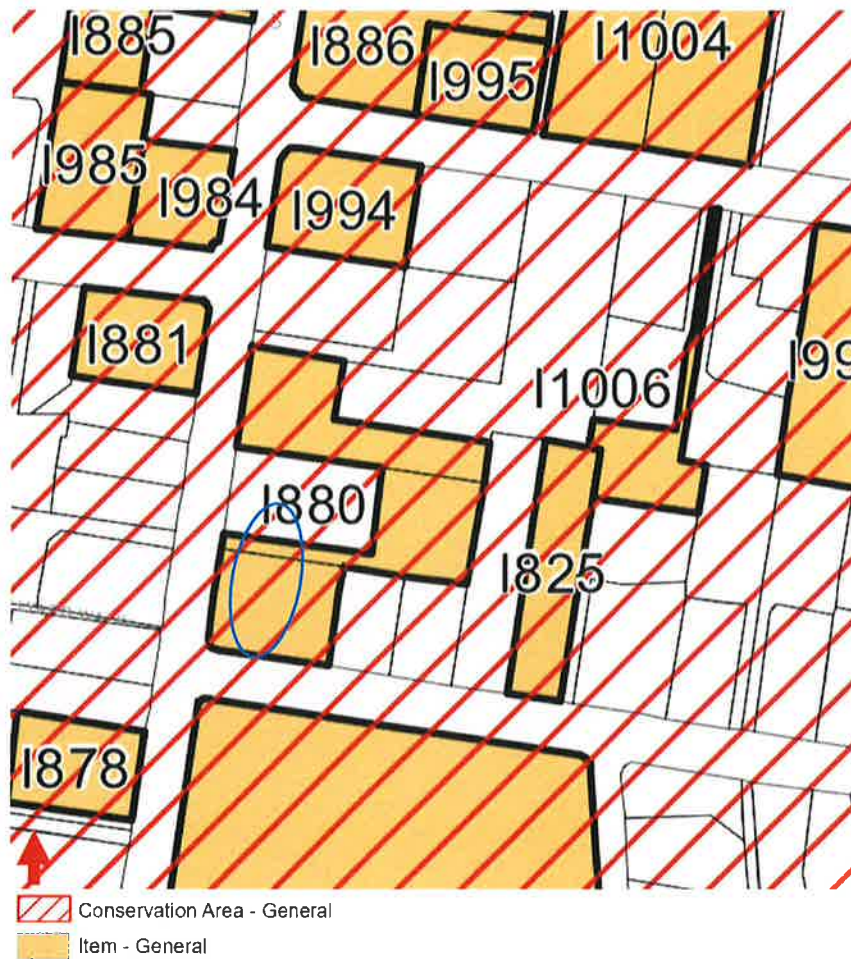


Figure 4: Excerpt from the Ku-ring-gai LEP 2015 heritage map. The subject site is circled blue. (Source: Ku-ring-gai LEP 2015, Heritage Map HER_006)



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APPENDIX 5

CONTRACTOR SHALL BLOCK UP ALL EXISTING OVERFLOW SLOTS THROUGH EXISTING WALL FLASHING INCLUDING REMOVAL AND OF ALL RAINWATER HEADS AND OVERFLOW DOWNPIPE DRAINAGE AND MAKE GOOD ALL SURFACES TO MATCH EXISTING.

OVERFLOW CHANNEL LOCATION TO BE COORDINATED AS PART OF FINAL DESIGN UNDER D&C PACKAGE IN ORDER TO BE LOCATED BETWEEN VERANDAH WALL AND ADJOIN BUILDING FACADE WALL CARRY VENT DRILLS

GUTTER HIGH POINT INCORPORATING EXPANSION JOINT (TYPICAL)

OVERFLOW CHANNEL LOCATION ON WESTERN FACADE TO BE COORDINATED AS PART OF FINAL DESIGN UNDER D&C PACKAGE IN ORDER TO BE LOCATED ON LOWER PART OF FACADE PARAPET

verandah

two storey brick building
Administration and Support Services

BOX CUTTER:
300mm WIDE X 150mm DEEP
1200 FALL IN BASE FROM HIGH POINT TO SUMP
(TYPICAL)
REFER TO DETAIL

BOX CUTTER OVERFLOW CHANNELS TO BE CUT DOWN FROM TOP OF PARAPET
300mm WIDE X 100mm DEEP
(TYPICAL)

BOX CUTTER SUMP:
300mm WIDE X 300mm LONG X 200mm DEEP
(TO ALLOW SIDE SUMP DISCHARGE)
REFER TO DETAIL
PROVIDE STEEL MESH SCREEN OVER SUMP TO PREVENT BALLS ENTERING DOWNPIPES

OVERFLOW CHANNEL LOCATION ON SOUTHERN FACADE TO BE COORDINATED AS PART OF FINAL DESIGN UNDER D&C PACKAGE

BOX CUTTER SUMP:
300mm WIDE X 300mm LONG X 100mm DEEP
REFER TO DETAIL

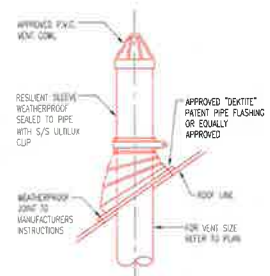
OVERFLOW CHANNEL LOCATION ON WESTERN FACADE TO BE COORDINATED AS PART OF FINAL DESIGN UNDER D&C PACKAGE IN ORDER TO BE LOCATED ON LOWER PART OF FACADE PARAPET

EXISTING SERVICES
SEWER VENTS - CONTRACTOR SHALL REVIEW ALL EXISTING SEWER VENT PIPES AND PENETRATE NEW ROOF WITH WEATHERPROOF FLASHING AND TERMINATE WITH CORN IN ACCORDANCE WITH AS2500

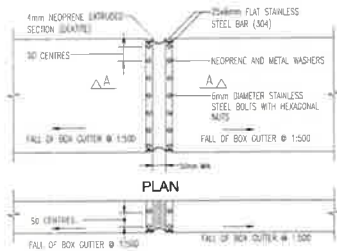
OTHER SERVICES
1. REMOVE ANY REDUNDANT SERVICES OR FITTINGS WHICH CURRENTLY PENETRATE THE EXISTING ROOF
2. INSTALL NEW FLASHINGS AROUND EXISTING SERVICES WHERE PENETRATING THE NEW ROOF
3. ALL NEW FLASHINGS ARE TO BE BACK FLASHED TO THE RIDGE LINE

NOTE: CONTRACTOR SHALL LASE AND CONFIRM WITH CLIENT OF ALL EXISTING REDUNDANT SERVICES / PLUMB TO BE REMOVED

ROOF PLAN
SCALE 1:100

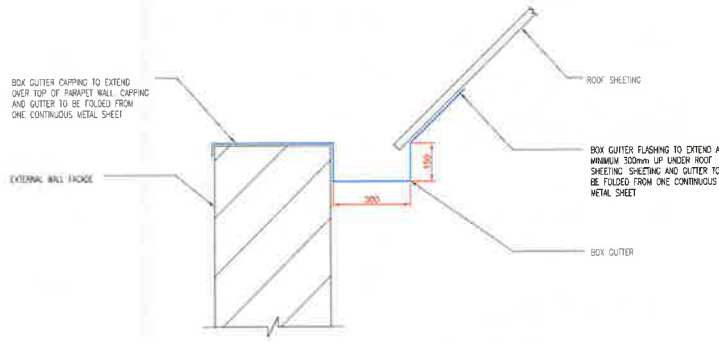


TYPICAL VENT TERMINATION DETAIL
NOT TO SCALE

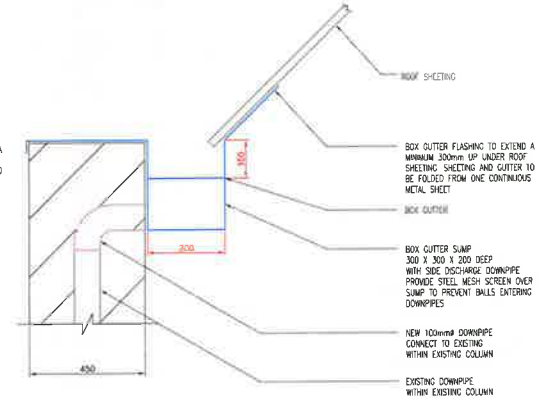


SECTION A-A

EXPANSION JOINT TO BOX GUTTERS
NOT TO SCALE



BOX GUTTER
(TYPICAL CROSS-SECTION)
SCALE 1:10



BOX GUTTER
(TYPICAL CROSS-SECTION)
SCALE 1:10

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REQUIRED FOR ANY REPRODUCTION.

REV	ISSUE	DATE
A	ISSUED FOR D&C TENDER	20/08/20
B	RE-ISSUED FOR D&C TENDER	15/09/20



0 100 200
SCALE BAR 1:10 @ A1
0 1000 2000
SCALE BAR 1:100 @ A1
0 5000 10000
SCALE BAR 1:500 @ A1
0 2500 5000
SCALE BAR 1:250 @ A1

CLIENT
ST LUCY'S SCHOOL
Roman Catholic Education for Girls and Women

ARCHITECT
stanton dahl architects

JLM
PO Box 3090,
REDFERN NSW 2016
0414 013 987
Email: jeremy@jlm-services.com.au

PROJECT
**ST LUCY'S SCHOOL
ADMINISTRATION BUILDING
ROOF REPLACEMENT
WORKS**
21 CLEVELAND STREET
WAHROONGA, NSW 2076

TITLE
**HYDRAULIC SERVICES
ROOF PLAN AND DETAILS**

DRAWN	DESIGN	CHECK	DWG No.
E.O.	J.M.	J.M.	H100
JOB No.	SCALE	REV	
JS20015	AS SHOWN	B	



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APPENDIX 6



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24 August 2020
Our Ref: 9842G.2KC_ESEPPRef

The General Manager
Mr John McKee
Ku-ring-gai Municipal Council

By Email **kmc@kmc.nsw.gov.au**
Attn: **Manager Development Assessment**

Dear Mr McKee,

SUBJECT: CONSULTATION FOR DEVELOPMENT PERMITTED WITHOUT CONSENT
PROPOSAL: ROOF CLADDING REPLACEMENT
PROPERTY: ST LUCY'S SCHOOL – CLEVELAND STREET, WAHROONGA
LOT 100 IN DP1255204

DFP Planning Pty Ltd (DFP) has been engaged by St Lucy's School (the school) to provide planning services relating to a proposed roof cladding replacement development at the St Lucy's School Campus, known as 21-23 Cleveland Street, Wahroonga (the site), legally described as Lot 100 in DP1255204.

The proposed development entails replacing the roof cladding of an existing 1970's era office and administration building (see **Figure 1**). The building's roof is currently clad with a combination of corrugated sheet metal and concrete roof tiles, the replacement cladding proposed is a 'Kliplok' sheet metal material. Please refer to the Architectural details in **Attachment 1**.



Figure 1 Subject site – St Lucy's School – approximate outline of building the subject of proposal in red



The site is identified in Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (KLEP) as containing an item of environmental heritage with local significance (Prouille Convent, located in the northern portion of the site). The site is also located within the Wahroonga Heritage Conservation Area C1 (HCA).

The approval pathway for the proposed development has been identified as 'development without consent' pursuant to clause 36 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (the Education SEPP). As the proposed development is to proceed via this pathway and the site contains a local heritage item as well as being within a HCA, consultation with Council is required pursuant to clause 11 of the Education SEPP (*Note*: St Lucy's School is considered a 'public authority' pursuant to clause 227(6)(b) of the *Environmental Planning Assessment Regulation 2000* in the application of clause 36 of the Education SEPP):

- "11 Consultation with councils—development with impacts on local heritage*
- (1) This clause applies to development carried out by or on behalf of a public authority if the development—*
- (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*
 - (b) is development that this Policy provides may be carried out without development consent.*
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has—*
- (a) had an assessment of the impact prepared, and*
 - (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*
 - (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given."*

Accordingly, this letter serves to provide Council with written notice of the proposed roof cladding replacement. The notice is accompanied by Architectural Plans and details prepared by Stanton Dahl Architects (**Attachment 1**) and a Heritage Impact Assessment prepared by NBRIS (**Attachment 2**). Overall, the proposed works have been found to have no adverse impact on the heritage significance of the site, the HCA or nearby heritage items.

Should Council have any queries and/or comments in relation to the proposed development permitted without consent, it would be sincerely appreciated if they could be received prior to close of business on 14 September 2020.

For any other queries, please do not hesitate to contact DFP's Kendall Clydsdale or Stephen Earp on 9980 6933.

Yours faithfully,
DFP PLANNING PTY LTD


KENDALL CLYDSDALE
PRINCIPAL PLANNER

kcllydsdale@dfpplanning.com.au

Reviewed: 

Attachments: 1. Architectural Plans
 2. Heritage Impact Assessment

