



## Decision Statement Kitchen Fit-Out

### 1. Background

Ravenswood School for Girls (the School), is the proponent for works to fit-out the kitchen on the site known as 681 Pacific Highway, Gordon; Lot 100 Deposited Plan 776508.

The proposed activity has been classified as a Class 1 - Review of Environmental Factors (REF) 'minor school development' in accordance with the NSW Code of Practice for Part 5 Activities for registered non-government schools (the Code).

EPM Projects has prepared an REF to assess the potential impacts of the proposal in accordance with Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act), clause 228 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the Code.

In order for the activity to proceed, the school must make a determination of the REF in accordance with Part 5 of the EP&A Act.

### 2. Description of the proposed activity

The proposal comprises the fit-out of a kitchen comprising the installation of cooking equipment, cooking appliances, joinery, sinks, racking, cool room and freezer room with racking.

### 3. Consideration of Environmental impacts

Environmental impacts generated by the proposal will be minimal for the following reasons:

- There is no major change to the existing building footprints or envelopes;
- The proposal is consistent with the existing school use and terms of previous DA Consents applying to the School site;
- The proposal is compatible with the existing surrounding land uses; and
- The proposal will not result in a prohibited increase in staff or student numbers or vehicle movements to the site.

The main issues discussed in the REF relate to:

- Legislative planning requirements of Commonwealth, State and local planning policies and legislation, specifically Chapter 3 of the State Environmental Planning Policy - Transport and Infrastructure 2021 (Transport and Infrastructure SEPP),
- Environmental considerations including compliance with the BCA and construction/waste management measures.

The REF addresses the requirements of Part 5 of the EP&A Act by considering, to the fullest extent possible, all matters affecting or likely to affect the environment from the proposed activity. The REF also considers factors prescribed under Section 171 of the EP&A Regulation.

#### 4. Conclusion

The REF concludes that the proposal will not affect threatened species, populations, ecological communities, or their habitats.

The REF also finds that the proposed activity will not impact on matters of National Environmental Significance or Commonwealth land, and therefore does not require a referral under the Environment Protection and Biodiversity Conservation Act 1999.

The REF concludes that the works are consistent with applicable plans and policies with regard to BCA and includes appropriate mitigation measures with regard to a mitigation measure for an appropriate waste management plan during the construction works. The key conclusions of the environmental impacts detailed in the REF are accepted for the following reasons:

- The REF has been prepared by persons appropriately qualified and trained to consider and assess the impacts of the proposal.
- The REF provides a true and fair review of the proposal concerning its potential effects on the environment; and
- The REF is comprehensive and takes into account, to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposal.

#### 5. Determination

I, **Roger Shewell**, am authorised by Ravenswood School of Girls as BUSINESS MANAGER to determine the proposal for classroom demolition and construction works at Ravenswood School for Girls and have not conducted the prior assessment of the REF.


I have reviewed and examined the REF prepared by EPM Projects for the proposed works, in accordance with Part 5 of the EP&A Act.

Having taken into consideration the assessment and evaluation of the proposal outlined in the REF, I determine that it is not likely to significantly affect the environment, and is not likely to significantly affect threatened species, populations, ecological communities or their habitats. I determine that an Environmental Impact Statement and Species Impact Statement are not required.

The proposed activity may now proceed subject to the following conditions:

1. Compliance with any relevant provisions of the National Construction Code.
2. Implementation and compliance with the mitigation measures stipulated in Section 6 of the REF.

I can confirm that this Decision Statement and the REF for the proposal will be made available on the school's website prior to the commencement of the proposed activity.

Signature:   
Name: Roger Shewell  
Position: Business Manager  
Date: 23 October 2024



# REVIEW OF ENVIRONMENTAL FACTORS

Internal Kitchen Fit-out

**Ravenswood School for Girls**  
**681 Pacific Highway, Gordon NSW 2072**

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Revision No.: A

Revision Date: 17 October 2024

**Project Revision History:**

<b>Rev</b>	<b>Prepared By</b>	<b>Reviewer</b>	<b>Date</b>	<b>Scope of Revision</b>
A	S.So	S.Earp	17/10/2024	Initial issue



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# 1 Introduction

## 1.1 Overview

This Review of Environmental Factors (REF) has been prepared by EPM Projects on behalf of Ravenswood School for Girls (the School) and assesses the potential environmental impacts which could arise from the internal fit-out of a kitchen at the Wellbeing and Sport Centre located at 681 Pacific Highway, Gordon (the site).

The proposed development is 'development permitted without consent' under the provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) and is proposed to be undertaken pursuant to Section 3.37 of Transport and Infrastructure SEPP.

The works comprises of internal fit-out of a kitchen at the Wellbeing and Sport Centre, which was recently approved under complying development certificate (CDC). The Wellbeing and Sport Centre will be situated generally northwest of the site over a portion of the existing oval.

The School is a 'registered non-government school' (RNS) as it is registered under Part 7 of the *Education Act 1990*. In accordance with Section 5(1)(b) of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the proprietor of a RNS is a 'public authority' for the purposes of being the determining authority for 'development permitted without consent' under Section 3.37 of the Transport and Infrastructure SEPP on land within a prescribed zone. The site is zoned SP2 Infrastructure (Education Establishment) under the *Ku-ring-gai Local Environmental Plan 2015* (LEP). The proposed works are located within land zoned SP2, which is a prescribed zone as defined under Section 3.34(1) of the Transport and Infrastructure SEPP.

Under Division 5.1 of the *Environmental Planning & Assessment Act* (EP&A Act), a public authority can assess the environmental impact of certain activities that they are carrying out themselves. These activities are defined as "development permitted without consent" under an environmental planning instrument (EPI). As required under Division 5.1 of the EP&A Act, the environmental impacts of the proposed activity are assessed using a REF. It is a statutory requirement under Section 5.5 of the EP&A Act that the REF assesses the impacts to the "fullest extent possible" all matters affecting or likely to affect the environment, for the purpose of the protection and enhancement of the environment. This REF has been prepared to fulfil the school's duties under the EP&A Act.

Pursuant to Section 171(4) of the EP&A Regulation, a copy of the REF must be published on the public authority's website or on the NSW Planning Portal, if the activity:

- Has a capital investment value (CIV) of more than \$5 million, or
- Requires an approval or permit for the activity under *Fisheries Management Act 1994* (FM Act), *Heritage Act 1977* (Heritage Act), *National Parks and Wildlife Act 1974* (NPW Act) or *Protection of the Environment Operations Act 1997* (POEO Act), or
- If the determining authority considers it in the public interest to publish the REF.

The proposed works has a CIV of less than \$5 million, does not require an approval or permit under the FM Act, Heritage Act, NPW Act or POEO Act and therefore, a copy of the REF is not required to be published pursuant to Section 171(4) of the EP&A Regulation.

In accordance with Section 198(1)(b) of the EP&A Regulation, a RNS is required to comply with the requirements of the *NSW Code of Practice for Part 5 activities for registered non-government schools* (August 2017) (the Code of Practice). This REF describes how the mandatory provisions of the Code of Practice have been addressed. As required under the Code of Practice and a copy of the REF will be made available on the school's website.

This REF has been prepared in accordance with the relevant provisions of the EP&A Act, EP&A Regulation, Transport and Infrastructure SEPP, *Biodiversity Conservation Act 2016* (BC Act), FM Act and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It has also been prepared with regard to the then Department of Planning and Environment (DPE) now Department of Planning, Housing and Infrastructure (DPHI) *Guidelines for Division 5.1 Assessments*, June 2022 (the Division 5.1 Guidelines), which have been made pursuant to Section 170 of the EP&A Regulation, and the Code of Practice.

Following consideration of the key environmental aspects and the information presented in this REF, it is concluded that by adopting the mitigation measures identified in **Section 6**, it is unlikely that there would be significant environmental impacts associated with the proposal and therefore an Environmental Impact Statement (EIS) is not required. In addition, the proposed activity will not be carried out in a declared area of outstanding value; is not likely to significantly affect threatened species, populations or ecological communities, or their habitats; or impact biodiversity values. Accordingly, a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not required.

## 1.2 Certification

This Review of Environmental Factors (REF) has been prepared on behalf of Ravenswood School for Girls and assesses the potential environmental impacts which could arise from the internal fit-out of a kitchen within the Wellbeing and Sport Centre located at Ravenswood School for Girls, 681 Pacific Highway, Gordon.

This REF has been prepared in accordance with the *Guidelines for Division 5.1 Assessments* (the Guidelines) and the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP). It is has also been prepared with regard to the requirements of *NSW Code of Practice for Part 5 activities for registered non-government schools* (August 2017).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the Guidelines, the EP&A Regulation and the Commonwealth EPBC Act.

<b>Persons who prepared the REF:</b>	Sandy So
<b>Position and Qualifications:</b>	Senior Planner B. Planning, WSU MPIA
<b>Person who reviewed the REF:</b>	Stephen Earp
<b>Position and Qualifications:</b>	Head of Planning B. Planning (Hons), WSU Registered Planner Plus (EIA)

**Signature:**

**Date:** 17 October 2024



I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under Section 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

**Name:**

**Position Title:**

**Ravenswood School for Girls**

**Date:**

### 1.3 School Information

Table 1 Ravenswood School of Girls	
Detail	Description
School Name	Ravenswood School of Girls
School Address	681 Pacific Highway, Gordon 2 Henry Street, Gordon 10 Henry Street, Gordon 1A Cecil Street, Gordon 1 Ravenswood Avenue, Gordon 3 Ravenswood Avenue, Gordon 7 Ravenswood Avenue, Gordon
Lot(s) And DP(s)	The School comprises the following lots: <ul style="list-style-type: none"> <li>• Lot 1 Deposited Plan (DP) 617248</li> <li>• Lot 3 Section 1 DP 3352</li> <li>• Lot 4 Section 1 DP 3352</li> <li>• Lot 5 Section 1 DP 3352</li> <li>• Lot A DP 333045</li> <li>• Lot B DP 333045</li> <li>• Lot 100 DP 776508*</li> <li>• Lot A DP 325743</li> <li>• Lot B DP 325743</li> <li>• Lot 3 DP 918278</li> </ul> <p>*Lot which the development is to be carried out on.</p>
Local Government Area	The site is located within the Ku-ring-gai local government area (LGA)
Location of Proposed Works	Ground floor of the Wellbeing and Sport Centre
Land Owner	Ravenswood School of Girls
Easements and Covenants	681 Pacific Highway, Gordon - Lot 100 DP 776508 <ul style="list-style-type: none"> <li>• Reservations and conditions in the Crown grant(s) within the part(s) shown so indicated in the title diagram</li> <li>• AF605697 - Caveat by Energy Australia <ul style="list-style-type: none"> <li>○ AS375824 – Caveator consented</li> </ul> </li> </ul>

A copy of the Certificate of Title and other property documents for the site is provided as **Appendix A** to this REF.



## 1.4 Scope of works and assessment requirement

Table 2 Scope of works and assessment requirements	
Detail	Description
What are the proposed works?	Internal fit-out of a kitchen
Does the project involve works outside the existing school campus?	No
Will the project facilitate any increase in student numbers?	No
Assessment of Class of Activity	Class 1: Minor School Development works (refer to <b>Section 3.3.1</b> )

## 1.5 Site Information

### 1.5.1 Site Description

The site is located within the Ravenswood School for Girls campus. The campus comprises of 10 Lots and combined has an irregular shape which is bounded by Ravenswood Avenue to the north, Henry Street to the east, Civil Street to the south and the Pacific Highway to the west (**Figure 1**).

The campus contains school buildings of varying height and materiality which are clustered in an approximately C shaped arrangement around the campus's oval. The oval is centrally positioned within the campus, extends to the west and is abutted by sport courts and a delivery area to the north. The curtilage for Iolanthe (State Heritage Item) adjoins the delivery and the western edge of the sporting courts.



Figure 1: Aerial photograph of the site with approximate location of the CDC work (Source: Nearmaps)

On the 27 September 2024, a CDC for the construction of a Sports and Wellbeing Centre over part of the existing oval and sport courts was approved, refer to **Figure 1** above. The new building will comprise a four (4) storey building which will provide a hall, gym and indoor sport facilities.



### 1.5.1 Surrounding Development

The site immediate surrounding generally comprise of residential developments ranging between low, medium and high to the north, east, south and west. The Pacific Highway is bounded to west of the site and to the east of Henry Street is the T1 railway line that travels north/south.

Gordon local centre and Gordon Train Station is located 350m north of the site. The town centre generally comprising commercial premises including, retail shop, medical centres, post office, cafes, restaurants and the like.



Figure 2: Aerial photograph of the surrounding locality (Source: Nearmap dated 14 September 2024).

### 1.6 Previous Development Consents

A review of Ku-ring-gai Council (Council) DA Tracker has identified the following previous development consents for the site.

Table 3 Development Consent History	
Date	Details of Approval
15/12/2016	DA 0491/16 - Alterations and additions plus use of the dwelling house at 740 Pacific Highway as a school boarding house for Ravenswood School for Girls in conjunction with the existing school boarding house at 738 Pacific Highway.
20/02/2014	DA 0491/13 - Change of use from residential to administrative offices in school.
11/01/2008	DA 1113/07 - The relocation of the school's existing art department and minor internal alterations and additions.

Table 3 Development Consent History	
Date	Details of Approval
16/02/2006	DA 1266/05 - Change of Use – Relocation of After School Care Program
29/04/1997	DA 5203/96 - Use of Rear Yards as a School Playground by Ravenswood School for Girls at 4-6 Cecil Street, Gordon Being Lot 4.
29/04/1997	DA5201/96 - Use of an Existing Dwelling as a School Clothing Store for Ravenswood School for Girls at 6 Cecil Street, Gordon Lot A DP 332672.
26/10/1995	DA 4603/95 - Construction of a Performing Arts Centre on the existing school site
17/05/1995	DA 4288/94 - Consent for construction of a Performing Arts Centre on the existing school site known as 681 Pacific Highway, Gordon being Lot 100.
25/11/1993	DA 93/1282 - Alterations and Renovation of Boarding House Accommodation and Sick Bay Facilities
19/12/1987	DA 169/81 - Additions and Alterations to the existing Administration Building at Ravenswood Girls' School, 1B Cecil Street.
8/09/1986	DA 1129/86 - Extension to the Existing Phyllis Evans Wing involving a Three Storey Brick Addition, including nine (9) Classrooms, a new Staff Workroom and Storeroom at Ravenswood School for Girls, 1B Cecil Street Gordon.
19/10/1981	DA No. 169/81 - Additions and Alterations to the existing Administration Building at Ravenswood Girls' School, 1B Cecil Street.



# 2 Proposed Works

## 2.1 Justification of Proposal

The school is proposing to carry out internal fit-out works for a kitchen at the approved Wellbeing and Sport Centre. The works will enable the purpose-built room as a kitchen for catering purposes.

The proposed fit-out are wholly contained internal to the building (that do not increase the building envelope), within the boundaries of an existing school are permitted without consent pursuant to Section 3.37(1)(b)(iii) of the Transport and Infrastructure SEPP.

## 2.2 Definition of Proposed Works

For the purposes of the Transport and Infrastructure SEPP, the proposed works are defined as 'development permitted without consent'. For the purposes of Part 5 of the EP&A Act, the proposal is defined as 'works' or an 'activity'. Any references to 'works' or an 'activity' is considered to have the same meaning for the purposes of this assessment.

## 2.3 Summary of Proposed Works

The proposed internal fit-out of the kitchen will comprise the installation of cooking equipment, cooking appliances, joinery, sinks, racking, creation of a cool room and a freezer room with racking.

**Figure 3** and **Appendix C** illustrates the layout of the kitchen.

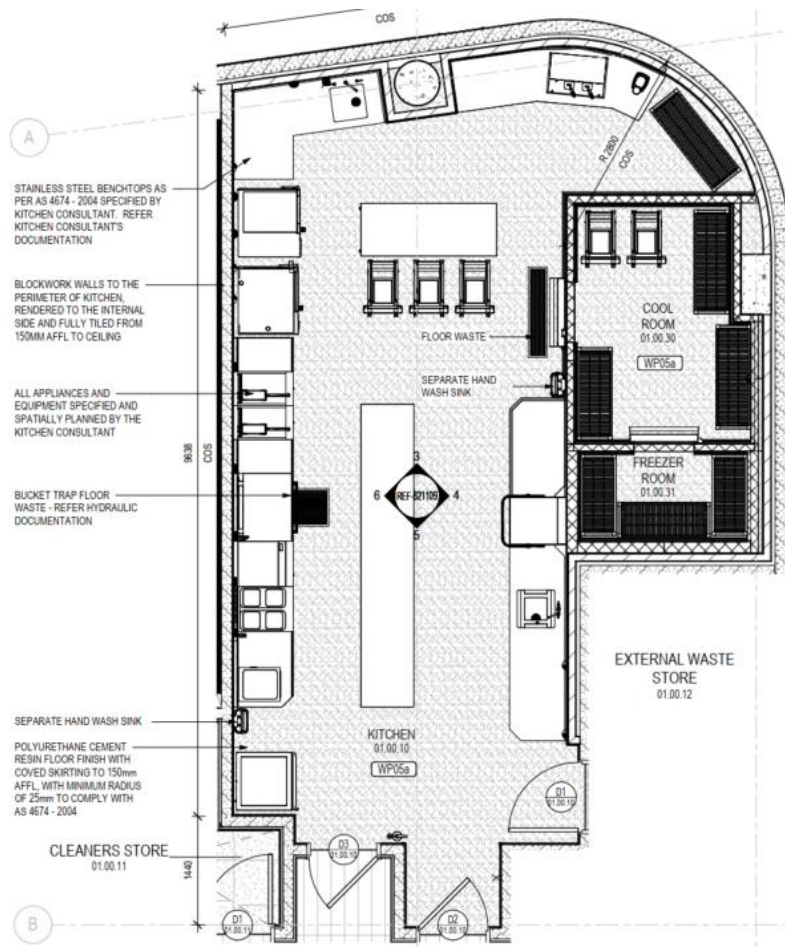


Figure 3: Proposed Fit-out (Source: Architectus)

## 2.4 Alternatives Considered

Division 5.1 of the Guidelines require REFs to describe any alternatives considered with sufficient detail to understand the differences between the proposal and the alternatives (including the “do nothing” alternative).

**Table 4** provides a summary of alternative options considered by the School.

Table 4 Alternative Options Considered	
Option	Description
1	<b>Do Nothing:</b> Once the Wellbeing and Sport Centre is built, the dedicated kitchen room will remain vacant.
2	<b>Locate Elsewhere on Site:</b> The relocation of the kitchen to an alternative location would be a risk of compromising teaching space, or student sporting facilities.
3	<b>Amend Design to Reduce Impacts:</b> If there are any adverse environmental impacts arising from the project then it may be prudent to consider amending the design to reduce these impacts. However, as the proposal does not result in any unacceptable impacts, there is no impetus to amend the design.

# 3 Statutory Framework

The proposed works as described in **Section 2** are required to be assessed “to the fullest extent possible” against the applicable statutory framework pursuant to Part 5 of the EP&A Act and must take into account the environmental factors set out in Section 171 of the EP&A Regulation.

This section of the REF will provide an overview of the planning context of the site.

## 3.1 Planning Overview

**Table 5** provides an overview of the planning context of the site.

Table 5 Planning Overview	
Planning Matter	Assessment
Environmental Planning Instrument applicable: Local Environmental Plan	<i>Ku-ring-gai Local Environmental Plan 2015</i>
Zoning	SP2 Infrastructure (Education Establishment) under the LEP.
Permissibility	The use of the kitchen is ancillary to the education establishments, which are permitted with consent in the SP2 zone.
Floor Space Ratio (FSR) Control	Part of the site is mapped with an FSR of 0.85:1, over Lot 1 Section 2 DP 3267. The proposed works are not located on land mapped with an FSR.
Height of Building (HOB) Control	Part of the site is mapped with an HOB of 11.5m, over Lot 1 Section 2 DP 3267. The proposed works are not located on land mapped with an HOB.
Heritage Conservation	The site is identified as containing heritage items of State significance under the LEP, identified as I10 – “Iolanthe”, dwelling house. Please refer to <b>Section 5.2.1</b> for further discussion on heritage matters.
Bush Fire	The site is not identified as bush fire prone land.
Flooding	The site is not identified as flood prone land in the LEP.
Biodiversity	The site is not identified as containing Biodiversity Values.

A Section 10.7(2)&(5) Planning Certificate has been obtained from Ku-ring-gai Council and is provided as **Appendix B** to this REF.

## 3.2 Environmental Planning and Assessment Act 1979

Part 5 of the EP&A Act permits activities to be assessed by a determining authority. Pursuant to Section 5.1 of the EP&A Act, the proposal is an “activity”. For the purposes of the proposal, the school is the proponent and determining authority.

Section 5.5(1) of the EP&A Act states as follows:

*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.*

Therefore, the school is required to examine and take into account to the fullest extent possible, all matters affecting or likely to affect the environment by reason of that activity.

Section 6.28 of the EP&A Act applies to the works as they are being carried out on behalf of a public authority; and requires that the works do not commence unless it is certified to “comply with the Building Code of Australia”.

### 3.3 Environmental Planning and Assessment Regulation 2021

In conducting its assessment under Part 5 of the EP&A Act, the School is required to consider the environmental factors listed in the Division 5.1 Guidelines, which are also listed in Section 171(2) of the EP&A Regulation. These are addressed in **Section 5.3** of this REF.

In accordance with Section 171(4) of the EP&A Regulation, a REF must be published on the determining authority's website or the NSW Planning Portal only if:

- (a) *The activity has a capital investment value of more than \$5 million, or*
- (b) *The activity requires an approval or permit as referred to in any of the following provisions before it may be carried out –*
  - (i) *Fisheries Management Act 1994, section 144, 200, 205 or 219,*
  - (ii) *Heritage Act 1977, section 57,*
  - (iii) *National Parks and Wildlife Act 1974, section 90,*
  - (iv) *Protection of the Environment Operation Act 1997, sections 47-49 or 122, or*
- (c) *The determining authority considers that it is in the public interest to publish the review.*

The proposed activity has a CIV of less than \$5 million and doesn't require any approvals or permits under the FM Act, Heritage Act, NPW Act or POEO Act. Therefore, the REF is not required to be published in accordance with this section.

#### 3.3.1 Code of Practice for Part 5 activities for Registered Non-Government Schools

As the activity is being undertaken as 'development permitted without consent' by a RNS, it is a requirement of Section 198(1)(b) of the EP&A Regulation that the RNS complies with the requirements of the Approved Code being the NSW Code of Practice for Part 5 activities for registered non-government schools (August 2017). Section 6 of the Code of Practice identifies the mandatory requirements of the Code. A review against the mandatory requirements under the Code of Practice is provided in Table 6.

Table 6 Assessment against the Codes of Practice Mandatory Requirements		
Requirement	Assessment	Complies
<b>Section 3.3.3: Consultation</b>	In accordance with Section 3 of the Code of Practice, the proposed activity has been defined as 'Class 1 Minor School Development Works'. This is because the activity will have a minimal environment impact. In accordance with Section 3.3.3 of the Code of Practice, the school will make a copy of the REF available on its website.	Yes
<b>Section 3.4.1: REF Documentation</b>	This REF has been prepared with regard to the mandatory assessment documentation listed under Section 3.4.1 of the Code of Practice. It has also been prepared in accordance with the Division 5.1 Guidelines and the relevant requirements of the EP&A Act and EP&A Regulation.	Yes
<b>Section 3.5.1: Determination Documentation</b>	A Decision Statement will be signed by an authorised person on behalf of the RNS. A copy of the Decision Statement will be published on the school's website alongside the REF.	Yes
<b>Section 5.1: Record Keeping Requirements</b>	The school will be required to make the REF and Decision Statement publicly available on their website prior to the commencement of the proposed activity, and ensure that they remain available for a period of five (5) years from the date of the Decision Statement.	Capable

Table 6 Assessment against the Codes of Practice Mandatory Requirements		
Requirement	Assessment	Complies
<b>Section 5.2 Public Access to records requirements</b>	In accordance with Section 5.2 of the Code of Practice, the school will provide a copy of the REF and any associated documentation to any member of the public who makes a request in accordance with the procedure outlined in the Code of Practice.	Capable
<b>Section 6.2: Reporting procedures</b>	As required under Section 6.2 of the Code of Practice, the school will report any breaches of the mandatory requirements of the Code of Practice to DPHI in accordance with the procedure outlined in this section.	Capable
<b>Section 6.3.1: Audit Obligations</b>	The school acknowledges their audit obligations under Section 6.3.1 of the Code of Practice.	Capable

### 3.4 State Environmental Planning Policies

#### 3.4.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

The works are proposed to be carried out as development permitted without consent pursuant to the provisions of the Transport and Infrastructure SEPP.

**Table 7** provides an assessment of the proposal against the relevant provisions of Part 3.4 of this State Environmental Planning Policy (**SEPP**).

Table 7 Part 3.4 Schools – specific development controls		
Relevant Section	Assessment	Compliance
3.34 - Interpretation	The SP2 Infrastructure is a prescribed zone for the purposes of schools pursuant to this section of the SEPP.	Yes
3.35 - Development for the purposes of campus student accommodation	The proposed activity does not comprise campus student accommodation.	N/A
3.36 Schools – development permitted with consent	The proposed activity does not constitute development permitted with consent. Further assessment against the provisions of this section of the SEPP is not required.	N/A
3.37 Schools – development permitted without consent	Refer to <b>Table 8</b> below.	Yes
3.38 - Notification of carrying out of certain development without consent	Further discussions are provided in <b>Section 4</b> of this REF.	N/A
3.39 - Existing and approved schools – exempt development	The proposed activity does not comprise exempt development pursuant to this section of the SEPP.	N/A
3.40 - Existing and approved schools – complying development	The works are not being undertaken as complying development.	N/A
3.41 - School-based child care – complying development	The works are not being undertaken as complying development.	N/A
3.42 - Complying development certificates – additional conditions	The works are not being undertaken as complying development.	N/A
3.43 - State significant development for the purposes of schools – application of development standards in environmental planning instruments.	This section relates to development that is being undertaken as State Significant development and therefore, this section is not applicable.	N/A



Table 8 provides an assessment of the proposal against the relevant provisions of Section 3.37 of the Transport and Infrastructure SEPP:

<b>Table 8 Assessment against Section 3.37 of the Transport and Infrastructure SEPP</b>		
<b>Relevant Provision</b>	<b>Assessment</b>	<b>Compliance</b>
<b>Section 3.37 Schools – development permitted without consent</b>		
<i>(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing or approved school—</i>	The works are being carried out within the boundaries of an existing school, being Ravenswood School for Girls.	Yes
<i>(b) minor alterations or additions, such as— (i) internal fitouts, or</i>	Internal fit-outs for a kitchen will be carried out in accordance with the applicable Australian standard.	Yes
<i>(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.</i>	There are no changes proposed to the existing traffic arrangements on site.	N/A
<i>(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers</i>	The proposed activity will not result in a prohibited increase in student or staff numbers.	N/A
<i>(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.</i>	A review of the development consents currently operating for the site (refer to <b>Section 1.6</b> ) has not identified any relevant conditions of consent relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers. Therefore, the proposed activity will not result in the contravention of any existing conditions of any development consent currently operating on the site.	Yes
<i>(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).</i>	-	N/A
<i>(6) This section does not apply to development for the purposes of campus student accommodation.</i>	This proposal for a kitchen fit-out within the approved Wellbeing and Sport Centre is not for the purpose of campus student accommodation.	N/A

**Table 8 Assessment against Section 3.37 of the Transport and Infrastructure SEPP**

Relevant Provision	Assessment	Compliance
<p>(7) In this section—  <i>prohibited increase in student or staff numbers means—</i></p> <p>(a) <i>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</i></p> <p>(b) <i>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.</i></p>	<p>The proposal will not result in a prohibited increase in student or staff numbers.</p>	<p>N/A</p>

### 3.5 Ku-ring-gai Local Environmental Plan 2015

The site is zoned SP2 Infrastructure under the LEP. As the proposed development is proposed to be undertaken under Part 5 of the EP&A Act, the provisions of the Transport and Infrastructure SEPP supersede any provisions under the LEP. Nevertheless, the following provisions of the LEP are relevant to the environmental assessment of the proposed activity:

- Clause 4.3 Height of buildings: Part of the site is identified with a maximum 11.5m maximum building height, however the proposed area of works is not identified with a maximum HOB. Nevertheless, the proposed internal fit-out does not impact the existing building height.
- Clause 4.4 Floor space ratio: Part of the site is identified with a maximum FSR of 0.95:1, however the proposed area of works is not identified. Nevertheless, the proposed internal fit-out does not impact the existing FSR on site.
- Clause 5.10 Heritage Conservation: The site is identified as containing a State heritage items under the LEP. However, the proposed works are not in relation to any identified heritage item (refer to Section 5.2.1 of the REF for further discussions).

### 3.6 Ku-ring-gai Development Control Plan

Ku-ring-gai Development Control Plan (**DCP**) provides a broad range of development and precinct planning controls. There are no controls which apply specifically to educational establishments, although general controls apply to all development including heritage and site waste management.

It is noted that assessment against the DCP is not a mandatory consideration as the Transport and Infrastructure SEPP is the relevant planning instrument for the proposed works and development without consent is not subject to local planning controls.

### 3.7 Additional Relevant Legislation

Section 6.28 of the EP&A Act applies to the works as they are being carried out on behalf of a public authority and requires that the works do not commence unless it is certified to “Comply with the Building Code of

Australia". A BCA Capability Report has been prepared by Blakett Maguire + Goldsmith (**Appendix D**) which confirms that subject to the adoption of the recommendations, the proposal will meet the applicable requirements of the Building Code of Australia (BCA).

The following legislation is applicable to the works proposed at the school. The works are not inconsistent with the relevant provisions of the following legislation (where applicable):

- NSW Legislation:
  - Australian Standard AS 2061-1991 – *Demolition of Structures*
  - *Biodiversity Conservation Act 2016*
  - *Heritage Act 1977*
  - *Local Government Act 1993*
  - *Waste Avoidance and Resource Recovery Act 2011*
  - *Water Management Act 2000*
  - *Work Health and Safety Act 2011*
  - *Work Health Safety Regulation 2017*
- Commonwealth Legislation:
  - *Disability Discrimination Act 1992*
  - *Environment Protection and Biodiversity Conservation Act 1999*

Overall, the assessment concludes that the proposed activity can be undertaken, and the environmental impacts can be managed through appropriate mitigation measures. Further details of the legislative assessments have been provided in the sections below.

### 3.7.1 Heritage Act 1977

The Heritage Act aims to protect, conserve and promote items of Local and State Heritage Significance that relates to a place, building, work, relic, moveable object or precinct through the operation and establishment of the Heritage Council NSW and is associated functions under delegation by the Heritage Division, Heritage NSW.

The site is partially identified with a State heritage item ("Iolanthe", dwelling house) under LEP. However, the proposed works relating to the internal fit-out for a kitchen at the approved Wellbeing and Sport Centre will not affect the heritage item. Refer to discussion in **Section 5.2.1** of this REF.

### 3.7.2 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act aims to protect the environment, conserve Australian biodiversity and heritage and provide a co-operative approach to the protection and management of the environment. An assessment under the EPBC Act is not required as the proposed activity will not affect any nationally listed species, populations, endangered ecological communities, and migratory species.

Further, the provisions of the EPBC Act do not affect the proposed activity as it is not development that takes place on or affects Commonwealth land or waters, is not development carried out by Commonwealth agencies, nor will the proposed activity significantly impact a matter considered to be of national environmental significance.

An assessment against the relevant matters of national environmental significance is provided in the **Table 9**.

Table 9 Matters of National Environmental Significance	
Factor	Triggered
Any significant impact on a declared World Heritage Property?	Nil
Any significant impact on a National Heritage place?	Nil
Any significant impact on a declared RAMSAR wetland?	Nil
Any significant impact on Commonwealth listed threatened species or endangered community?	Nil

Table 9 Matters of National Environmental Significance	
Factor	Triggered
Any significant impact on Commonwealth listed migratory species?	Nil
Does any part of the proposal involve nuclear actions?	Nil
Any significant impact on Commonwealth marine areas?	Nil
Any significant impact on the Great Barrier Reef Marine Park?	Nil
Any significant impact on Commonwealth land?	Nil

### 3.7.3 Biodiversity Conservation Act 2016

Section 7.8 of the BC Act provides a biodiversity assessment for Part 5 activities and provides that is “likely to significantly affected threatened species” and is considered to be an activity that is “likely to significantly affect the environment”. In this circumstance, an EIS is required and must include or be accompanied by a SIS or BDAR. However, an EIS is not required if the likely significant effect on threatened species is the only likely significant effect on the environment. In this situation, a SIS or BDAR is still required.

In accordance with Section 7.2 of the BC Act, an activity is likely to significantly affect threatened species if it is:

- (a) likely to “significantly affect threatened species or ecological communities, or their habitats” in accordance with section 7.3 of the BC Act; or
- (b) carried out in a declared area of outstanding biodiversity value.

In accordance with Section 7.2(2) of the BC Act, the biodiversity offsets scheme does not apply to an activity under Part 5 of the EP&A Act. Under the Division 5.1 Guidelines, a REF must record how the test of significance under Section 7.3 of the BC Act has been applied and the conclusions reached. This is detailed in the following discussion.

### 3.7.4 Fisheries Management Act 1994

Under Section 221ZX of the FM Act, an activity under Part 5 of the EP&A Act that is “likely to significantly affect threatened species, populations or ecological communities, or their habitats” or is “carried out in critical habitat” is considered to be an activity that is “likely to significantly affect the environment” in accordance with the test set out in Section 220ZZ of the FM Act.

The site does not contain any marine or aquatic environments and does not seek to remove any vegetation. Therefore, in accordance with the test outlined in Section 220ZZ(2A) of the FM Act, it is considered that the proposed activity is unlikely to significantly affect any marine or aquatic environment and the preparation of a BDAR or SIS is not required.

### 3.7.5 Protection of the Environment Operations Act 1997

The POEO Act seeks to protect, restore and enhance the environment in NSW and to promote public access to information and involvement in the environment protection.

If a pollution event that causes or threatens material harm to the environment occurs during the course of carrying out the activity, the person carrying out that activity must notify the appropriate regulatory authority (as defined under Section 148 of the Act).

Mitigation measures are provided in **Section 6** to this REF to ensure that activities will not cause a pollution event that causes or threatens material harm to the environment. In particular, a preliminary Construction Management Plan has been prepared by EPM Projects to outline the relevant management measures required. A licence under the POEO Act is not required.

## 3.8 Strategic Context

Section 171(2)(g) of the EP&A Regulation and the Division 5.1 Guidelines require that any applicable local strategic planning statement, regional strategic plans or district strategic plans made under Division 3.1 of the EP&A Act are taken into account as part of the environmental assessment of the proposed activity.

The following strategic plans are relevant to the proposed activity:

- The Greater Sydney Region Plan, A Metropolis of Three Cities (2018)
- Eastern City District Plan (2018)
- Ku-ring-gai Local Strategic Planning Statement (2016-2036)
- Ku-ring-gai Community Strategic Plan (2022)

The following table provides a summary of any issues, objectives, policies and actions that are relevant to the proposal in the applicable local and regional strategic plans.

Table 10 Strategic Context	
Strategic Plan	Summary
<b>Greater Sydney Region Plan: A Metropolis of Three Cities (2018)</b>	<p>The proposal is generally consistent with the Greater Sydney Region Plan: A Metropolis of Three Cities, specifically 'Objective 6 – Services and infrastructure meet communities' changing needs':</p> <ul style="list-style-type: none"> <li>• <i>Schools are essential local infrastructure. The NSW Department of Education estimates that an extra 270,000 students will need to be accommodated in government and non-government schools in Greater Sydney by 2036. Demand for school places will vary across Greater Sydney. The Department of Education's high-level School Assets Strategic Plan Summary coordinates planning for, and delivery of, both new and expanded schools. It encourages the joint and shared use of facilities with local governments and the private sector to develop innovative ways to provide school infrastructure.</i></li> <li>• <i>The NSW Government will spend \$4.2 billion over the next four years on building and upgrading schools, including the addition of more than 1,500 new classrooms providing places for 32,000 students. Many new and expanded schools will be in growth areas including Camden, Riverstone, Penrith and Bella Vista. Innovations such as contemporary design, flexible learning spaces and more efficient use of land will be essential responses to growth and changing demand. Shared use of facilities and increased opportunities for students to walk and cycle to school will better connect schools with local communities.</i></li> </ul>
<b>Eastern City District Plan (2018)</b>	<p>The proposal is relevant to the Eastern City District Plan, specifically 'Planning Priority E3 – Providing services and social infrastructure to meet people's changing needs':</p> <ul style="list-style-type: none"> <li>• <i>Creating opportunities for increased shared use and more flexible use of under-utilised facilities such as schools, sports facilities, halls and creative spaces can support growth and respond to the different needs of local demographics groups. Multipurpose and intergenerational facilities are the key to better use of, and access to, infrastructure and services in urban renewal.</i></li> <li>• <i>The NSW Department of Education estimates that an extra 42,850 students will need to be accommodated in government and non-government schools in the District by 2036. The City of Sydney and Bayside local government areas will each take up 22 per cent of the District's increase in school-aged children, followed by Canada Bay and Inner West local government areas, with 12-13 per cent of this growth each.</i></li> </ul>
<b>Ku-ring-gai Local Strategic Planning Statement (2020)</b>	<p>The school is seeking to provide upgrades to an educational facility and as such is consistent with 'K26. Fostering a strong local economy that provides future employment opportunities in Ku-ring-gai for both residents and workers within key industries':</p> <ul style="list-style-type: none"> <li>• <i>The health and education sectors contribute significantly to employment and the local economy within Ku-ring-gai. It is important to note that these industries result in areas of significant employment activity outside of the Local Centres and Pymble Business Park. There are several key institutions responsible for these local jobs within the health and education sector including:</i> <ul style="list-style-type: none"> <li>• <i>Numerous private and public school, both primary and secondary, such as Knox Grammar, Pymbles Ladies College and the new Lindfield Learning Village.</i></li> </ul> </li> </ul>
<b>Ku-ring-gai Community Strategic Plan (2022)</b>	<p>The proposal is consistent with the Theme 3: Places, Spaces and Infrastructure:</p> <ul style="list-style-type: none"> <li>• <i>Costs of delivering new infrastructure, upgrading, ageing infrastructure, high community expectations, increasing demand and ongoing maintenance costs.</i></li> <li>• <i>An improved standard of infrastructure that meets the community's service level standards and Council's obligations as the custodian of our community assets.</i></li> </ul>

# 4 Consultation and Notification

## 4.1 General

Part 3.2 Division 1 of the Transport and Infrastructure SEPP establishes the requirements for consultation with Council and other public authorities for development undertaken as development permitted without consent by public authorities. There are also notification requirements for certain types of development permitted without consent under Section 3.38 of the Transport and Infrastructure SEPP.

**Table 11** provides an assessment against the relevant provisions of Part 3.2 Division 1 of the Transport and Infrastructure SEPP.

Table 11 Consultation and Notification Requirements		
Provision	Assessment	Applies/Complies
<b>Part 3.2 General Division 1: Consultation and Notification</b>		
3.8 - Consultation with Councils – development with impacts on council-related infrastructure or services	<p>The proposed activity will not have any impact on Council managed stormwater management services.</p> <p>The proposed activity will not generate traffic that will adversely impact the capacity of the existing road network.</p> <p>The site is not connected to a Council owned sewage system or water supply system.</p> <p>The proposed activity does not involve the installation of any temporary structures or enclosing of public places that would likely cause a disruption to pedestrian or vehicular traffic.</p> <p>The proposed activity does not include any excavation adjacent to a public road.</p> <p>Furthermore, consultation with Council is not required pursuant to this section of the SEPP.</p>	N/A
3.9 - Consultation with Councils – Development with impacts on local heritage	<p>The site is identified with a local heritage item, however the proposed works are wholly internal to a new building that cannot be seen from the heritage item and will not affect the heritage significance of the heritage item. Therefore, consultation with Council is not required pursuant to this section of the SEPP.</p>	N/A
3.10 - Notification of councils and State Emergency Services – Development on Flood Liable Land	<p>The proposed activity is not located on flood liable land.</p>	N/A
3.11 - Consideration of Planning for Bush Fire Protection	<p>The site is not identified as bushfire prone land.</p>	N/A
3.12 - Consultation with public authorities other than councils.	<p>The site is not located adjacent to land reserved under the NPW Act, a rail corridor, within the dark sky region or located within a mine subsidence district.</p> <p>Consultation with Transport for NSW is not required:</p> <ul style="list-style-type: none"> <li>As the development will not result in the school being able to accommodate 50 or more students; and</li> <li>The site does not have access to a classified road and is not located within 90m of an access point to a classified road; and</li> </ul>	N/A

Table 11 Consultation and Notification Requirements		
Provision	Assessment	Applies/Complies
	<ul style="list-style-type: none"> <li>• The site will not result in the provision of 200 or more car parking spaces; and</li> <li>• The proposed activity will not result in a new or relocated vehicular or pedestrian access point to the school; and</li> <li>• The proposed activity does not involve excavation to a depth of three (3) or more metres on land within or adjacent to a classified road.</li> </ul>	

In addition, Section 3.38 provides additional notification requirements for development to which Section 3.37(1)(a) applies. In this case, the proponent must –

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

Pursuant to the assessment carried out in **Section 3**, the proposed works relate to the internal fit-out of a kitchen which is carried out under Section 3.37(2)(b)(i). Therefore, written notification is not required to Council or the adjoining land owners of the site.



# 5 Environmental Assessment

This section of the REF will carry out an environmental impact assessment of the proposed works, applying an assessment methodology of considering the potential for environmental risk arising from the site constraints, identifying potential risks associated with the carrying out of the proposed works, and identifying mitigation procedures and control measures appropriate to respond to these risks.

An assessment of the works against the factors which must be taken into account when assessing the impact of an activity on the environment pursuant to Section 171 of the EP&A Regulation is then provided in the following section.

## 5.1 Assessment method

Under the Division 5.1 Guidelines, the proponent is required to identify, analyse and evaluate the activity's likely environmental impacts of the proposed activity including the direct, indirect and cumulative impacts. Each likely environmental impact has been assessed individually for its level of significance. Key assessment considerations include:

- Type of impact – The characteristics of the impact likely to affect the environment.
- Extent – The area and population expected to be affected.
- Size – The estimated area, amount, quantity or volume of impact.
- Duration – When the impact is expected to occur, for instance, whether only over particular project phases or permanent.
- Severity – The likely degree of change (e.g. negligible, minor, moderate, major), which could depend on how vulnerable or resilient the affected environment, feature or population is to the impact. It may be appropriate to consider how the change compares with relevant standards, codes and/or policies.
- Importance – Any long-held values; whether the environment is rare, unique or readily replaceable; the importance to the community's identity, health and/or welfare; or any listings as being of national, state or local significance.
- Level of concern/interest – The concern or interest of the community and whether information is available to enable people to understand the impacts.

Each of the potential impacts of the proposed activity is evaluated by considering the significance of the impact, considering the aggregation of all of the impacts of the activity and consideration of the cumulative impacts. This will enable the consideration of the impacts of the proposed activity to the fullest extent possible.

Measures to mitigate the impacts of the proposed activity are detailed in **Section 6** of the REF.

## 5.2 Environmental Impact Assessment

The assessment carried out under this REF has considered a range of potential constraints for the site, including matters relating to heritage, BCA and waste management, which are discussed below.

### 5.2.1 Heritage

The Ravenswood School for Girls campus is partially mapped as a State heritage item ("Iolanthe", dwelling house) under LEP, refer to **Figure 4**. The identification of the item under the LEP delineates the item's curtilage via the lot boundary of Lot 100 in DP 776508. Nevertheless, the proposed works for an internal fit-out of a kitchen will not impact the heritage as the works are:

- Not located in the heritage item,
- The works are contained wholly within a new building that has been approved under complying development, and
- The works will not affect the heritage significance of the item or affect the heritage value of the site.

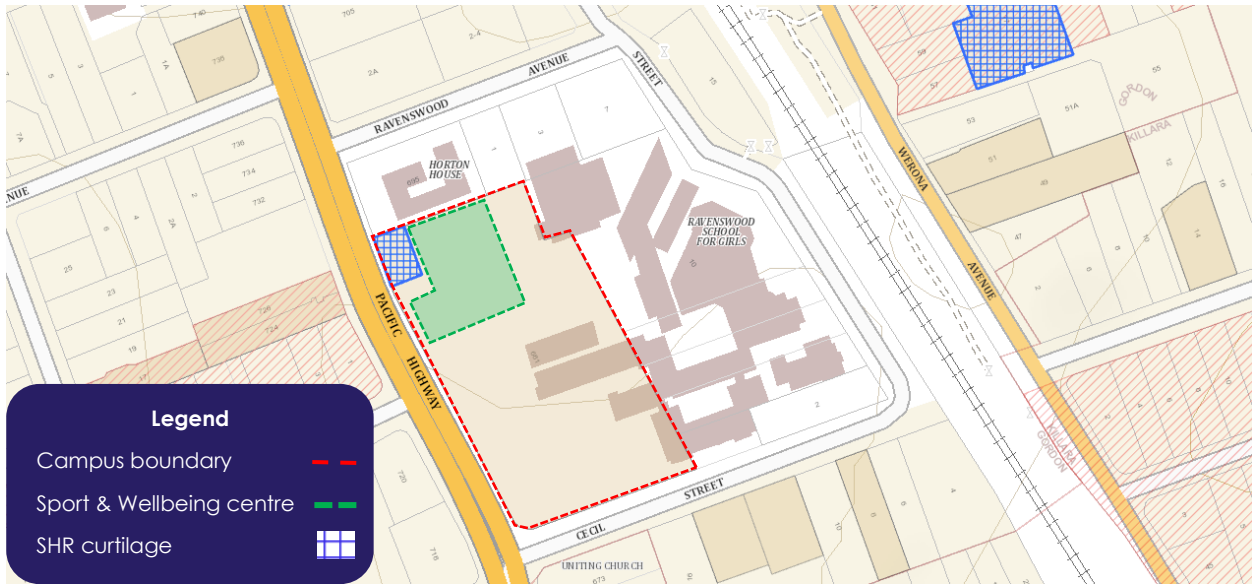


Figure 4: Heritage Map (Source: NSW ePlanning Portal)

### 5.2.2 BCA

A BCA Capability Report has been prepared by Blackett Maguire + Goldsmith, refer at **Appendix D**. The report provides an assessment of the proposed kitchen fit-out works against the provisions of BCA 2022 in accordance with Section 6.28 of the EP&A Act. The assessment confirms that the works can meet the relevant BCA provisions.

### 5.2.3 Waste Management

A Waste Management Plan has been prepared by EPM Projects, refer to **Appendix E**. The expected waste produced from the proposed works will occur during construction and operational stage. The waste produced is minimal only relating to packaging waste and cabling, which will be disposed via a skip bin that will be transported off site.

The expected operational waste generated from the kitchen is estimated to be 8L per week for general garbage and 2L per week of recycling waste. A dedicated waste storage room is located next to the kitchen where waste will be stored before it is collected by an external waste contractor. The maintenance of the waste storage room will be managed by the school facilities management services.

**Section 6** of this REF provides mitigation measures requiring the Waste Management Plan to be implemented during construction and operation stage.

### 5.2.4 Construction Management

A Construction Management Plan has been prepared by EPM Projects, refer to **Appendix F**. The proposed works is expected to be carried out in the following steps:

1. Site establishment, including fencing and temporary services
2. Installation and commissioning of hydraulic, mechanical, electrical services and kitchen equipment
3. Installation of wall, floor and ceiling finishes
4. Final cleaning and make-good works as required.
5. Demobilisation from site
6. Handover and completion

**Section 6** of this REF includes mitigation measures during construction phase.

### 5.2.5 Cumulative Impacts

Under the Division 5.1 Guidelines the following definition of 'cumulative impact' is provided:

*Impacts that are a result of incremental, sustained and combined effects of human action and natural variations over time, both positive and negative, or by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and relevant future projects.*

*Refer to definition for 'relevant future projects' to understand scope of projects to be included.*

Relevant future projects are defined under the Guidelines as:

*The following types of development are 'relevant future projects':*

- *other State significant development and State significant infrastructure projects*
- *projects classified as designated development and require an EIS*
- *projects that require assessment under Division 5.1 of the EP&A Act that are likely to significantly affect the environment and require an EIS*
- *projects that have been declared to be controlled actions under the EPBC Act*
- *any major greenfield and urban renewal developments that are scheduled for the area (e.g. new areas zoned for urban development).*

*These types of projects are generally large in scale and could potentially contribute to or compound material impacts. They are also generally publicly notified and should therefore be known or reasonably foreseeable.*

The scope of works of this REF are minor and the impacts are short-term only, therefore any cumulative impacts resulting from the activity are likely to negligible. The scope of work for an internal kitchen fit-out does not create any enclosed teaching space and will not increase the capacity of the teaching facilities at the school.

Therefore, on the basis that there will be no accumulation of effects from past or current projects, it is determined that further assessment or mitigation of cumulative impacts is not warranted for the purposes of this work.

### **5.3 Division 5.1 Guidelines Environmental Factors**

The Division 5.1 Guidelines and Section 171(2) of the EP&A Regulation details factors that must be taken into account when assessing the impact of an activity on the environment. **Table 12** provides an assessment of these considerations.

Table 12 Division 5.1 Guidelines Environmental Factors to be considered		
Environmental Factor	Assessment	Mitigation Required
(a) the environmental impact on the community, (Social, economic and cultural impacts)	Community impacts that could arise as a result of the proposed works include short-term impacts associated with traffic, noise and waste. Suitable mitigation measures have been identified in <b>Section 6</b> of this REF to ensure potential impacts are minimised.  Long-term, the proposed activity will have a beneficial impact for the school community by facilitating a new kitchen to catering for future events.	Mitigation measures have been detailed in <b>Section 6</b> .
(b) the transformation of the locality, (Human and non-human environment)	The proposed works will not result in any transformation of a locality, they are limited to internal fit-out of a kitchen to an existing school campus that is not visible from the public domain.	Mitigation measures have been detailed in <b>Section 6</b> .
(c) the environmental impact on the ecosystems of the locality, (Flora, fauna, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil)	The proposed works will result in negligible environmental impacts on the ecosystems of the locality. No tree removal is required to facilitate the proposed works.	Nil
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality, (Visual, recreational, scientific and other)	The proposed works will only be visible from within the Wellbeing and Sport Centre and will not reduce aesthetic, recreational, scientific or other environmental quality or value of the locality.	Nil
(e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations, (Aboriginal heritage (including intangible cultural significance), architectural heritage, social/community values and identity, scenic values and other)	The proposed works will only be visible from within the new Wellbeing and Sport Centre. None of the works will be visible from the public domain or heritage item.	Nil

**Table 12 Division 5.1 Guidelines Environmental Factors to be considered**

Environmental Factor	Assessment	Mitigation Required
<p>(f) <i>the impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016,</i> (Listed species and habitat requirements / critical habitat)</p>	<p>The alterations to the existing canteen will not result in any impact on the habitat of any protected animals.</p>	<p>Nil</p>
<p>(g) <i>the endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air,</i> (Listed species, non-listed species and key threatening processes)</p>	<p>The internal fit-out for a kitchen will not endanger any species of animal, plants or other form of life.</p>	<p>Nil</p>
<p>(h) <i>long-term effects on the environment,</i> (Ecological, social and economic)</p>	<p>The proposed activity will not result in any long-term effects on the environment.</p>	<p>Nil</p>
<p>(i) <i>degradation of the quality of the environment,</i> (Ecological, social and economic)</p>	<p>The proposed activity will not result in degradation of the quality of the environment.</p>	<p>Nil</p>
<p>(j) <i>risk to the safety of the environment,</i> (Public health, contamination, bushfire, sea level rise, flood, storm surge, wind speeds, extreme heat and climate change adaptation)</p>	<p>The proposal has been designed in accordance with the environmental constraints of the site and will not result in any risks to the safety of the environment.</p>	<p>Mitigation measures have been detailed in <b>Section 6.</b></p>
<p>(k) <i>reduction in the range of beneficial uses of the environment,</i> (Natural resources, community resources and existing uses)</p>	<p>The proposed activity will not result in the reduction in the range of beneficial uses of the environment.</p>	<p>Nil</p>
<p>(l) <i>pollution of the environment,</i> (Air (including odours and greenhouse gases); water (including runoff patters, flooding/tidal regimes, water quality health); soil (including contamination, erosion, instability risks); noise and vibration (including consideration of sensitive receptors); or light pollution)</p>	<p>The proposal will not result in pollution of the environment. Noise and vibration impacts have been considered and appropriate mitigation measures have been provided to protect the environment.</p>	<p>Mitigation measures have been detailed in <b>Section 6.</b></p>

**Table 12 Division 5.1 Guidelines Environmental Factors to be considered**

Environmental Factor	Assessment	Mitigation Required
<p><i>(m) environmental problems associated with the disposal of waste,</i> (Transportation, disposal and contamination)</p>	<p>Mitigation measures have been identified to manage any environmental problems associated with the disposal of waste from the site.</p>	<p>Mitigation measures have been detailed in <b>Section 6.</b></p>
<p><i>(n) increased demands on natural or other resources that are, or are likely to become, in short supply,</i> (Land, soil, water, air, minerals and energy)</p>	<p>The proposed minor works will not result in any increased demands on resources.</p>	<p>Nil</p>
<p><i>(o) the cumulative environmental effect with other existing or likely future activities,</i> (Existing activities and future activities)</p>	<p>The existing and future use of the site will remain as an educational establishment as a result of these works and therefore there will be no cumulative environmental effect arising from the works.</p>	<p>Nil</p>
<p><i>(p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions,</i> (Coastal process and hazards (impacts arising from the proposed activity on coastal processes and hazards and impacts on the proposed activity from coastal processes and hazards), climate scenarios)</p>	<p>The works will have no impact on coastal processes or hazards.</p>	<p>Nil</p>
<p><i>(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,</i> (Issues, objectives, policies and actions identified in local, district and regional plans)</p>	<p>As detailed in <b>Section 3.8</b> the proposed activity is generally consistent with the relevant aims, objectives and planning priorities detailed in the <i>Sydney Region Plan, Eastern City District Plan, Ku-ring-gai Local Strategic Planning Statement</i> and <i>Ku-ring-gai Community Strategic Plan</i>.</p>	<p>Nil</p>
<p><i>(r) other relevant environmental factors.</i> (Any other factors relevant in assessing impacts on the environment to the fullest)</p>	<p>There are no other relevant environmental factors that require assessment in relation to the proposed minor works.</p>	<p>Nil</p>



# 6 Mitigation Measures

## 6.1 Part A – General Measures

### 6.1.1 Obligation to Prevent Impacts to The Environment

In addition to meeting all of the conditions/mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the construction and on-going operation of the approved activity.

### 6.1.2 Development in Accordance with Plans and Documentation

The activity must be carried out in accordance with the REF dated 17 October 2024 prepared by EPM Projects, and in accordance with the following plans and supporting documentation, except where a condition/mitigation measure expressly requires otherwise:

Drawing Name	Drawing No.	Issue	Date
Site Plan – Proposed Ground REF	REF-021400	A	1/10/2024
General Arrangement Plan – Ground	REF-201001	A	1/10/2024
Room Details – Ground – 01.00.10 Kitchen	REF-821109	A	1/10/2024

Document Name	Author	Issue	Date
Waste Management Plan	EPM Projects	A	9 October 2024
Construction Management Statement	EPM Projects	A	9 October 2024
BCA Capability Report	Blackett Maguire + Goldsmith	-	11 October 2024

### 6.1.3 Copies of Approved Plans and Conditions/Mitigation Measures To Be Kept On-site

A copy of the approved plans and conditions/mitigation measures must be kept at an appropriate location on-site where the works are taking place and must be available for inspection on request.

### 6.1.4 Copies of REF To Be Kept on School Website

In accordance with the requirements of the *NSW Code of Practice of Part 5 activities for registered non-government schools* (August 2017):

- A copy of the REF and Decision Statement are to be published on the school's website for a minimum period of 5 years from the commencement of the works.
- A copy of the REF and Decision Statement are to be provided to any member of the public who requests a copy in accordance with the requirements of Section 5.2 of the Code of Practice.

### 6.1.5 Amendment Tracking

Where a minor amendment to a plan approved under condition/mitigation measure **6.1.2** or an amendment to an approved condition/mitigation measure forming part of this REF determination to correct a typo is required, an amendment register for the REF must outline the proposed amendment, demonstrate the need for the proposed amendment and demonstrate why the proposed amendment is considered to be substantially the same as the approved REF. If amending a plan approved under condition/mitigation measure **6.1.2**, the amendment register must also outline how the environmental impacts of the proposed amendment have already been considered and how it will reduce the overall environmental impact of the approved REF. Each amendment is required to be endorsed by the school and is required to be published on the school's website along with the REF and Decision Statement.

### 6.1.6 Compliance With Conditions/Mitigation Measures

All relevant personnel, including contractors and their subcontractors must be made aware of these conditions/mitigation measures and the requirement to undertake the works as per these conditions/mitigation measures.

## 6.2 Part B - Prior To Commencement Of Any Construction Work

**Note:** The following conditions/mitigation measures are to be complied with prior to the commencement of any construction work.

### 6.2.1 Works Notification

Prior to the commencement of any construction work, Council and the occupiers of any land within 80 metres of the site boundaries must be notified in writing of the project. The notice must outline the works to be undertaken, the expected timing for commencement and expected timing for completion of construction works. A minimum period of 48 hours notification prior to the commencement of any construction work shall be given.

### 6.2.2 Site Notice Board

Prior to the commencement of any construction work, a site notice board must be located at eye level at the entrance or other appropriate location at the site in a prominent position for the benefit of the community. The site notice must be displayed throughout the entire construction period, be A1 sized, durable, weatherproof and include the following information:

- a) 24-hour contact person for the site;
- b) Telephone and email addresses;
- c) Site works and timeframes; and
- d) Details of where accessible project information can be sourced.

### 6.2.3 Complaints Handling

Prior to commencement of any construction work, a Complaints Register is to be developed to record the details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available on request. On receiving a complaint, it is to be recorded and provided to the relevant authorised person and reviewed to determine whether issues relating to the complaint can be resolved, avoided or minimised. A response approved by the relevant authorised person shall be provided to the complainant within 7 days of receiving the complaint explaining what remedial actions (if any) were taken.

### 6.2.4 Construction Management Plan

Prior to the commencement of any construction work, the Construction Management Plan (CMP) as referenced in condition/mitigation measure **6.1.2** is to be reviewed, and if necessary, updated, before being implemented for the carrying out of the works.

### 6.2.5 Construction Waste Management

Management of construction and demolition waste should be undertaken in accordance with the Waste Management Plan (WMP) as referenced in condition/mitigation measure **6.1.2**, together with the Department of Environment and Climate Change, Waste Classification Guidelines (2008) and the *Protection of the Environment Operations Act 1997*. The following mitigation measures should be implemented on site:

- The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of the works;
- Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed waste disposal site. Frequency of collection should be identified and records maintained;
- No burning or burying of waste is permitted on the site;
- Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the site boundary;
- No materials will be used in a manner that will pose a risk to public safety and waste generated from the works will be recycled wherever possible;

- All loose material stockpiles are to be stored within the temporary construction compounds and are to be protected from possible erosion;
- Unnecessary resource consumption will be avoided;
- All soils and materials (liquid and solid) to be removed from the site must be analysed and classified by an appropriately qualified consultant in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* and related guidelines, in particular the NSW EPA Waste Classification Guidelines, prior to offsite disposal; and
- All waste must be disposed of at an appropriately licensed waste facility suitable for the specific waste. Receipts for the disposal of the waste must be submitted to the school within 14 days of the waste being disposed.

## 6.3 Part C - During Construction Work

**Note:** The following conditions/mitigation measures are to be complied with during construction work.

### 6.3.1 Construction Management

The site and all construction works are to be managed and carried out in accordance with:

- The CMP and all of its associated plans, protocols and procedures, which were required to the satisfaction of condition/mitigation measure **6.2.4**,
- The approved REF, plans and supporting documents approved under condition/mitigation measure **6.1.2**; and
- Any other licences, permits, approvals and land owners consents as required under any other legislation.

### 6.3.2 No Obstruction of Public Way

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

### 6.3.3 Pedestrian Access

Safe pedestrian access in and around the site shall remain unimpeded at all times. Required informative signage and directional information must be provided in appropriate locations. Where necessary, traffic control measures will be implemented.

### 6.3.4 Work Hours

The undertaking of any construction work, including the entry and exiting of construction and delivery vehicles at the site, is restricted to the following standard work hours:

- Monday to Friday inclusive: Between 7.00am to 6.00pm;
- Saturday: Between 8.00am to 1.00pm; and
- Sunday and Public Holidays: No work permitted.

### 6.3.5 Services and Utilities

All services and utilities in the construction area must be appropriately disconnected and reconnected as required. The contractor is required (if necessary) to consult with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, they are to be appropriately augmented, subject to obtaining any required approvals or permits.

# 7 Conclusion

The proposed internal fit-out of a kitchen at Ravenswood School of Girls located at 681 Pacific Highway, Gordon, is subject to assessment under Part 5 of the EP&A Act. This REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. This has included consideration of heritage, BCA and waste management impacts.

A number of potential environmental impacts from the proposal have been avoided or reduced during the development of concept design and options assessment for the proposal. The proposal as described in this REF best meets the project objectives. The only mitigation measures relevant to the carrying out of the proposed works relates to the disposal of waste resulting from the construction phases of the works in accordance with the Waste Management Plan. Accordingly, an appropriate mitigation measure has been included in this regard. On balance the proposal is considered justified.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an environmental impact statement to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 Division 5.2 of the EP&A Act.

The proposal is unlikely to affect threatened species, populations or ecological communities or their habitats, within the meaning of the BC Act and/or FM Act. Therefore, a species impact statement or biodiversity development assessment report is not required. The proposal does not affect the environment of Commonwealth land or have an impact on any matters of national environmental significance.

# 8 Glossary and Abbreviations

<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BCA</b>	Building Code of Australia
<b>BDAR</b>	Biodiversity Development Assessment Report
<b>CDC</b>	Complying Development Certificate
<b>CMP</b>	Construction Management Plan
<b>CIV</b>	Capital Investment Value
<b>Council</b>	Ku-ring-gai Council
<b>Code of Practice</b>	<i>NSW Code of Practice for Part 5 activities for registered non-government schools (August 2017)</i>
<b>DCP</b>	Ku-ring-gai Development Control Plan
<b>Determining Authority</b>	A Minister or public authority and, in relation to any active, the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out.
<b>Division 5.1 Guidelines</b>	Department of Planning and Environment Guidelines for Division 5.1 assessments (June 2022)
<b>DP</b>	Deposited Plan
<b>DPE</b>	Department of Planning and Environment
<b>DPHI</b>	Department of Planning, Housing and Infrastructure
<b>EIS</b>	Environmental Impact Statement
<b>EPBC Act</b>	<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EPI</b>	Environmental Planning Instrument
<b>EP&amp;A Act</b>	<i>NSW Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>NSW Environmental Planning and Assessment Regulation 2021</i>
<b>EPI</b>	Environmental Planning Instrument
<b>FM Act</b>	<i>Fisheries Management Act 1994</i>
<b>FSR</b>	Flood Space Ratio
<b>Heritage Act</b>	<i>Heritage Act 1977</i>
<b>HOB</b>	Height of Building
<b>LEP</b>	Ku-ring-gai Local Environmental Plan 2015
<b>LGA</b>	Local Government Area
<b>NPW Act</b>	<i>National Parks and Wildlife Act 1974</i>
<b>POEO Act</b>	<i>Protection for the Environment Operations Act 1997</i>
<b>Public Authority</b>	Government departments, statutory bodies and registered non-government schools pursuant to Schedule 1 of the EP&A Regulation.
<b>REF</b>	Review of Environmental Factors
<b>RNS</b>	Registered Non-government schools
<b>SEPP</b>	State Environmental Planning Policy
<b>Site</b>	Lot 100 in DP 776508; 681 Pacific Highway, Gordon
<b>SIS</b>	Species Impact Statement
<b>School</b>	Ravenswood School of Girls
<b>Transport and Infrastructure SEPP</b>	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
<b>WM Act</b>	<i>Water Management Act 2000</i>



FOLIO: 100/776508

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SEARCH DATE	TIME	EDITION NO	DATE
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13/7/2023	12:37 PM	3	10/8/2022

LAND

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LOT 100 IN DEPOSITED PLAN 776508  
AT GORDON  
LOCAL GOVERNMENT AREA KU-RING-GAI  
PARISH OF GORDON COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP776508

FIRST SCHEDULE

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RAVENSWOOD SCHOOL FOR GIRLS PROPERTY LIMITED (TZ AS375824)

SECOND SCHEDULE (2 NOTIFICATIONS)

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- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AF605697 CAVEAT BY ENERGYAUSTRALIA
- \* AS375824 CAVEATOR CONSENTED

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*





# PLANNING

# CERTIFICATE

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 [krq@krq.nsw.gov.au](mailto:krq@krq.nsw.gov.au)

W [www.krq.nsw.gov.au](http://www.krq.nsw.gov.au)

ABN 86 408 856 411



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

## PROPERTY DETAILS

**Address:** 681 Pacific Highway GORDON NSW 2072

**Lot Description:** Lot 100 DP 776508

## CERTIFICATE DETAILS

**Certificate No:** ePC2394/23

**Certificate Date:** 13/07/2023

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

## APPLICANT DETAILS

REF: EC1921

Infotrack  
Gpo Box 4029  
SYDNEY NSW 2000

## 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 2 –  
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2021.**

**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.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

State Environmental Planning Policy (Housing) 2021.

**(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).**

There are no proposed environmental planning instruments that apply to this land.

**(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.*

**(4) Which draft development control plans apply to the carrying out of development on this land? (Including draft development control plans that are or have been the subject of community consultation or on public exhibition under the E. P. & A. Act).**

There are no draft development control plans that apply to this land

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

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

(i) Infrastructure - Educational Establishment

(ii) SP2

under the provisions of Ku-ring-gai Local Environmental Plan 2015.

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

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.

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

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.

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

Any development not specified in item (b)(i) or (b)(ii).

**(iv) 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.

**(v) 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.

**(vi) 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.

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

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

**(d) 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.

**(e) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.**

No.

**(f) Is the land in a conservation area?**

No.

***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.*

**(g) 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.

Note: This property is listed on the State Heritage Register under the provisions of the Heritage Act 1977. Item name - "Iolanthe" - SHR Number 227.

***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. Contribution plans

**(1) Which contribution plans or draft contribution plans apply if this land under the Act, Division 7.1?**

Ku-ring-gai Contributions Plan 2010 (s7.11).  
Ku-ring-gai Council Section 7.12 Local Levy Contributions Plan 2023

**(2) Is the land in a special contributions area under the Act, Division 7.1?**

No

**SPECIAL NOTE:** A contributions plan outlines the financial costs Council levies if land is developed and Council believes the development will require additional infrastructure such as parks, roads etc. Copies of both the contributions plans are available on Council's website.

## 4. 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. .

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim



heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim

heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1, 17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the

State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1,17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1,17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

- 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.

- (a) a restriction applies to the land, but it may not apply to all of the land
- (b) Council does not have sufficient information to ascertain the extent to which complying development may or 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, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

Please refer to Clause 1,17A (2) and (3) of the Policy in relation to exemptions under section 57(1A), (2) or (3) of the Heritage Act 1977 or requirements for land that is only partially affected by this listing.

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

## 5. Exempt development

***The extent to which the land is land on which exempt development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and if exempt development may not be carried out on that land the reason why it may not be carried out under those clauses***

Exempt development **may not** be carried out on the land.

(a) *a restriction applies to the land, but it may not apply to all of the land*

(b) *Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land*

The land is affected by the following general exemptions and/or land based exclusions:

Note: This property is listed on the State Heritage Register under the provisions of the Heritage Act 1977. Item name - "Iolanthe" - SHR Number 227.

## 6. 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.*

## 7. 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.

## 8. 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.

## 9. Flood related development controls information

***Is the land or part of the land within the flood planning area and subject to flood related development controls?***

No.(Unknown)

*The flood risk of this land has not yet been mapped. Unmapped locations may also be subject to flood related development controls*

***Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?***

No.(Unknown)

*The flood risk of this land has not yet been mapped. Unmapped locations may also be subject to flood related development controls*

***SPECIAL NOTE: Flood planning area*** has the same meaning as in the Floodplain Development Manual.

***Floodplain Development Manual*** means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

***Probable maximum flood*** has the same meaning as in the Floodplain Development Manual.

## 10. 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.

## 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. 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](http://www.loosefillasbestos.nsw.gov.au).

### 13. 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.

### 14. 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 Part 10 of the Environmental Planning and Assessment Regulation 2021. And Assessment Act 1979, Schedule 7

### 15. 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.

### 16. 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.

### 17. 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.



## 18. 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.

## 19. 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.

## 20. Western Sydney Aerotropolis

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

## 21. Development consent 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 the repealed 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.

***SPECIAL NOTE:*** State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 repealed on 26 November 2021 by State Environmental Planning Policy (Housing) 2021

## 22. Site Compatibility certificates and development consent conditions for affordable housing

***Is there a current site compatibility certificate (affordable housing), of which council is aware, in respect of proposed development on the land issued under clause 39 of State Environmental Planning Policy (Housing) 2021?***

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

**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](mailto: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.

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### ***Flooding:***

Council has commenced the Middle Harbour North Catchment Flood Study which applies to this property. Please contact council for study updates or to see if this may restrict the development of the land.

*Please note: The flood study reports or flood certificate report will provide further detail about the location, extent and nature of flooding on the lot.*

*For further information please see <https://www.krg.nsw.gov.au/floodrisk>*

**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.*

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### ***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](http://www.loosefillasbestos.nsw.gov.au).*

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### ***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.

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***Threatened species, populations and ecological communities:***

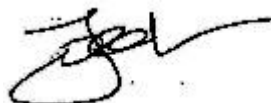
This land may contain threatened species, populations and ecological communities listed under the *Biodiversity Conservation Act 2016 (NSW)* and or the *Environment Protection Biodiversity Conservation Act 1999* (Commonwealth). For more information contact NSW Office of Environment and Heritage Tel: 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) <<mailto:info@environment.nsw.gov.au>>

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**John McKee**  
General Manager















# BCA Capability Report

For REF submission

Ravenswood Girls WSC - Kitchen

681 Pacific Highway, Gordon NSW 2072

**Prepared for:**

EPM Projects

**Revision 0**

11 October 2024

Reference: S240356



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## + Report Status

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+ Date	11 October 2024
+ Revision	0
+ Status	REF submission
+ Author	Michael Potts
+ Reviewed	Michael Potts & Antonio Canuto

**Prepared by:**

Michael Potts

Director

**BM+G**

Building Surveyor-Unrestricted (NSW)

**BDC No.:** 2516

## + Revision History

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+ Revision	0	+ Date	11/10/2024
+ Status	REF submission		

## 1.0 Description of Project

### 1.1 Proposal

**BM+G** have been commissioned by EPM Projects to undertake an assessment of the Kitchen Works within the Ravenswood Girls Sport & Wellbeing Centre at 681 Pacific Highway, Gordon NSW 2072 against the relevant provisions of the Building Code of Australia 2022 (BCA).

An assessment of BCA compliance with respect to the new works is included within Section **Error! Reference source not found.**

### 1.2 Aim

The aim of this report is to:

- + Undertake an assessment of the proposed works against the deemed-to-satisfy provisions of the BCA.
- + Provide a BCA assessment for the purpose of the Review of Environmental Factors (REF) application.
- + Determine matters which need to be resolved at Construction Certificate stage.

### 1.3 Project Team

The following **BM+G** team members have contributed to this Report:

- + **Michael Potts** – Project Director (Director) | Building Surveyor-Unrestricted
- + **Jack Gunning** – Assistant (Cadet Building Surveyor)
- + **Antonio Canuto** – Peer Review (Associate Director) | Building Surveyor-Unrestricted

### 1.4 Referenced Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- + Building Code of Australia 2022 (BCA)
- + The Guide to the Building Code of Australia 2022
- + Architectural Plans prepared by Architectus numbered:

+ Drawing No.	+ Revision	+ Date
REF-021400	A	1.10.24
REF-821014	A	1.10.24

+ Drawing No.	+ Revision	+ Date
REF-021401	A	1.10.24
REF-821109	A	1.10.24

## 1.5 Regulatory Framework

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- + Pursuant to Section 137 of the Environmental Planning and Assessment Regulation 2021 the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Complying Development Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As the Construction Certificate application will be lodged after 1 May 2023, this report assesses the design against compliance with the requirements of BCA 2022.
- + The assessment has been undertaken in accordance with Clause 24 and 25 of the Building and Development Certifiers Regulation 2020. **BM+G** are the proposed Registered Certifier and the advice provided in this Report is limited to whether submitted documentation complies with the Building Code of Australia or a legislative requirement.

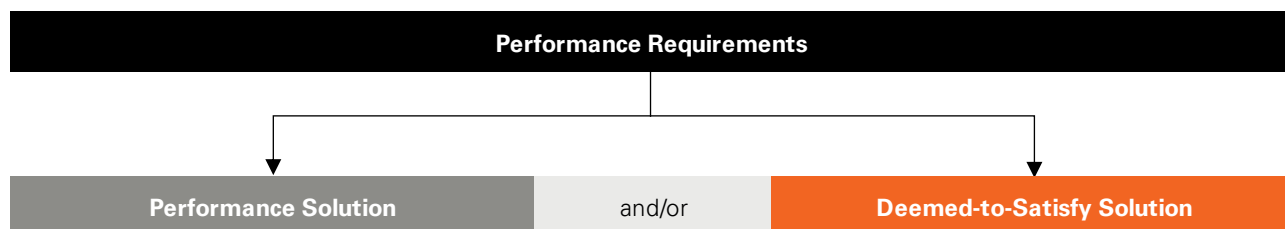
## 1.6 Relevant Version of the NCC Building Code of Australia

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Pursuant to Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As the Construction Certificate application will likely be lodged before 1 May 2025, this report assesses the design against compliance with the requirements of BCA 2022.

## 1.7 Compliance with the National Construction Code

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Compliance with the NCC is achieved by complying with:

- + the Governing Requirements of the NCC; and
- + the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in the Figure below:

- + A Performance Solution.
- + A Deemed-to-Satisfy Solution.
- + A combination of the above two options.

Where a *Performance Requirement* is proposed to be satisfied by a *Performance Solution*, the following steps must be undertaken:

- + Prepare a performance-based design brief in consultation with relevant stakeholders.

- + Carry out analysis, using one or more of the Assessment Methods listed in A2G2(2), as proposed by the performance-based design brief.
- + Evaluation the results against the acceptance criteria in the performance-based design brief.
- + Prepare a final report that includes:
  - All Performance Requirements and/or Deemed-to-Satisfy provisions identified through A2.2(3) or A2G4(3) as applicable; and
  - Identification of all Assessment Methods used; and
  - Details of steps (a) to (c); and
  - Confirmation that the Performance Requirement has been met; and
  - Details of conditions or limitations, if any exist, regarding the Performance Solution.

## 1.8 Limitations and Exclusions

---

The limitations and exclusions of this report are as follows:

- + This report is prepared in accordance with the Conflicts of Interest provisions of Part 4 of the Building and Development Certifiers Regulation 2020. **BM+G** confirm that this report is prepared specifically to address the requirements of Clause 25(5) and (9) of the Regulation with respect to the role of the Registered Certifier. This assessment report is not to be construed as extending any further into providing design advice, which would be contrary to the aims of this legislation.

- + No assessment has been undertaken with respect to the Disability Discrimination Act 1992 (DDA) within this Report. The building owner needs be satisfied that their obligations under the DDA have been addressed.

Please note that whilst the BCA specifies a minimum standard of compliance with AS1428 (Parts 1-3) and Part D4 of the BCA for access and facilities for people with disabilities, compliance with such requirements may not necessarily preclude the possibility of a future complaint made under the DDA 1992. The DDA is a complaint based legislation and is presently not identified by the State Building Codes and Regulations. In this regard the building owner should be satisfied that their obligations under the DDA have been addressed.

- + No assessment has been undertaken with respect to the following areas of the NCC:

- Structural
- Weatherproofing
- Waterproofing
- Acoustic
- Passive Fire Protection
- DDA / Accessibility
- Section J / ESD
- Fire Safety Engineering

- + This report does not constitute a detailed assessment of the architectural documentation against the requirements of Section J. It is understood that a suitably qualified consultant will be engaged to determine compliance in this regard.

- + **BM+G** has not undertaken an assessment of any Performance Solution Reports at the time of the preparation of this report.

- + The Report does not address matters in relation to the following Local Government Act and Regulations:

- Work Health and Safety Act and Regulations.
- Work Cover Authority requirements.
- Water, drainage, gas, telecommunications and electricity supply authority requirements.
- Disability Discrimination Act 1992.

- + **BM+G** cannot guarantee acceptance of this report by Local Council, Fire & Rescue NSW or other approval authorities.

- + This report may not be relied upon under the provisions of the Design and Building Practitioners Act & Regulation for the purposes of issuing a Design Compliance Declaration.
- + No part of this document may be reproduced in any form or by any means without written

permission from **BM+G**. This report is based solely on client instructions, and therefore should not be used by any third party without prior knowledge of such instructions.



## 1.9 Report Terminology

**Building Code of Australia** – Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.

**Climatic Zone** – Means an area defined in Figure 2 and in Table 2 (of BCA Schedule 3) for specific locations, having energy efficiency provisions based on a range of similar climatic characteristics.

**Construction Certificate** – Building Approval issued by the Certifying Authority pursuant to Part 6 of the EP&A Act 1979.

**Construction Type** – The construction type is a measure of a buildings ability to resist a fire. The minimum type of fire-resisting construction of a building must be that specified in Table C2D2 and Specification 5, except as allowed for:

- + certain Class 2, 3 or 9c buildings in C2D6; and
- + a Class 4 part of a building located on the top storey in C2D4(2); and
- + open spectator stands and indoor sports stadiums in C2D8.

*Note: Type A construction is the most fire-resistant and Type C the least fire-resistant of the types of construction.*

**Deemed-to-Satisfy (DTS) Provisions of the BCA** – Means the prescriptive provisions of the BCA which are deemed to satisfy the performance requirements.

**Effective Height** – The vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift, or other equipment, water tanks or similar service units).

**Exit** – Any, or any combination of the following if they provide egress to a road or open space:

- + An internal or external stairway.
- + A ramp.
- + A fire-isolated passageway.

- + A doorway opening to a road or open space.

**Fire Compartment** – The total space of the building; or when referred to in

- + The Performance Requirements – any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or
- + The Deemed-to-Satisfy Provisions – any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to-Satisfy Provisions of the relevant part.

**Fire Resistance Level (FRL)** – The grading periods in minutes for the following criteria:

- + structural adequacy; and
- + integrity; and
- + insulation.

and expressed in that order.

**Fire Source Feature (FSF)** – The far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.

**National Construction Code Series (NCC)** – The NCC was introduced 1 May 2011 by the Council of Australian Governments (COAG). The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

**Occupiable outdoor area** means a space on a roof, balcony or similar part of a building:

- + that is open to the sky; and
- + to which access is provided, other than access only for maintenance; and
- + that is not open space or directly connected with open space.

**Occupation Certificate (OC)** – Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 6 of the EPA Act 1979.

**Open Space** – Means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

**Performance-based Design Brief** – Means the process and the associated report that defines the scope of work for the performance-based analysis, the technical basis for analysis, and the criteria for acceptance of any relevant Performance Solution as agreed by stakeholders.

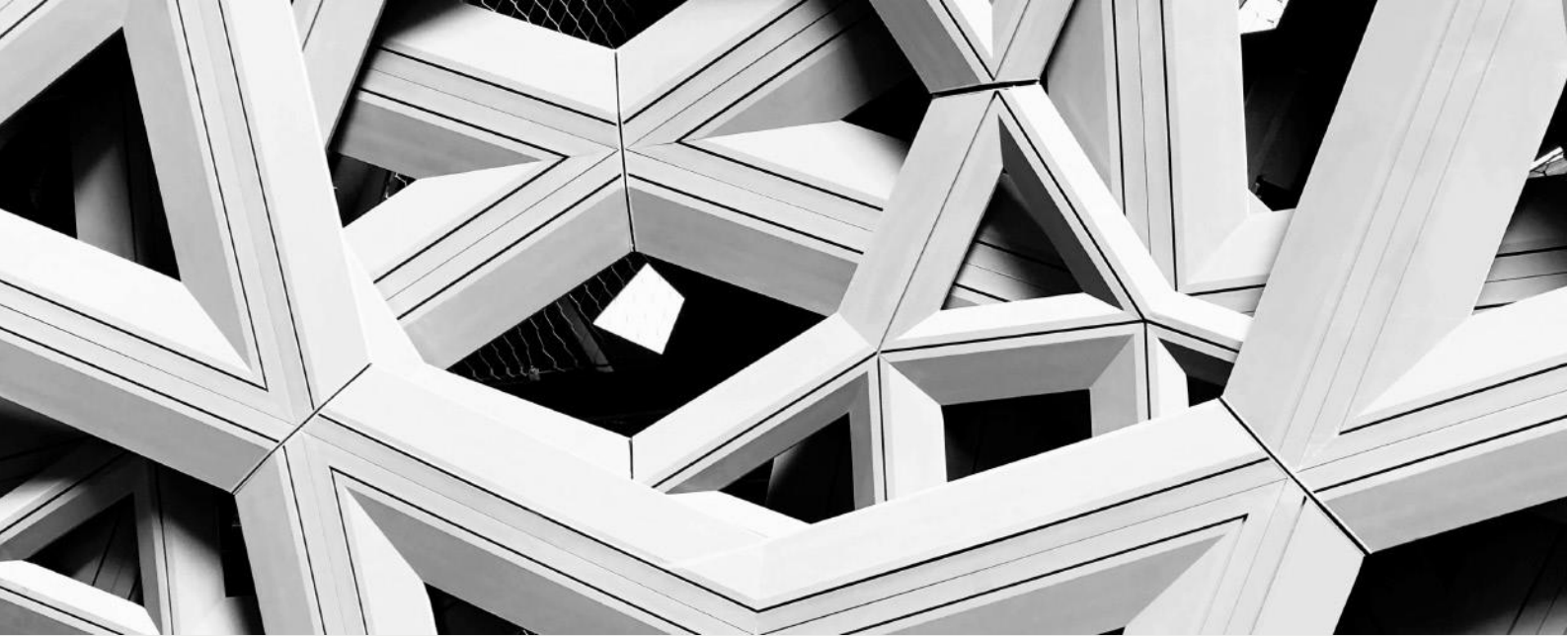
**Performance Requirements of the BCA** – A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A

Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- + complying with the Deemed-to-Satisfy Provisions; or
- + formulating an Alternative Solution which-
  - complies with the Performance Requirements; or
  - is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- + a combination of the above.

**Performance Solution** – Means a method of complying with the performance requirements other than by a Deemed-To-Satisfy Solution.



## 2.0 Building Characteristics

### 2.1 Proposed Development

The proposed development consists of the fitout of a shell space on the ground floor to create a Kitchen within the Ravenswood WSC building.

The existing building is classified as follows:

+ <b>BCA Classifications:</b>	9b
+ <b>Rise in Storeys:</b>	Four (4)
+ <b>Storeys Contained:</b>	Four (4)
+ <b>Type of Construction:</b>	Type A Construction
+ <b>Importance Level (Structural)</b>	3
+ <b>Sprinkler Protected Throughout</b>	Yes
+ <b>Effective Height</b>	11.05m (RL 132.050 – RL 121.000)
+ <b>Total Floor Area</b>	~5,670m <sup>2</sup> (4,650m <sup>2</sup> (Stage 1) and 1,020m <sup>2</sup> (Stage 2))
+ <b>Largest Fire Compartment</b>	2,505m <sup>2</sup>
+ <b>Climate Zone</b>	Zone 5

## 3.0 BCA Assessment

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

### 3.1 Section B – Structure

#### Part B1

- + New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
- + The structural engineer will need to certify that the structural capacity of the existing building will not be reduced as a result of the new works and that the building is considered structurally adequate for its intended use.
- + In addition to the above, the loadbearing capacity of existing balustrades (where retained) should be reviewed, particularly with respect to loadings under AS 1170.
- + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
- + New building works to the existing building must be compliant with earthquake provisions of AS1170.4 – Earthquake Actions in Australia.

### 3.2 Section C – Fire Resistance

#### C2D2 / Spec 5

**Type of Construction Required:** The new building parts are required to comply with the requirements of Type A Construction as stated within Specification 5. The table below provides an overview of the requirements of each. Refer to Table 1 of Appendix 1 for the FRL requirements of Type A Construction.

#### C2D11 & Spec. 7

**Fire Hazard Properties:** A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting:

- + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance.
- + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance

Refer to Table 3 and 4 in Appendix 1 below for the required fire hazard properties.

**Comment:** Details to be developed during the Construction Certificate stage.

#### Spec. 5

**Fire-Resisting Construction:** The new building works are required to comply with the requirements detailed within Specification 5 for Type A Construction.

**Comment:** Design statement to be provided at Construction Certificate stage to confirm compliance.

### 3.3 Section D – Access and Egress

D2D3	<p><b>Number of Exits Required:</b> The building is required to be provided with 2 exits to each storey.</p> <p><b>Comment:</b> Complies - More than 2 exits are provided from the ground floor.</p>
D2D5	<p><b>Exit Travel Distances:</b> Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 5 ,6, 7 areas.</p> <p><b>Comment:</b> The travel distances comply.</p>
D2D6	<p><b>Distance Between Alternative Exits:</b> The maximum distance permitted between alternative exits in Class 5, 6, 7 areas is 60m. This must be measured back through the point of choice. Alternative egress paths are not permitted to converge to less than 6m, and alternative exits must be located more than 9m apart.</p> <p><b>Comment:</b> Distances between alternate exits comply.</p>
D2D7/ D2D8/ D2D9/ D2D10/ D2D11	<p><b>Dimensions of Paths of Travel to an Exit:</b> The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery). Aggregate exit widths must be achieved which are driven by occupancy numbers of each floor.</p> <p><b>Comment:</b> Compliance readily achievable. Minor alterations are required to the kitchen layout to ensure 1m wide path of travel widths are provided from the back of the kitchen to the exit/entry of the kitchen. Details to be developed during the Construction Certificate stage.</p>
D3D25/ D3D26	<p><b>Doors and Latching:</b> All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.</p> <p><b>Comment:</b> Compliance readily achievable. Details to be developed during the Construction Certificate stage.</p>
Part D4	<p><b>Access for People with a Disability:</b> The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D4D5. The building is required to comply with AS1428.1-2009.</p> <p><b>Comment:</b> Subject to a separate assessment by the Access Consultant.</p>

### 3.4 Section E – Services and Equipment

E1D1	<p><b>Fire Hydrants:</b> Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2021.</p> <p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance. We understand coverage will be achieved from the base building fire hydrants.</p>
E1D3	<p><b>Fire Hose Reels:</b> Where required to be provided, fire hose reels are to comply with AS 2441 – 2005.</p> <p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance. We understand coverage will be achieved from the base building fire hose reels.</p>
E1D4 – E1D13	<p><b>Sprinklers:</b> An automatic fire sprinkler system is required to be provided in accordance with AS 2118.1 – 2017.</p>

	<p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance.</p>
<b>E1D14</b>	<p><b>Fire Extinguishers:</b> To be provided and designed in accordance with AS 2444-2001.</p> <p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance.</p>
<b>E2D3/ E2D9/ E2D12/ E2D15</b>	<p><b>Smoke Hazard Management:</b> The following smoke hazard management systems are to be installed in the building and will be required throughout:</p> <ul style="list-style-type: none"> <li>+ E2D9: An Automatic Fire Detection and Alarm System and Building Occupant Warning System complying with AS 1670.1 – 2018 and S20C4.</li> <li>+ Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1.</li> </ul> <p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance.</p>
<b>E4D2 - E4D8</b>	<p><b>Emergency Lighting and Exits Signs:</b> Emergency lighting and exit signage to be provided in accordance with E4D2 - E4D5 complying with AS 2293.1 – 2018.</p> <p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance.</p>
<b>E4D9</b>	<p><b>Emergency Warning &amp; Intercom Systems (EWIS):</b> An Emergency Warning and Intercom System is required to be provided in accordance with AS 1670.4 – 2018.</p> <p><b>Comment:</b> Design statement to be provided at the Construction Certificate stage to confirm compliance.</p>

### 3.5 Section F – Health and Amenity

<b>Part F2</b>	<p><b>Wet Areas and Overflow Protection:</b> Where urinals are installed, an impervious wall lining must be provided up to the top of the urinal.</p> <p>Where any floor waste is installed (including floor wastes not required by the BCA), they must be provided with falls in accordance with F2D3.</p> <p><b>Comment:</b> Compliance readily achievable. Design statement to be provided at Construction Certificate stage to confirm compliance. Set-downs are required in wet areas to achieved the required falls to floor wastes.</p>
<b>Part F5</b>	<p><b>Ceiling Heights:</b> The floor to ceiling heights must be as follows:</p> <p>The minimum ceiling heights in a Class 5 / 6 / 7 building are as follows:</p> <ul style="list-style-type: none"> <li>+ Generally – 2.4m.</li> <li>+ Corridor, passageways, or the like – 2.1m.</li> </ul> <p>In any building:</p> <ul style="list-style-type: none"> <li>+ Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m,</li> <li>+ A commercial kitchen – 2.4m,</li> <li>+ Above a stairway, ramp, landing or the like – 2m.</li> </ul> <p><b>Comment:</b> Reflected ceiling plan details show ceiling heights as deemed-to-satisfy, except for the cool room, freezer room and waste store. These spaces are subject to BCA Performance Solution, ref 230321, rev 1, dated 17/09/2024 which was documented within the Stage 1 CDC.</p>

**Part F6**

**Light and Ventilation:** Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F6D6 and AS 1668.2.-2012.

**Comment:** Design statement to be provided at Construction Certificate stage to confirm compliance.

**F6D12**

**Kitchen Local Exhaust Ventilation:** A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where—

- + any cooking apparatus has—
  - a total maximum electrical power input exceeding 8 kW; or
  - a total gas power input exceeding 29 MJ/hour; or
- + the total maximum power input to more than one apparatus exceeds, per m<sup>2</sup> of floor area of the room or enclosure—
  - 0.5 kW electrical power; or
  - 1.8 MJ/hour gas.

**Comment:** Design statement to be provided at Construction Certificate stage to confirm compliance with the proposed kitchen exhaust.

### 3.6 Section F – Energy Efficiency

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**Part J**

**Energy Efficiency:** The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J relating to:

- + J6: Air-Conditioning and Ventilation
- + J7: Artificial Lighting and Power
- + J8: Heated Water Supply and Swimming Pool and Spa Pool Plant
- + J9: Energy Monitoring and On-Site Distributed Energy Resources

**Comment:** The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).

### 3.7 Section G – Ancillary Provisions

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**G1D3**

**Refrigerated Chambers, Strong Rooms and Vaults:** A refrigerated or cooling chamber, strongroom or vault which is of sufficient size for a person to enter must be capable of being opened from the inside by hand without a key. This clause also sets out the acceptable safety standards for a cooling chamber or strongroom by installation of dedicated controls within the chamber and the external lights that indicate that the space is in use. Additionally, a door in a cooling chamber must have a doorway with a clear width of at least 600 mm and a clear height of at least 1.5 m.

**Comment:** Compliance readily achievable. Details to be developed during the Construction Certificate stage.



## 4.0 Existing Buildings

### 4.1 Statutory Requirements – BCA Fire and Life Safety

+ Approval Trigger	+ Requirement	+ Applicability
Alterations to an Existing– Environmental Planning and Assessment Regulations 2021		
Review of matters requiring upgrade due to undertaking alterations within an existing building.		
<b>CC – Cl. 14 of EPA Reg (DCFS) 2021</b>	A certifier must not issue a construction certificate for the work unless, on completion of the building work, the fire protection and structural capacity of the building will not be reduced, assuming that the building work is carried out in accordance with the plans and specifications to which the construction certificate relates and any conditions to which the construction certificate is subject.	To be assessed at Construction Certificate stage.
<b>DA – Cl. 64 of EPA Reg 2021</b>	Where the works either; <ul style="list-style-type: none"> <li>+ Represent more than half the volume of the building, <b>or</b></li> <li>+ The measures contained in the building are inadequate to protect persons using the building, and to facilitate egress in the event of a fire, or to restrict the spread of fire from the building to other buildings nearby.</li> </ul> The consent authority (Council) must take to in to account whether to upgrade the building ( <b>either partially or totally</b> ) into conformity with the BCA	The works represents less than half the volume of works.



## 5.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed kitchen works within Ravenswood WSC against the deemed-to-satisfy provisions of the Building Code of Australia 2022.

Arising from the assessment, key compliance issues have been identified that require further resolution, either by way of fire engineered Performance Solutions or plan amendments prior to the Construction Certificate stage.

Notwithstanding the above, it is considered that the proposed development can readily achieve compliance with the BCA subject to resolution of the matters identified in this report.

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## Appendices

## + Appendix 1 – References Tables

Table 1: Fire-Resisting Construction – Type A Construction

TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS				
+ Building Element	+ Class of Building - FRL: (in minutes) Structural adequacy/integrity/insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
<b>EXTERNAL WALL</b> – (Including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is:				
<b>For loadbearing parts:</b>				
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
<b>For non-loadbearing parts:</b>				
less than 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3m	-/60/60	-/90/90	-/180/120	-/240/180
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
<b>EXTERNAL COLUMN</b> - Not incorporated in an external wall				
For loadbearing columns	90/-/-	120/-/-	180/-/-	240/-/-
For non-loadbearing columns	-/-/-	-/-/-	-/-/-	-/-/-
<b>COMMON WALLS and FIRE WALLS</b>	90/90/90	120/120/120	180/180/180	240/240/240
<b>INTERNAL WALLS</b>				
<b>Fire-resisting lift and stair shafts</b>				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120s
Non-loadbearing	-/90/90	-/120/120	-/120/120	-/120/120
<b>Bounding public corridors, public lobbies and the like:</b>				
Loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
<b>Between or bounding sole-occupancy units:</b>				
Loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
<b>Ventilating, pipe, garbage, and the like shafts not used for the discharge of hot products of combustion:</b>				
Loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
Non-loadbearing	-/90/90	-/90/90	-/120/120	-/120/120
<b>OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES, AND:</b>				

<b>COLUMNS</b>	90/-/-	120/-/-	180/-/-	240/-/-
<b>FLOORS</b>	90/90/90	120/120/120	180/180/180	240/240/240
<b>ROOFS</b>	90/60/30	120/60/30	180/60/30	240/90/60

Notes:

1. Any lightweight construction in a fire wall or an internal wall required to have an FRL is to comply with Specification 11.
2. Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must typically achieve the same FRL. Where that part is also required to be non-combustible, the supporting part must also be non-combustible.
3. A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from; concrete or masonry.
4. The method of attaching or installing a finish, lining, ancillary element, or service installation to a building must not reduce the fire-resistance of that element to below that required.
5. Fire rated shafts are required to be enclosed at the top and bottom by construction having an FRL of not less than what the shaft requires (in both directions)
6. The concession granted under S5C15 results in the roof of the building not being required to be fire rated (the building is provided throughout with sprinklers). Notwithstanding, the Atrium provisions override this general concession in BCA Specification 5.
7. Lift shafts are required to be enclosed at the top of the shaft with fire rated construction having an FRL of 120/120/120.
8. Fire isolated exits are to be provided with a fire rated "lid" that achieves an FRL of 120/120/120.
9. Where roof lights are proposed they are required to be located not less than 3 metres from a roof light in an adjoining fire separated part; and must not be more than 20% of the area of the roof.
10. Any loadbearing internal walls or loadbearing fire walls are to be masonry or concrete.
11. External walls must be non-combustible construction. Non-loadbearing parts of an external wall that are more than 3m from a fire source feature need not be fire rated.
12. Internal columns in this building (being less than 25m in effective height) that are in the storey immediately below the roof, can be constructed as follows:
  - a. Building with a rise in storeys exceeding 3 – FRL 60/60/60
  - b. *Building with a rise in storeys not exceeding 3 – no FRL*

## + Appendix 1 – Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Review to confirm the works are permissible and do not contradict the base building Performance Solutions.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Altered
Access Panels, Doors & Hoppers	BCA 2022 Clause C4D14 AS 1530.4 – 2014 Manufacturer’s Specifications	✓	
Alarm Signalling Equipment	AS 1670.3 – 2018	✓	
Automatic Fail Safe Devices	BCA 2022 Clause D3D26	✓	✓
Automatic Fire Detection & Alarm System	BCA 2022 Spec. 20 & 23 AS 1670.1 – 2018	✓	✓
Automatic Fire Suppression Systems	BCA 2022 Spec. 17 & 18 AS 2118.1 – 2017	✓	✓
Emergency Lifts	BCA 2022 Clause E3D5 AS 1735.2 – 2001	✓	
Emergency Lighting	BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	AS 3745 – 2010	✓	
Emergency Warning Intercom System (EWIS)	BCA 2022 Clause E4D9 & Spec. 31 S31C19 AS 1670.4 - 2018	✓	✓
Exit Signs	BCA 2022 Clauses E4D5, NSW4D6 & E4D8 AS 2293.1 – 2018	✓	✓
Fire Blankets	BCA 2022 Clause E1D14 AS 3504 – 1995 & AS 2444 – 2001	✓	✓
Fire Dampers	BCA 2022 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer’s Specification	✓	✓
Fire Doors	BCA 2022 Clauses C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C4D8 & C4D12 AS 1905.1 – 2015 Manufacturer’s Specification	✓	
Fire Hose Reels <i>Not required to classrooms</i>	BCA 2022 Clause E1D3 AS 2441 – 2005	✓	
Fire Hydrant Systems	BCA 2022 Clause E1D2 AS 2419.1 – 2021	✓	
Fire Seals	BCA 2022 Clause C4D15	✓	✓



	AS 1530.4 – 2014 & AS 4072.1 – 2014 Manufacturer's Specification		
Lightweight Construction	BCA 2022 Clause C2D9 AS 1530.4 – 2014 Manufacturer's Specification	✓	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	✓
Portable Fire Extinguishers	BCA 2022 Clause E1D14 AS 2444 – 2001	✓	✓
Required Exit Doors (Power Operated)	BCA 2022 Clause D3D24(2)	✓	
Smoke and Heat Vents <i>To be determined subject to stage size.</i>	BCA 2022 Spec. 22 AS 2665 – 2001	✓	
Smoke Hazard Management Systems Stair Pressurisation Smoke Exhaust Smoke and Heat Vents <i>To be determined subject to fire engineering assessment</i>	BCA 2022 Part E2 AS/NZS 1668.1 –2015	✓	
Smoke Dampers	BCA 2022 Spec. 11 AS/NZS 1668.1 – 2015	✓	
Smoke Doors	<i>To FER requirements</i>	✓	
Smoke Curtain	<i>To FER requirements</i>	✓	
Wall-Wetting Sprinklers	BCA 2022 Clause C4D5 AS 2118.2 – 2010	✓	
Warning & Operational Signs	BCA 2022 Clause C4D7, D3D26, D3D28, D4D7, E4D4 & I4D14 AS 1905.1 – 2015 EP&A (DCFS) Regulation 2021 Section 108	✓	
Fire Engineered Performance Solutions	<i>To be developed</i>	✓	



**Waste Management Plan**

**Proposed Wellbeing & Sports Centre Kitchen  
Fitout**

**681 Pacific Highway, Gordon NSW 2072**

**9 October 2024**

**Ravenswood School for Girls**

**Demolition Stage**

Materials on site			Destination		
			Reuse and recycling		Disposal
Type of materials	Estimated volume (m <sup>3</sup> )	Estimated weight (tonnes)	On-site (specify proposed reuse or on-site recycling methods)	Off-site (specify contractor and recycling outlet)	Specify contractor and landfill site
Excavation material	Nil				
Green waste	Nil				
Bricks	Nil				
Concrete	Nil				
Timber	Nil				
Plasterboard	Nil				
Metals	Nil				
Asbestos*	Nil				
Other waste eg. Ceramic tiles, paints, plastics, PVC tubing, cardboard	Nil				

\* Should any Asbestos containing material (ACM) be identified it will be handled in accordance with relevant guidelines and procedures.

**Construction Stage**

Materials on site			Destination		
			Reuse and recycling		Disposal
Type of materials	Estimated volume (m <sup>3</sup> )	Estimated weight (tonnes)	On-site (specify proposed reuse or on-site recycling methods)	Off-site (specify contractor and recycling outlet)	Specify contractor and landfill site
Excavation material	Nil				
Green waste	Nil				
Bricks	Nil				
Concrete	Nil				
Timber	Nil				
Plasterboard	Nil				
Metals	Nil				
Asbestos	Nil				
Other waste eg. Ceramic tiles, paints, plastics, PVC tubing, cardboard	Various small portions of miscellaneous waste (e.g. packaging waste, cabling etc.)	0.1T	N/A	N/A	Skip Bin Hire disposal in nearby landfill (e.g. Veolia Eastern Creek resource recovery park)

**Operational Stage**

User Capacity	10-15 persons
Estimated garbage generation (litres per week)	8L/week
Estimated recycling generation (litres per week)	2L/week
Describe the equipment and systems used for managing garbage including the location and design of garbage rooms, the type/number of bins, cleaning of bins and movement of bins for collection	Garbage bins located within room (2-4 10L bins). Garbage bin collection point located in adjoining rooms (2 40L bins) Whole school waste management system located elsewhere on-site (refer to architectural plans) (3m <sup>3</sup> steel bin)
Describe the equipment and systems used for managing recycling including the location and design of recycling rooms, the type/number of bins, cleaning of bins and movement of bins for collection	Recycling bins located within room (1-2 10L bins). Recycling bin collection point located in adjoining rooms (1 40L bins) Whole school waste management system located elsewhere on-site (refer to architectural plans) (3m <sup>3</sup> steel bin)
Describe arrangements for access by occupants to waste facilities	Waste facilities accessed by doorways to adjacent rooms.
Describe how noise associated with garbage disposal will be addressed	Noise from waste vehicles will be managed by relevant contractor.
Describe facilities for cleaning bins and garbage rooms	Maintenance of bin and garbage spaces to be managed by incumbent School facilities management services.
Describe measures to manage vermin and pests	Waste removed on a weekly basis to avoid vermin and pests
Describe how this waste management plan will be implemented/made aware of	Waste management plan will be communicated upon induction to the Site.

Ravenswood School for Girls

Construction Management Statement/Plan

Wellbeing & Sports Centre – Kitchen Fitout

9 October 2024

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# 1. Introduction

This document outlines the Construction Management statement for the Fitout of the kitchen for Ravenswood School for Girls located at 681 Pacific Highway, Gordon NSW 2072.

## 2. Project Description

The School is undertaking the Fitout of the Kitchen to provide additional teaching facilities to its students.

## 3. Project Location

The Project is located at 681 Pacific Highway, Gordon NSW 2072. Entrance will be via Gate 09 on Pacific Highway

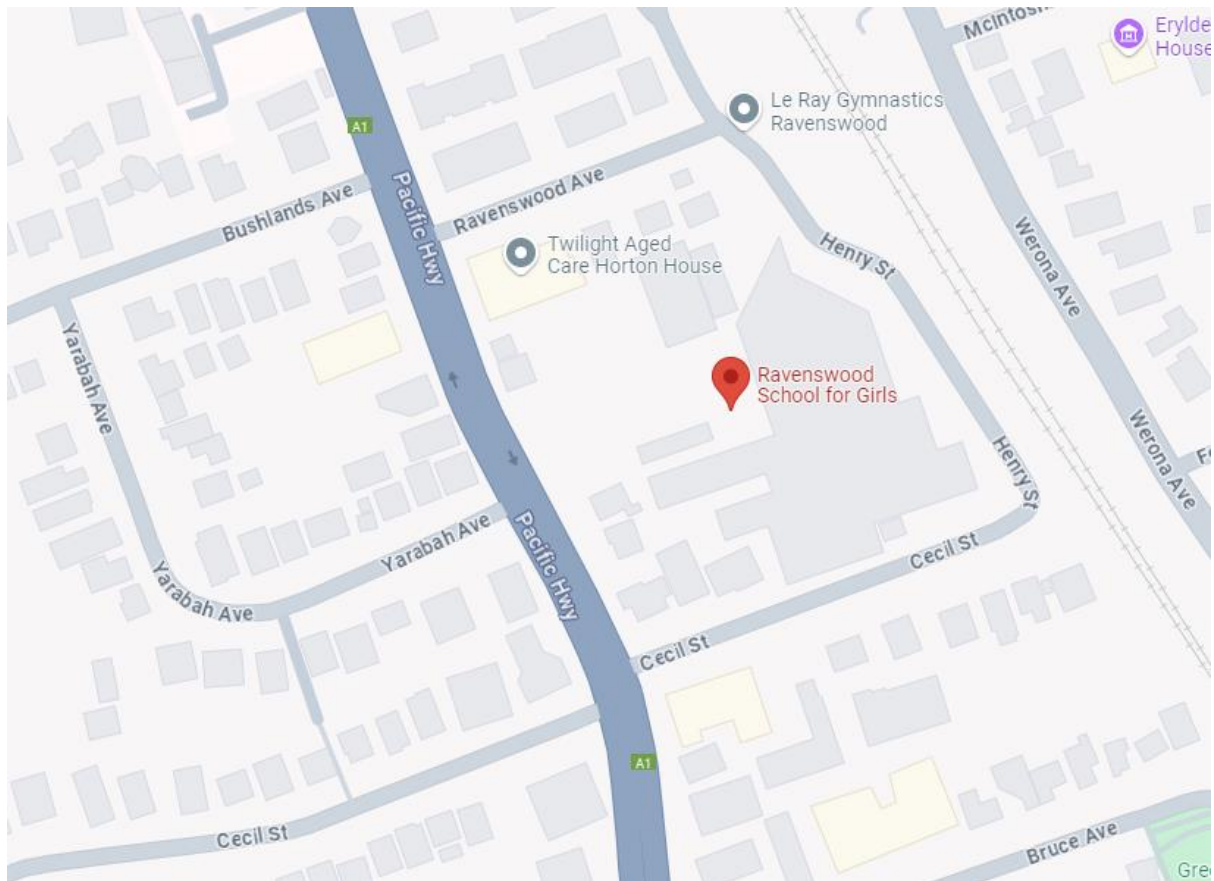


Figure 1 - Ravenswood Campus location

## 4. Sequence of Works

1. Site establishment, including fencing and temporary services
2. Installation and commissioning of hydraulic, mechanical, electrical services and kitchen equipment
3. Installation of wall, floor and ceiling finishes
4. Final cleaning and make-good works as required.



5. Demobilisation from site
6. Handover and completion

## 5. Normal Working Hours

Construction activity will be within normal construction hours:

- Working days and working hours: 7:00am to 5:00pm Monday to Friday
- 7:00am to 1:00pm Saturday
- No work on Sunday and Public Holidays

## 6. Typical Entry & Exit Timetable

Workers will arrive on site between 6:45am-7:00am Monday to Saturday

Workers will exit the site between 4:00pm -5:30pm Monday to Friday, and between 12:00pm to 1:30pm on Saturday.

Deliveries will arrive on-site outside school peak drop and pick up times during school term.

Workers will minimise noise during the time between arrival and commencing work.

## 7. Contractor Parking

As the site will be a live construction site for the Wellbeing & Sports Centre, no parking will be available on-site.

Parking will be managed under the terms of the agreed site management plan with the Principal Contractor.

## 8. Construction Traffic

Deliveries will enter the site via the Gate 09 on Pacific Highway, traversing to the site and exiting via Gate 09.

Construction traffic will be managed under the terms of the agreed site management plan with the Principal Contractor.

## 9. Inspections, Maintenance & Safety

Inspections will be made and recorded on a weekly basis. A copy of the Construction Management Plan will be kept on site at all times and made available to all contractors. The Principal Contractor will prepare a Safe Work Method Statement that will outline the risks associated with the construction activities and measures to be put in place to control these risks.

## 10. Waste

Waste generation will be kept to a minimum, with the following implemented to reduce waste:

- Ordering accurate quantities of materials
- Ordering pre-cut/pre-fabricated materials
- Reducing packaging where able
- Limit damage to materials on site
- Re-use and recycle materials where possible.

All rubbish bin(s) and skip bin(s) will have lids or be covered to contain airborne materials

All plastics, timber and metalworks to be recycled where possible.

## 11. Contact Details

*Will be provided once the Contract for the Works has been let.*