



DM Planning

Review of Environmental Factors

Minor Works to Buildings A G M and W



681 Pacific Highway, Gordon

Report prepared for
Ravenswood School for Girls

December 2023



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1 Certification

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

Name of the person(s) and who prepared the REF:	Danielle Deegan
Position and Qualifications of the person(s) who prepared the REF:	Director -D.M. Planning Pty Ltd Bachelor of Economics Grad Dip Planning
Signature:	 6 December 2023



2 Introduction

This Review of Environmental Factors ('REF') has been prepared by DM. Planning Pty Ltd on behalf of Ravenswood School for Girls ('Ravenswood'), for four (4) x minor works projects, at 681 Pacific Highway, Gordon. The REF has been prepared in accordance with the *NSW Code of Practice for Part 5 Activities, for registered non-government schools* (the Code).

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

- Describe the existing site context;
- Identify and evaluate all matters affecting or likely to affect the environment by reason of the activity;
- Assess the likely impacts of the proposed activity in accordance with Section 5.5 of the *Environmental Planning and Assessment Act* (EP&A Act) and Clause 171 of the *Environmental Planning and Assessment Regulation* (EP&A Regulation);
- Recommend mitigation measures, if required.

The proposed activities which involve minor alterations to four existing buildings (Building A, G, M and W), are 'development permitted without consent' under Chapter 3 of the *State Environmental Planning Policy – Transport and Infrastructure 2021* (the T&I SEPP).

Given the likely minimal environmental impact, the minor alterations are classified as 'minor school development works' according to section 3.2 of the Code.

The proposed minor works are satisfactory when assessed against the relevant requirements. They will improve the amenity of the school for staff and students and will make a positive contribution to the school community. The minor works are visually sympathetic to their setting and will not have any detrimental environmental or amenity impacts.



3 The site, setting and background

3.1 The Site

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

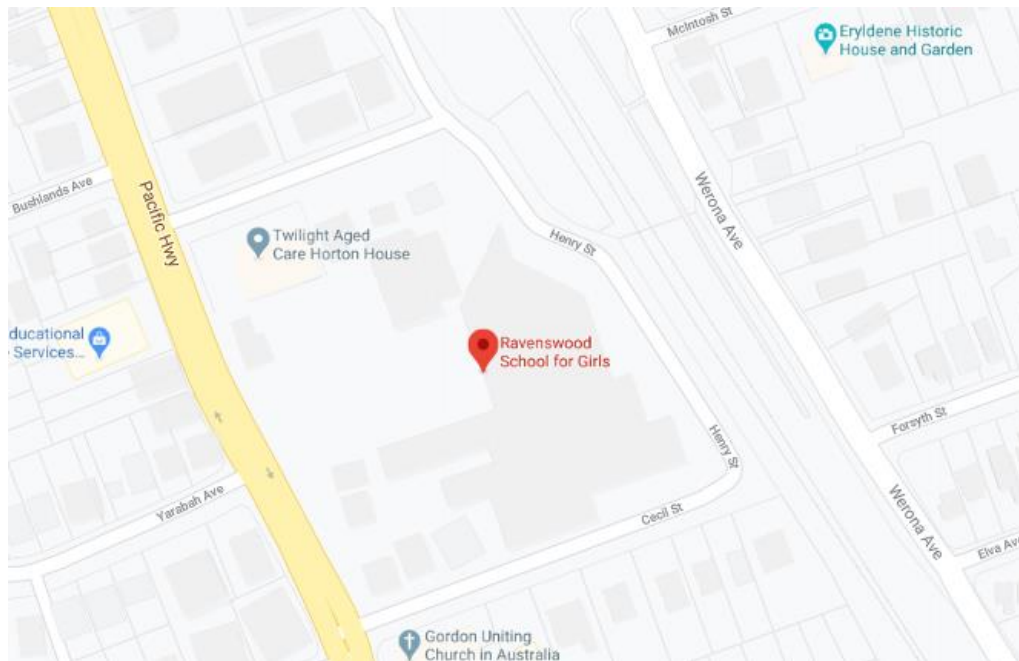


Figure 1. Ravenswood School local context (Source: Google Maps)

The land which is the subject of this REF is legally described as Lot 100, DP 776508 and Lot 3 and 4, DP 3352. All proposed works are centrally located within the school site as shown in Figure 2.

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

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

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



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

Buildings A, G, M and W are identified in the campus map shown in Figure 3.

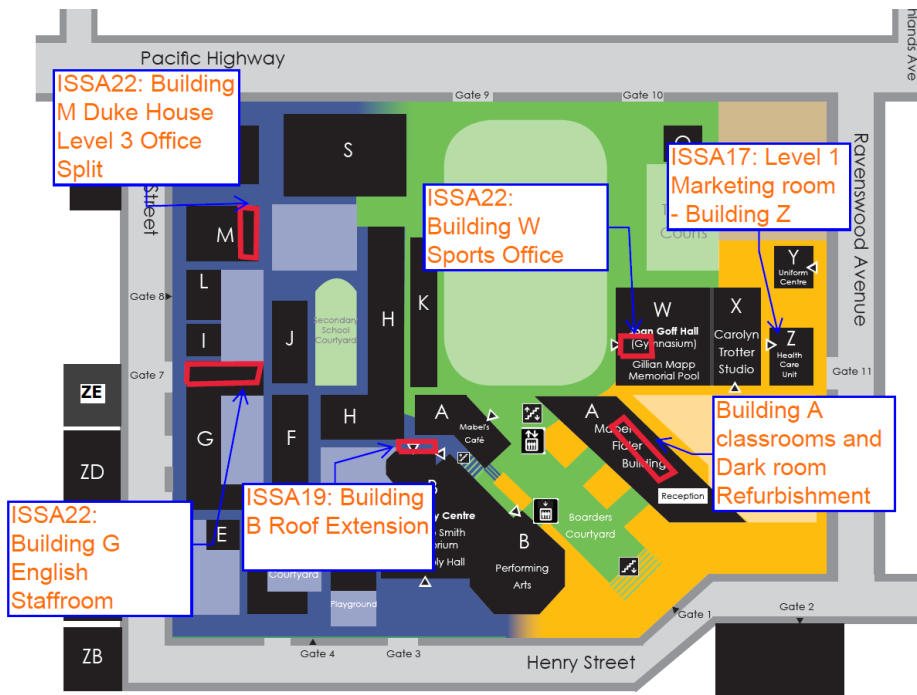


Figure 3. Ravenswood campus map

Photographs of the existing Buildings A, G, M and W are shown below in Figures 4-7.



Figure 4. Building A, level 0 classrooms



Figure 5. Building G, internal view of existing staff room



Figure 6. Outlook from Building M

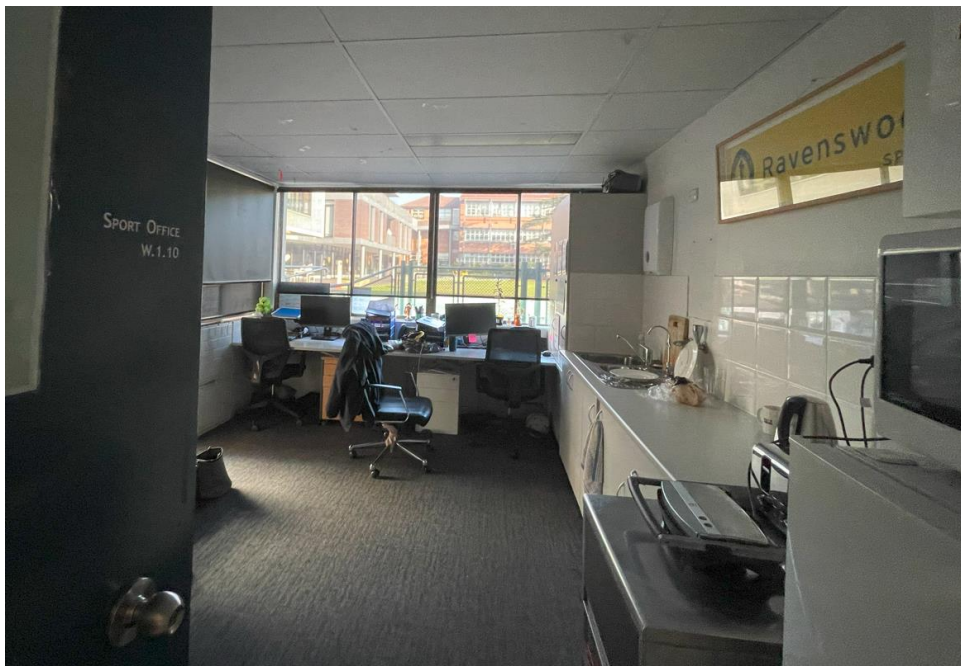


Figure 7. Building W – internal view of existing staff room

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

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



3.2 Past Approvals

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

- On 4 December 2019, Complying Development Certificate CDC No J180510 for the demolition of two single-storey buildings was issued by a private certifier.
- On 22 March 2019, Complying Development Certificate CDC No J190033 for two classrooms over two levels was issued by a private certifier. This CDC was subsequently modified on 25 October 2019.
- On 15 March 2019, Complying Development Certificate CDC No J180527 for the construction of a four-storey learning centre was issued by a private certifier. This CDC was subsequently amended on 20 April 2020.
- On 15 July 2014, Development Application DA0206/14 for Signage was approved by Council.
- On 19 July 2013, Development Application DA0104/13 for the subdivision of 'Iolanthe' cottage from main school site - heritage item, was refused by Council.
- On 13 July 2013, Development Application DA0645/11 for signage was approved by Council.
- On 11 January 2008, Development Application DA1113/07 for the relocation of the school's existing art department and minor internal alterations and additions was approved by Council.

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

The proposed minor works projects do not contravene any existing condition of the development consent currently operating relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

The Notices of Determination for the above approvals, are available on the Ku-ring-gai Council's website.

4 The Proposal

The proposal involves minor works to Buildings A, G, M and W. The project reference numbers and titles for the works are;

- Project number: ISSA24 – Building A Classrooms
- Project number: ISSA22 – Deputy Principal’s staffroom Upgrades (Buildings G)
- Project number: ISSA22 – Deputy Principal’s staffroom Upgrades (Building M)
- Project number: ISSA22 – Deputy Principal’s staffroom Upgrades (Building W)

Details of each project are included in the architectural plans prepared by JPA&D Architecture contained in Appendices 1-4.

The works are summarised as:

1. Changes to ground level classrooms Building A

The proposed works comprise of:

- Demolition of four (4) internal dividing walls
- Construction of six (6) new internal dividing walls to create eight (8) classrooms.
- Changes to window and door openings resulting in a net increase of two doors, to ensure that all classrooms have a minimum of two entry/exit doors.
- Demolish existing stairs within one of the classrooms.

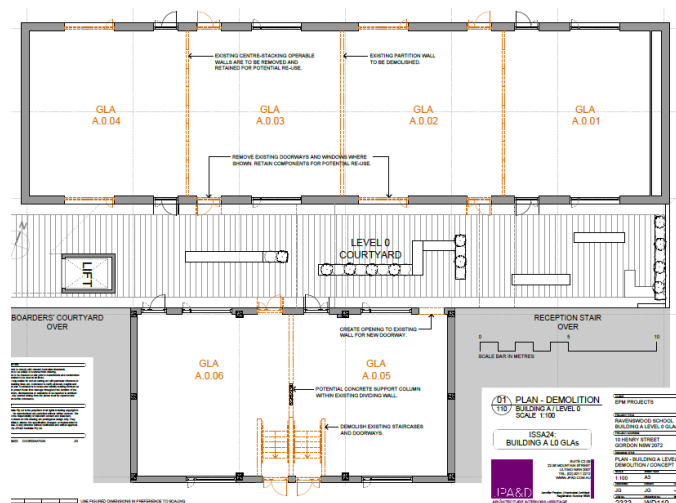


Figure 8. Demolition plan - Building A Ground level (source: JPA&D)

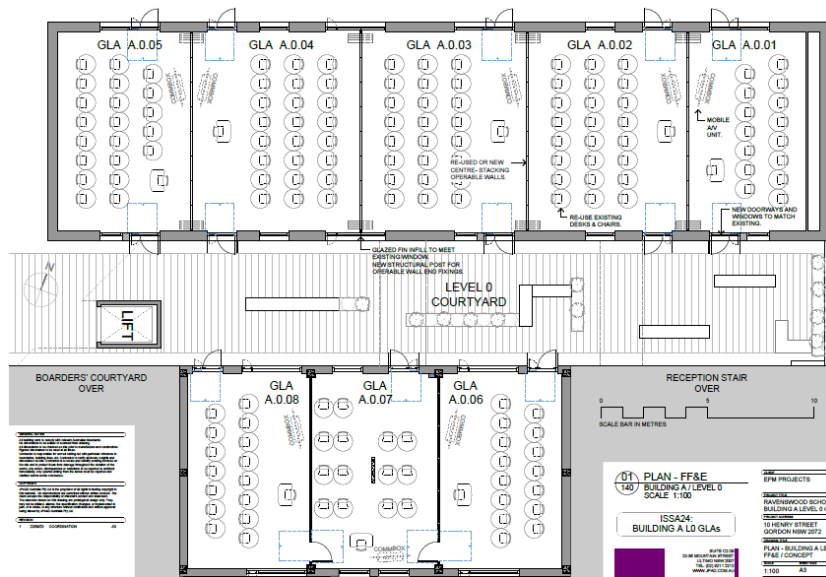


Figure 9. Classroom layout Building A Ground level (source: JPA&D)

2. Staffroom upgrade Buildings G

The location of the staff room is level 3, Building G as shown below:



Figure 10. Site plan Building G (source: JPA&D)

The proposed works comprise of:

- demolish internal dividing panels,
- construct internal glazed walls and doors to create 2 x private offices (G.3.31 and G 3.30) as shown in Figure 11 below:

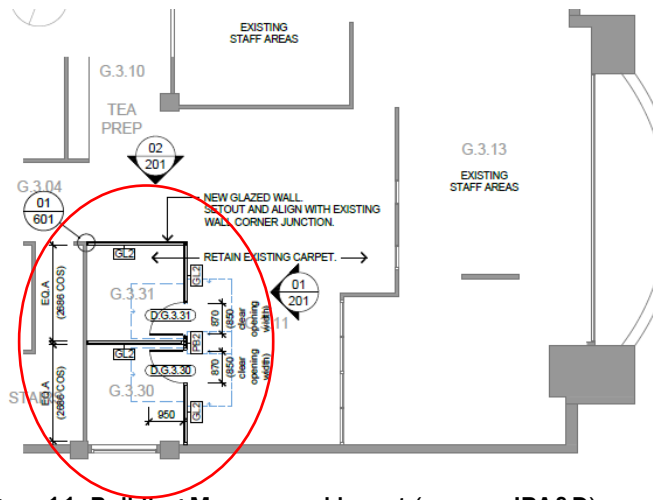


Figure 11. Building M, proposed layout (source: JPA&D)

3. Staffroom Upgrade Building M

The proposed minor works are to the northeastern corner of level 3, Building M and comprise of:

- Demolish existing internal wall and door frame.
- Construct a new dividing wall in staff room M.3.06 to create a new office M.3.12
- Two (2) new internal doors
- Replacement of external window

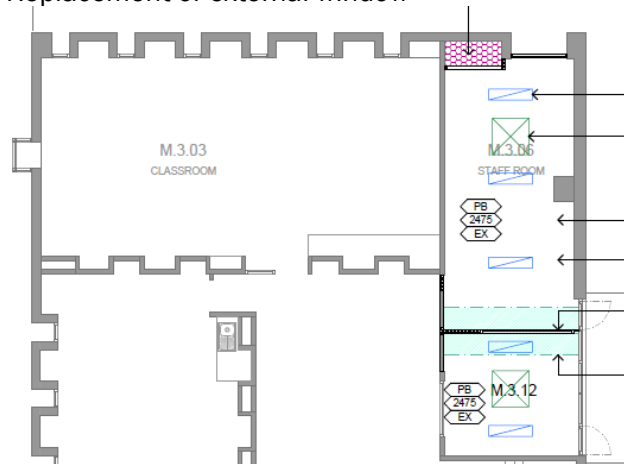


Figure 12. Building M, proposed layout (source: JPA&D)

4. Staffroom upgrade Building W

The proposed minor works are to the ground level staff room of Building W and comprise of.

- Demolish existing wall and doorway to storeroom W.2.11
- Construct new wall and door to provide new kitchenette to the staff room

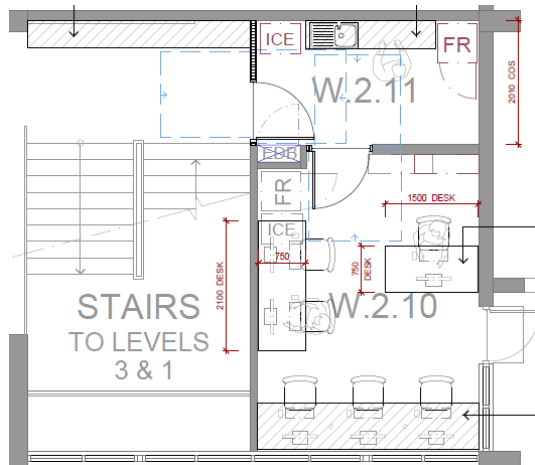


Figure 13. upgrade to staff room, Building W (source: JPA&D)



5 The Proponent

The Proponent details are as follows:

Name: Ravenswood School
Address: 681 Pacific Highway, Gordon
Contact: Emmett Hope
Position: Director of Operational Services

No other approvals are required.

6 Justification

The minor works projects are required to facilitate the functional upgrades to existing buildings.

An alternative is to do nothing. This would result in a less efficient Building layouts. Such an outcome would be inconsistent with the objective to provide quality amenities to the student and staff population.

7 Class of Activity

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

Minor School works include minor alterations to school buildings and structures; internal works; fitouts; accessibility works; restoration, replacement and repair works; and security measures such as fencing. These works still require an REF, however, require a less detailed assessment given the likely minimal environmental impact. Due to their minor nature, these works will not require the same level of consultation than other school development works.

Minor Class 1 works require RNSs to make the proposal and relevant parts of the assessment publicly available by placing the REF on their website.



8 LEGISLATIVE FRAMEWORK

8.1 Environmental Planning and Assessment Act 1979

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

This Review of Environmental Factors (REF) considers the requirements of Clause 171 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Section 5.5 of the EP&A Act 1979.

Section 5.5 of the EP&A Act 1979 states:

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

- (1) *For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.*

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

- (2) *(Repealed)*

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

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



8.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP) simplifies planning approvals for schools by outlining exempt and complying development provisions, development without consent for facilities with specific categories of development within the boundaries of existing schools.

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

The proposed works described in section 4.4 of this report are consistent with the development types that are permitted to be carried out without consent within the boundaries of existing schools.

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

Clause 3.37 of the T&I SEPP states:

3.37 Schools—development permitted without consent

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

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

(i) a library or an administration building that is not more than 2 storeys high, or

(ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 2 storeys high, or

(iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or

(iv) a kiosk or shop selling school-related goods to students and staff, such as books, stationery or school uniforms, that is not more than 2 storeys high, or

(v) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, Design, construction and fit-out of food premises, published by Standards Australia on 11 February 2004, or

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

(b) minor alterations or additions, such as—

(i) internal fitouts, or



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

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

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

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

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

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

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

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

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

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

(7) In this section—

prohibited increase in student or staff numbers means—

(a) an increase in the number of students that the school can accommodate that is more than the greater of 10% or 30 students, compared with the average number of students for the 12 months immediately before the commencement of the development, or

(b) an increase in the number of staff employed at the school that is more than 10%, compared with the average number of staff for the 12 months immediately before the commencement of the development.

Note—

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

The proposed works are consistent with the requirements of Clause 3.37 as follows:



T&I SEPP requirement	Compliance / comment	Consistent
It must be within the boundaries of the existing school	The proposed minor works are located within the boundaries of the existing school	Yes
It must be carried out by or on behalf of a public authority	Ravenswood is considered a 'public authority'. This is discussed further below.	Yes
It must fall within a category or categories of development identified in clause 3.37(1)	The proposal consists of minor alterations and therefore meets identified purposes as listed in clause 3.37(1)(b)	Yes
It must not result in an alteration of existing traffic arrangements	The proposal will not result in any alteration to the existing traffic arrangements.	Yes
It must not result in a prohibited increase in student or staff numbers.	The proposal will not result in any increase in student or staff numbers.	Yes
It must not contravene certain existing conditions of the most recent development consent that applies to any part of the school	The proposed minor works projects do not contravene any existing condition of the development consent currently operating applying to any part of the school relating to the matters listed in clause 3.37(4), i.e., hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.	Yes

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

For the purposes of clause 3.37, Ravenswood is a 'public authority'. 'Public authority' is defined in the EP&A Act to include a person prescribed by the regulations for the purposes of this definition. The EP&A Regulation includes a definition of 'public authority'. Under Schedule 1 of the EP&A Regulation, a registered non-government school (RNS) is prescribed as a public authority so that the school can be treated as a public authority for the purposes of clause 3.37 on land that is a prescribed zone within the meaning of clause 3.34 of the T&I SEPP.

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

5 Non-government schools

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



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

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

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

(s) Zone SP2 Infrastructure

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

Clause 3.3(6) of the T&I SEPP states:

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

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

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

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

8.3 NSW Code of Practice for Part 5 Activities

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

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

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



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

- **Stage 1 – Classification**

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

- **Stage 2 – Assessment**

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

- **Stage 3 – Documentation**

Comment: This REF represents Stage 3 – Documentation.

- **Stage 4 – Determination**

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

- **Stage 5 – Implementation**

Comment: Implementation includes building certification and preparing management plans.

8.4 State Environmental Planning Policy (Resilience and Hazards) 2021

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

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

The site has been used for residential and education purposes, and there is no history to suggest that the site is contaminated. The application does not require further consideration under the SEPP (R&H).

8.5 Ku-ring-gai Local Environmental Plan 2015

Ku-ring-gai Local Environmental Plan 2015 (the LEP) is the principal environmental planning instrument that applies to the land. An assessment under the applicable sections of the LEP is provided below:



Figure 14. KLEP 2015 zoning map extract (source: NSW Planning Portal)

The subject site is zoned SP2 Infrastructure.

The objectives of the SP2 Infrastructure zone are:

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

Clause 5.10 – Heritage Conservation

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



Figure 15. KLEP heritage map extract (source: NSW Planning Portal)



Figure 16. KLEP 2012 State heritage curtilage

The proposed minor works will not affect the heritage significance of the item primarily because of the distance from the item and the minor nature of the works involved.

Buildings A, G, M and W are adequately separated from the heritage-listed item.

None of the proposed works will be visible from the heritage item.



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

The proposed minor works are consistent with the heritage objectives of the Ku-ring-gai LEP. There are no concerns regarding the impact of the proposal on the heritage item located on the school site.

Accordingly, the proposal is satisfactory having regard to Clause 5.10 of KLEP with respect to heritage conservation.

8.6 Ku-ring-gai Development Control Plan

Ku-ring-gai Development Control Plan 2022 (the DCP) contains objectives and controls for development within the Ku-ring-gai Local Government Area.

Development Control Plans do not apply to development assessed under clause 3.37 of the T&I SEPP,



9 Consultation

Given that the proposed works are classified as class 1 'minor school development works', according to the provisions of the Code, mandatory consultation is not required.

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



10 Environmental Impact Assessment

The proposal is within the school site and comprises of minor external changes that will have negligible impact on the environment.

10.1 Clause 171 Consideration

Clause 171(2) of the EP&A Regulation details factors which must be taken into account when assessing the impact of an activity on the environment.

Table 4 below lists the factors requiring consideration under Clause 171. A summary of potential environmental impacts is contained in section 11 and mitigation measures are contained in section 12 of this REF.

Factors for consideration	Response
(a) Any environmental impact on a community	Given that the proposal is for minor works only and not visible from neighbouring properties, the minor works projects will have a negligible effect on the amenity of the neighbourhood or the function of the school.
(b) Any transformation of a locality	The proposed minor works to established school buildings are within the school grounds. The proposal will have no impact on the character of the locality.
(c) Any environmental impact on the ecosystem of the locality	Nil
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The locality does not possess any scientific or environmental quality that will be reduced given the existing level of disturbance and current site conditions and improvements.
(e) Any effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	The proposal will have no impact on the significance of the heritage item located on the site or the heritage conservation area. The proposal will contribute positively to the function of the established facility as a school.
(f) Any impact on the habitat of protected fauna ¹	There will be no impact on the habitat of protected fauna.
(g) Any endangering of any species of animal, plant or other form of life, whether living on land or in water or in the air ²	The proposal will not have any significant impact on any flora or fauna habitat. The location is currently developed with a school building and is devoid of locally indigenous vegetation.
(h) any long-term effects on the environment	The proposed minor works will not have any long-term effects on the environment.

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

² See above.



Factors for consideration	Response
(i) any degradation of the quality of the environment	The proposed minor works will not result in the degradation of the quality of the environment.
(j) any risk to the safety of the environment	BCA advice (Appendix 5) has been prepared to certify that, subject to the recommendations in the report, the works satisfy the requirements of the Building Code of Australia and the relevant Australian Standards.
(k) any reduction in the range of beneficial uses of the environment	There will be no reduction in beneficial uses of the environment caused by the proposed works.
(l) any pollution of the environment	Pollution risks are addressed in the Waste Management Plan (Appendix 6).
(m) any environmental problems associated with the disposal of waste	Waste disposal is addressed in the Waste Management Plan (Appendix 6).
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	There will be no increase in demand on resources as a result of the proposed works.
(o) any cumulative environmental effect with other existing or likely future activities	No adverse impact with other existing or future activities is likely. The proposal will be beneficial in terms of improving the amenity for users of the established school.
(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Not applicable.
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1.	None
(r) other relevant environmental factors.	None

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

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



11 Summary of Impacts

The proposed minor works projects described in this REF are all within the Ravenswood site and include minor changes to the Building A, G, M and W.

The proposal will have negligible impacts on the environment.

Potential issues considered in this REF are:

- Heritage impacts
- Visual impacts
- BCA compliance

Heritage impacts

Heritage impacts have been addressed in section 8.5 and found to be satisfactory.

Visual impacts

The internal changes to Buildings G, M and W will have no visual impacts from either outside the buildings or from outside the school site.

The changes to the openings to Building A will not be visible from outside of the school site and therefore there will be no amenity impacts on adjoining neighbours.

The proposed minor external building works have been designed to be consistent with the design of the host buildings in terms of materials and dimensions of openings.

Building Code of Australia (BCA)

Advice with regard to compliance with the Building Code of Australia (BCA) has been prepared by Philip Chun Consulting and is contained at Appendix 5.

The advice concludes that the minor works projects are satisfactory in terms of Building Code of Australia 2022 (BCA). A list of conditions is provided for each project.

Condition 1 of determination will require that the works be constructed in accordance with the accompanying architectural plans (Appendix 1).

Condition 2 of determination will require that the works be constructed in accordance with the BCA Advice (Appendix 51).

Subject to these conditions, there will be no unreasonable or detrimental impacts resulting from the minor works proposed in this REF.

12 Mitigating measures, modifications or adaptations

To ensure that no environmental impacts result from the proposal the following condition of determination is recommended:

CONDITIONS

Approved Plans

- The development shall take place in accordance with the following plans and documents:

Building A - Classrooms

Drawing Number	Date	Prepared By
2333 WD110 Rev 1 Plan – Building A, Level 0 Demolition/concept	22.09.2023	JPA&D Architects
2333 WD140 Rev 1 Plan – Building A, Level 0 FF&E/concept	22.09.2023	JPA&D Architects
2333 WD130 Rev 1 Plan – Building A, Level 0 Reflected ceiling/concept	22.09.2023	JPA&D Architects

Document Title	Date	Prepared by
Waste Management Plan	5.12.2023	EPM Projects
BCA Advice Letter	4.12.2023	Philip Chun Consulting

Building G – Staffroom upgrade

Drawing Number	Date	Prepared By
2326 G-WD 100 Rev 1 Building G Staff Area G3.11 Plan Site	25.08.2023	JPA&D Architecture
2326 G-WD 101 Rev 1 Legend and Notes	25.08.2023	JPA&D Architecture
2326 G-WD 110 Rev 1 Building G Staff Area G3.11 Plan Existing	25.08.2023	JPA&D Architecture
2326 G-WD 120 Rev 1 Building G Staff Area G3.11 Plan setout	25.08.2023	JPA&D Architecture
2326 G-WD 130 Rev 1 Building G Staff Area G3.11 Plan reflected ceiling	25.08.2023	JPA&D Architecture



Drawing Number	Date	Prepared By
2326 G-WD 140 Rev 1 Building G Staff Area G3.11 Plan Furn, Fittings and equip	25.08.2023	JPA&D Architecture
2326 G-WD 201 Rev 1 Building G Staff Area G3.11 Internal elevations	25.08.2023	JPA&D Architecture
2326 G-WD 602 Rev 1 Building G Staff Area G3.11 Wall types PB2 and GL2	25.08.2023	JPA&D Architecture

Document Title	Date	Prepared by
BCA Advice Letter	4.12.2023	Philip Chun Consulting

Building M – staff room upgrade

Drawing Number	Date	Prepared By
2326 WD101 Revision 1 Building works Legends and notes	23.08.2023	JPA&D Architecture
2326 M-WD110 Revision 2 Building M staff rooms Plan demolition	23.08.2023	JPA&D Architecture
2326 M-WD120 Revision 2 Building M staff rooms Plan set out	23.08.2023	JPA&D Architecture
2326 M-WD130 Revision 2 Building M staff rooms Plan reflected ceiling	23.08.2023	JPA&D Architecture
2326 M-WD141 Revision 2 Building M staff rooms Plan services switch cabinet	23.08.2023	JPA&D Architecture

Document Title	Date	Prepared by
BCA Advice Letter	4.12.2023	Philip Chun Consulting

Building W – Staffroom upgrade

Drawing Number	Date	Prepared By
2326 W-WD110 Revision 1 Building W staff rooms Plan demolition	13.10.2023	JPA&D Architecture
2326 W-WD120 Revision 1 Building W staff rooms Plan setout	13.10.2023	JPA&D Architecture
2326 W-WD130 Revision 1 Building W staff rooms	13.10.2023	JPA&D Architecture



Plan reflected ceiling		
2326 W-WD140 Revision 1 Building W staff rooms Plan furniture and equipment	13.10.2023	JPA&D Architecture

Document Title	Date	Prepared by
BCA Advice Letter	4.12.2023	Philip Chun Consulting



13 Conclusion

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

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

The proposal is satisfactory when assessed against the requirements of Clause 171 of the EP&A Regulation and Section 5.5 of the EP&A Act. The minor changes will improve the amenity of the school for students and make a positive contribution to the school campus. The changes are sympathetic to the design of the existing buildings and its school setting. The proposal will not result in any adverse environmental or amenity impacts.

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

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

Signed:

Name: Danielle Deegan

DM Planning Pty Ltd

Date: 5 December 2023





Appendix 1 Plans – Building A



Appendix 2 Plans - Building G -



Appendix 3 Plans – Building M



Appendix 4 Plans - Building W



Appendix 5 - BCA Advice and Design Verification Statements



Appendix 6 - Waste Management Plan