

REVIEW OF ENVIRONMENTAL FACTORS

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MERIDEN SCHOOL**

25 SEPTEMBER 2018
PREPARED FOR MERIDEN ANGLICAN SCHOOL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Report Number	Final



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FOREWORD

This Review of Environmental Factors (REF) has been prepared for and on behalf of Meriden Anglican School (the School) to assess the potential environmental impacts which could arise from the proposed alterations and additions to the fitout in the Hudson Library.

Meriden School is a registered non-Government school (RNS). Clause 277 of the *Environmental Planning and Assessment Regulations 2000* (the Regulations), a non-government school is a public authority for the purposes of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP). Accordingly, the school is prescribed to be a 'public authority' under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the purposes of assessing and carrying out 'development without consent' under Clause 36 of the *Education SEPP*. Therefore, works within the scope of Clause 36 of the *Education SEPP* can be carried out as 'development without consent' by the school.

As an RNS, Meriden School is also prescribed to be the 'determining authority' for these purposes and is therefore subject to the environmental assessment requirements of Part 5 of the EP&A Act like other public authorities.

Under Clause 36 of the *Education SEPP*, the following works are permitted without consent:

- (1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:
 - (a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of:
 - (i) a library or an administration building that is not more than 1 storey high, or
 - (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or
 - (iii) a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or
 - (iv) a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or
 - (v) a car park that is not more than 1 storey high,
 - (b) minor alterations or additions, such as:
 - (i) internal fitouts, or
 - (ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or
 - (iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),
 - (c) restoration, replacement or repair of damaged buildings or structures,
 - (d) security measures, including fencing, lighting and security cameras,
 - (e) demolition of structures or buildings (unless a State heritage item or local heritage item)

The proposed works are development permitted without consent and therefore do not require development consent, as are works described in Clause 36(1)(b)(i). Accordingly, this REF has been prepared to assess the environmental impacts. The REF has been prepared in accordance with the relevant provisions of the EP&A Act, the Regulations, the Education SEPP, and the *NSW Code of Practice for Part 5 Activities for registered non-government schools 2017* (RNG Code).

Based on consideration of key environmental aspects and the information presented in this REF, it is concluded that by adopting the mitigation measures identified in this assessment it is unlikely that there would be any significant environmental impacts associated with the Proposal and that an Environmental Impact Statement is not required



CERTIFICATION

This Review of Environmental Factors (REF) provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the Proposal. The information contained in this REF in neither false nor misleading.

This REF has been examined and considered by those duly appointed and authorised persons and has been accepted on behalf of the School, as the determining authority, as having satisfied those relevant objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the duties prescribed by Section 5.5 of the EP&A Act, and has considered the environmental factors listed in Clause 228(2) of the *Environmental Planning and Assessment Regulation 2000*.

The proposed activity can proceed, subject to the implementation of the specified Mitigation Measures stated in Section 6.

1. NAME OF PERSON WHO PREPARED THIS REF

Name:

Danielle Blakely

Position & Qualifications:

Associate Director, Urbis (Bachelor of Science, University of New South Wales; Master of Urban and Regional Planning, University of Sydney; Diploma in Law, University of Sydney Law Extension Committee)

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



Signature _____ Date 25 September 2018

2. REVIEWING OFFICER

I have examined this Review of Environmental Factors and accept the Review of Environmental Factors and Certification on behalf of the School.

Name: RICHARD ARKELL

Position: HEAD OF OPERATIONS

Signature Richard Arkell Date 28/9/18

3. DETERMINATION

I accept this Review of Environmental Factors on behalf of the School, as the determining authority and determine that the Proposal can proceed subject to the mitigation measures in Section 6 being implemented before occupation of the facilities and any associated works.

Name of Delegated Officer of the School:

ANDREW KATAY

Designation:

CHAIRMAN, MERIDEN SCHOOL COUNCIL

Signature



Date

Sept 28, 2018

1. PROPOSED ACTIVITY

1.1. PROPOSED WORKS

The proposed works are for the removal of the existing fitout in the Hudson Library, and the installation of a new fitout. The works are entirely internal and relate to the removal of a modern fitout to accommodate a more flexible education space.

While the library is located within the Wallis Building which is a heritage item, the proposed works will not result in any demolition or removal of heritage fabric.

The location of the Wallis Building within the Meriden School Senior Campus is highlighted on the map in Figure 1 below.

Figure 1 – Location of the Wallis Building within the Meriden School Senior Campus (highlighted in orange)



The proposed works will result in the removal of the following existing spaces within the Hudson library:

- Staff rooms;
- Staff toilet;
- Existing doors (while retaining any heritage doorway materials);
- Internal library partitioning; and
- Relocation of an existing doorway.

The new fitout will convert the existing library space into:

- New library lobby;
- Five new classrooms;
- A new staff room;
- Three learning commons spaces;
- • Study areas;

- Librarians desk;
- Several library resource and utility areas; and
- Service areas including a server room and storage room.

1.2. PROPOSED CONSTRUCTION ACCESS AND HOURS

The proposed works will be carried out during the following hours:

- Monday to Friday: 7:00am to 5:00pm
- Saturday: 8:00am to 1:00pm
- Sundays and Public Holidays: No works

Delivers and non-construction activities may occur outside these hours as required subject to there being no nuisance to the amenity of neighbours.

If required, after hours permits may be sort from the relevant authorities for activities such as the delivery or removal of site equipment.

Construction vehicle access will be in accordance with the Traffic Control Plan attached to the Construction Management Plan contained in **Appendix D** to this report.

1.3. SCHOOL POPULATION

Item 7 of development consent DA2014/023 places a maximum capacity of 900 students on the Senior School campus. As at 23 August 2018, 816 students occupy the Senior School Campus. The proposal will result in an addition of one classroom as outlined in **Table 1**.

Table 1 – Classroom Numbers

Classroom Type	Current	Future
Library	3	5
History Department	4	3 (two classrooms combined into one)
TOTAL	7	8

Whilst the proposed works will result in the addition of one classroom, the revised classroom arrangement is intended to provide alternate learning spaces for existing classes. The proposed works and addition of one classroom will not impact on the existing student or staff population of Meriden School.

2. SITE LOCALITY

2.1. SITE LOCATION AND DESCRIPTION

The Meriden School is located in Strathfield, approximately 13 kilometres west of the Sydney CBD. The school comprises three campuses:

- Senior Campus fronting Redmyre Road
- Junior Campus fronting Vernon Street
- Lingwood Prep School fronting Margaret Street

The three campuses are identified on the aerial below in **Figure 2**.

Figure 2 – Meriden School Campuses



Source: Allen Jack + Cottier Architects 2018

The proposed works are to the Hudson Library which is located on the first floor of the Wallis Building on the Senior School Campus. Accordingly, the subject site for the proposed works is limited to the Senior School campus (the subject site).

The Senior School campus is located at 10-28 Redmyre Road, Strathfield and is legally described as Lot 101 in DP 862040.

Figure 3 – Approximate location of proposed works on the Senior School Campus



Source: Google Earth

2.2. SURROUNDING DEVELOPMENT

The Senior Campus is located within a mixed used part of Strathfield. The development which immediately surrounds the subject site includes:

- To the north: Strathfield Plaza, comprising a single-storey retail centre and 8-storey commercial tower. Further to the north is Strathfield Railway Station and the Strathfield Town Square.
- To the south: "Lingwood", being the Prep Campus of Meriden. The campus includes Lingwood House which is listed as a local heritage item. On both sides of Lingwood are two and three-storey residential flat buildings. Further to the south is the Santa Maria Del Monte school campus.
- To the east: three and four-storey residential flat buildings. Further east is the southern part of the Strathfield Town Centre mixed use area.
- To the west: low-scale detached residential builds and the Meriden Junior School campus. This area also includes heritage conservation areas and several heritage items.

2.3. HERITAGE

The Meriden Senior School Campus is a local heritage item (Item I187) under the Strathfield Local Environmental Plan 2012 (the SLEP). An extract of the SLEP Heritage Map is included in **Figure 4** below. The listing is for 'Meriden School', without providing specific detail on which buildings or features of the site the listing relates. However, it is known that the Wallis Building is one of the original school buildings and therefore is part of the heritage value of the site.

It is also noted that while the site itself is not within a heritage conservation area, the site adjoins the to the "C14 – Redmyre Road Conservation Area" to the west.

A Heritage Statement has been prepared by Urbis and is attached at **Appendix B** to this report. This statement includes detail of the heritage value of the building and assesses the heritage implications of the proposed works. Heritage is addressed in detail in **Section 5.2** of this report.

Figure 4 – Strathfield Local Environmental Plan 2012 Heritage Map Extract



3. LEGISLATIVE AND PLANNING CONTEXT

3.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The following table contains an assessment of the proposal against Section 5.5 of the *Environmental Planning and Assessment Act 1979* (the Act) to determine the effects of the activity on the environment.

Table 2 – Assessment of Section 5.5 of the Act

Consideration	Response	Satisfied
<i>(1) For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.</i>	Noted	Yes
<i>(3) Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.</i>	No wilderness areas are located within or adjacent to the site	Yes

Due to the above assessment against the relevant requirements of Section 5.5 of the Act and the more detailed assessment outlined in **Section 4** below, an Environmental Impact Statement (EIS) is not required to be prepared in accordance with the provisions of Section 5.7 of the Act.

3.2. ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

This REF considers the requirements of Division 10 Special Provisions relating to proprietors of registered non-government schools of the Environmental Planning and Assessment Regulation 2000 (the Regulations), as well as Clause 228 of the Regulations (refer to **Section 4** of this REF).

This REF addresses the provisions of Clause 244P of the Regulations in **Table 3** below.

Table 3 – Assessment of Clause 244P of the Regulations: Offences Against Specific Approved Codes

Consideration	Response	Satisfied
<i>(1) A proprietor of a registered non-government school must comply with the following requirements of the NSW Code of Practice for Part 5 Activities for registered non-government schools in respect of activities for the purposes of an existing school (other than an activity that is the subject of an exemption in relation to the proprietor under clause 244N (5)):</i>	All mandatory requirements of the NSW Code of Practice for Part 5 Activities for registered non-government schools have been complied with, specifically relating to:	Yes
<i>(a) the mandatory requirements for consultation in clause 3.3.3 of the Code,</i>	Refer to Section 7 of this report.	Yes

Consideration	Response	Satisfied
<i>(b) the mandatory requirements relating to assessment documentation in clause 3.4.1 of the Code,</i>	This report has been prepared in accordance with the documentation requirements outlined in Clause 3.4.1 of the Code.	Yes
<i>(c) the mandatory requirements relating to determination documentation in clause 3.5.1 of the Code,</i>	This report has been prepared in accordance with the determination requirements outlined in Clause 3.5.1 of the Code.	Yes
<i>(d) the mandatory requirements relating to record keeping in clause 5.1 of the Code,</i>	Refer to Section 6.1 of this report	Yes
<i>(e) the mandatory requirements relating to public access to records in clause 5.2 of the Code,</i>	Refer to Section 6.1 of this report	Yes
<i>(f) the mandatory requirements relating to self-reporting of breaches of the Code in clause 6.2 of the Code,</i>	Refer to Section 6.1 of this report	Yes
<i>(g) the mandatory requirements relating to audits in clause 6.3.1 of the Code.</i>	Refer to Section 6.1 of this report	Yes
<i>(2) In this clause:</i>	Noted	N/A
NSW Code of Practice for Part 5 Activities for registered non- government schools means the approved Code of that name, notice of the making of which was published in the Gazette on 1 September 2017		

Based on the above assessment of the REF against Clause 244P of the Regulations, an Environmental Impact Statement (EIS) in accordance with Section 5.7 of the Act is not required.

3.3. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

In Table 4 below the relevant considerations arising from *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (the Education SEPP) are addressed. These include Division 1 (Clauses 10 to 13), Clause 36 and Clause 37.

Table 4 – Education SEPP Assessment

Consideration	Response	Satisfied
Clause 10: Consultation with Council – development with impacts on council-related infrastructure or services		
<i>(1) This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without development consent if, in the opinion of the public authority, the development:</i>	The proposed works are entirely within the existing building envelop and will not have any impact on stormwater management provided by Council.	Yes
<i>(a) will have a substantial impact on stormwater management services provided by a council, or</i>		
<i>(b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or</i>	This activity will not generate ongoing increased traffic generation. Temporary construction traffic management will be managed in accordance with the Traffic Control Plan contained in the Construction Management Plan (Appendix D).	Yes
<i>(c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or</i>	No new connections to Council owned sewerage systems are proposed. No increased demand on the sewerage system will result.	Yes
<i>d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or</i>	No new connections to Council owned sewerage systems are proposed. Water demand will not substantially increase.	Yes
<i>(e) involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or</i>	Not applicable.	N/A

Consideration	Response	Satisfied
<i>(f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).</i>	This activity does not propose any excavation works to the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993.	Yes
<i>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:</i>	The School notified Strathfield Council and adjoining land owners of their intention to carry out the activity.	Yes
<i>(a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located, and</i>	No objections were received, however a letter was received on 24 September 2018 from Strathfield Council. This is detailed in Section 7 of this REF.	
<i>(b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.</i>		

Clause 11: Consultation with Council – Development with impacts on council-related infrastructure or services

<i>(1) This clause applies to development carried out by or on behalf of a public authority if the development:</i>	While the School is identified in Schedule 5 of the Strathfield Local Environmental Plan 2012 as an item of local heritage (I187), there will be no impact on these items from this proposal. The proposal is entirely internal and limited to removal and replacement of the existing internal fitout of the library.	N/A
<i>(a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and</i>		
<i>(b) is development that this Policy provides may be carried out without development consent.</i>		
<i>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:</i>	A Heritage Impact Statement was prepared by Urbis and is attached at Appendix B .	Yes
<i>(a) had an assessment of the impact prepared, and</i>	The School has notified Strathfield Council of their intention to carry out the activity.	

Consideration	Response	Satisfied
<p>(b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the Council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and</p> <p>(c) taken into consideration any response to the notice that is received from Council within 21 days after the notice is given.</p>	<p>The School notified Strathfield Council of their intention to carry out the activity.</p> <p>No objections were received; however a letter was received on 24 September 2018 from Strathfield Council.</p> <p>This is detailed in Section 7 of this REF.</p>	

Clause 12: Notification of Council’s and State Emergency Services – development on flood liable land

<p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without development consent (other than demolition of buildings or structures, or internal works to existing buildings) unless the authority or person has:</p> <p>(a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located and the State Emergency Service, and</p> <p>(b) taken into consideration any responses to the notice that are received from the council and State Emergency Service within 21 days after the notice is given.</p>	<p>The site is not identified as being located within a flood risk area.</p>	<p>N/A</p>
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Clause 13: Consultation with public authorities other than Councils

<p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without development consent unless the authority or person has:</p> <p>(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and</p>	<p>Noted. Refer below.</p>	<p>Noted.</p>
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Consideration**Response****Satisfied**

(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.

(2) For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development:

(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or acquired under Part 11 of that Act—the Office of Environment and Heritage,

(b) development adjacent to a marine park declared under the Marine Estate Management Act 2014—the Marine Estate Management Authority,

(c) development adjacent to an aquatic reserve declared under the Marine Estate Management Act 2014—the Department of Industry,

(d) development in the foreshore area within the meaning of the Place Management NSW Act 1998—Place Management NSW,

(e) development for the purposes of an educational establishment or school-based child care in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service,

(f) development on land immediately adjacent to a rail corridor that:

(i) is likely to have an adverse effect on rail safety, or

(ii) if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or

(iii) involves the use of a crane in air space above any rail corridor,

the rail authority for the rail corridor,

(g) development that may increase the amount of artificial light in the night sky and

These provisions are not relevant as:

- The site is not adjacent to land reserved under the National Parks and Wildlife Act 1974;
- The site is not adjacent to a marine park;
- The site is not adjacent to an aquatic reserve;
- The site is not within a foreshore area;
- The site is not bushfire prone;
- The site is not located within a rail corridor;
- The site is not within the dark sky region;
- The site is not within a mine subsidence's district.

Yes

Consideration**Response****Satisfied**

that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,

(h) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board.

(3) For the purposes of subclause (1), development for the purpose of an existing school is specified development, in relation to which Roads and Maritime Services is the specified authority, if:

(a) the site has access to a road and the development will result in the school being able to accommodate 50 or more additional students, or

(b) the site has access to:

(i) a classified road, or

(ii) a road (the connecting road) that connects, within 90 metres (measured along the alignment of the connecting road) of the access point, to a classified road,

and the development will result in the provision of an additional 50 or more car parking spaces, or

(c) no road to which the site has access is classified and the development will result in the provision of an additional 200 or more car parking spaces, or

(d) the development will result in:

(i) a new vehicular access point to the school, or

(ii) a change in location of an existing vehicular access point to the school, or

(e) the development will involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately

RMS are not the specified authority as: Yes

- The proposal does not increase existing student and staff numbers;
- The proposal does not increase existing carparking spaces;
- No new vehicular access points are proposed;
- No existing vehicular access points are to be altered; and
- No excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road is proposed.

Consideration	Response	Satisfied
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adjacent to a classified road within the meaning of the Roads Act 1993

Clause 36: Schools – Development Permitted without Consent

<p>(1) <i>Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:</i></p> <p>...</p> <p>(b) <i>minor alterations or additions, such as:</i></p> <p>(i) <i>internal fitouts,</i></p>	<p>The proposed works will remove the existing fitout within the Hudson Library and replace it with a new fitout. The proposal will not include any demolition, but rather alterations and additions to the library fitout.</p>	<p>Yes</p>
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<p>(2) <i>However, subclause (1) applies only to development that:</i></p> <p>(a) <i>does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or</i></p> <p>(b) <i>in the case of development referred to in subclause (1) (a)—does not allow for an increase in:</i></p> <p>(i) <i>the number of students the school can accommodate, or</i></p> <p>(ii) <i>the number of staff employed at the school,</i></p> <p><i>that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).</i></p>	<p>The proposed works are contained within the existing Wallis Building and will not result in any alterations to existing traffic arrangements.</p>	<p>Yes</p>
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Clause 37: Notification of carrying out of certain development without consent

<p>(a) <i>This clause applies to development to which clause 36 (1) (a) applies.</i></p> <p>(b) <i>Before development to which this clause applies is carried out, the proponent of the development must:</i></p>	<p>As the proposed works are development without consent under Clause 36(1)(e), this clause does not apply.</p>	<p>N/A</p>
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Consideration	Response	Satisfied
(i) give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the proponent is that council) and to occupiers of the adjoining land, and	However, Council have been notified for 21 days as part of the wider consultation of the proposal.	
(b) take into consideration any response to the notice that is received within 21 days after the notice is given.	The comments received from Strathfield Council have been considered in Section 7 of this REF.	

3.4. OTHER NSW LEGISLATION

Other NSW Legislation has been considered in **Table 5** below.

Table 5 – Consideration of NSW Legislation

Legislation	Response	Satisfied
<i>Rural Fire Act 1997</i>	N/A	N/A
<i>Threatened Species Act 1995</i>	N/A	N/A
<i>Water Management Act 2000</i>	N/A	N/A
<i>Contaminated Land Management Act 1997</i>	N/A	N/A
<i>Heritage Act 1977</i>	The site is identified as a local heritage item under the LEP. The heritage impacts of the proposed works are addressed in Section 5.2 and Appendix B of this REF.	Yes
<i>Roads Act 1993</i>	N/A	N/A
<i>Other Acts as required</i>	N/A	N/A

4. ENVIRONMENTAL IMPACT ASSESSMENT

In considering the impact of the activity on the environment, the relevant assessment considerations under Clause 228(2) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) have been considered and are provided within **Table 6** below.

Table 6 –Clause 228 (2) Assessment

Consideration	Response	Satisfied
a) <i>Any environmental impact on a community.</i>	There will not be any-long term impacts on the surrounding community from the proposed works.	Yes
b) <i>Any transformation of a locality.</i>	The proposed works are contained within the existing Wallis Building, with no external alterations proposed. Accordingly, the proposal will not have any transformative impact on the locality.	Yes
c) <i>Any environmental impact on the ecosystems of the locality.</i>	The proposed works are contained within the existing Wallis Building, with no external alterations proposed. Accordingly, the proposal will not have any environmental impact on the ecosystems within the locality.	Yes
d) <i>Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.</i>	The proposed works are contained within the existing Wallis Building, with no external alterations proposed. Accordingly, the proposal will not reduce the aesthetic, recreational, scientific or other environmental quality or value of the locality.	Yes
e) <i>Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations.</i>	While the proposed works are within a locally listed heritage item, they will not impact or alter any heritage fabric or value. This has been considered in the Heritage Statement contained in Appendix B .	Yes
f) <i>Any impact on the habitat of protected fauna.</i>	The proposed works are contained within the existing Wallis Building, with no external alterations proposed. Accordingly, the proposal will not impact the habitat of protected animals.	Yes
g) <i>Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air.</i>	The proposed works are contained within the existing Wallis Building, with no external alterations proposed. Accordingly, the	Yes

Consideration	Response	Satisfied
	proposal will not have any environmental impact on any endangered species.	
h) <i>Any long-term effects on the environment.</i>	Due to the works being contained within an existing building, they will not have any long-term effects on the environment.	Yes
i) <i>Any degradation of the quality of the environment.</i>	No degradation of the quality of the environment will occur from the proposed fitout works.	Yes
j) <i>Any risk to the safety of the environment.</i>	The proposed works are wholly contained within the existing Wallis Building and therefore will not present any risk to the safety of the environment.	Yes
k) <i>Any reduction in the range of beneficial uses of the environment.</i>	The works are within an existing building and will not limit or reduce the range of beneficial uses of the environment.	Yes
l) <i>Any pollution of the environment.</i>	The proposal will not be a source of pollution.	Yes
m) <i>Any environmental problems associated with the disposal of waste.</i>	All waste generated by the proposal will be carefully removed, packaged and transported from the site to an offsite waste facility.	Yes
n) <i>Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.</i>	The activity will not increase the demand for resources likely to be in short supply.	Yes
o) <i>Any cumulative environmental effect with other existing or likely future activities.</i>	There will be negligible cumulative environmental impacts. All construction works associated with the proposal will be undertaken in accordance with the relevant regulations and implementing the mitigation measures outlined in Section 6 of this REF.	Yes
p) <i>Any impact on coastal processes and coastal hazards, including those under projected climate change conditions.</i>	The proposal will not have any impact on coastal processes or hazards and not within close proximity to any coastal areas.	Yes

5. SUMMARY OF IMPACTS

Any likely impacts of the proposed works have been considered and summarised in the following subsections.

5.1. ENVIRONMENTAL AMENITY

The proposed fitout works are wholly contained within the existing Wallis Building. The proposal will not:

- Overshadow adjoining roads, properties and public open spaces;
- Result in a loss of views from surrounding properties;
- Allow for overlooking onto adjoining properties;
- Result in a negative outlook when viewing the site from the street; or
- Generate undesirable wind impacts on the surrounding locality.

Accordingly, the proposal will have negligible environmental impacts on the amenity of the surrounding area. Neighbouring properties are not expected have any long-term effects from the proposed works.

5.2. HERITAGE

A Heritage Impact Statement (HIS) has been prepared by Urbis to assess the heritage impact of the proposed works on the 'Meriden School' listed heritage item. The impact assessment states the following:

There are no original spaces from this period within the proposal area, and therefore the proposed works will have no impact on the understanding of this phase of development.

All proposed fit out including light-weight partition walls, joinery units and services including printers etc, will be entirely reversible and removable. The space will retain its later suspended ceiling fabric, with new services and lighting extending from existing later services. Air conditioning is already reticulated throughout the space. The space will be able to be restored to a clear span space in the future with the removal of this fit out. Installation of new fit out fabric will not require any intervention into significant fabric that would remove or damage significant fabric or spaces.

Accordingly, the HIS concludes:

The proposed works will be discreet, located entirely within the existing (modified) building envelope, and will be completely reversible. The works will have no detrimental impact on the significance of the Wallis Hall building, the broader 'Meriden School' heritage item, vicinity heritage items surrounding the property, or proximate heritage conservation areas.

On this basis, the HIS supports the proposed works from a heritage perspective.

5.3. CONSTRUCTION IMPACTS

A Construction Management Plan (CMP) has been prepared by Gledhill Construction Pty Ltd and is attached as **Appendix D** to this report. The CMP outlines suitable construction site hoardings, signage, hours of work, noise and vibration minimisation measures, site facilities and traffic control to ensure construction operations are managed to minimise impacts on surrounding properties. The CMP will ensure the works are carried out in line with the *Environmental Site Management Specification 2007* and meet council requirements.

5.4. IMPACTS ON SURROUNDING SITES

Due to the location of the proposed works within the existing Wallis Building, which is located towards the centre of the Redmyre Road frontage, the works are likely to be sufficiently separated from surrounding sites to result in minimal impacts.

Regular consultation will be employed during the demolition works to notify the School and their neighbours / stakeholders of any scheduled noisy and / or otherwise disruptive works which may impact operations or amenity.

All relevant signage, segregation fencing, scaffolding and dust control measures will be put in place to minimise impacts on surrounding sites.

6. REQUIREMENTS AND MITIGATION MEASURES

6.1. REQUIREMENTS

6.1.1. Plans and Documents

The works should occur in accordance with all plans, statements and reports appended to this report.

6.1.2. Limits on the Scope of this REF

This Review of Environmental Factors does not apply to the following:

- Any changes or alterations to existing traffic arrangements.
- Any increase in student numbers.

Should any of the above be required to fulfil the activity documented in this REF, a separate assessment and approval will be required.

6.1.3. Activity Certification

Prior to the commencement of any construction works Meriden School (or their nominated delegate) shall ensure the activity has obtained a certification in accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*.

As required by Clause 227 of the *Environmental Planning and Assessment Regulation 2000*, for the purposes of demonstrating compliance with Section 6.28 of the EP&A Act, all of the relevant provisions of the Building Code of Australia and the Fire Sprinkler Standard (within the meaning of Division 7B of Part 9) are prescribed as technical provisions of the State's building laws.

A certificate from a registered Building Certifier is to be obtained confirming that the works have been carried out in accordance with the plans and relevant State building laws.

6.1.4. Connection to Infrastructure

Where services (e.g. electricity, water, sewerage) were required by the buildings, these connections should be tapped off in a suitable manner prior to the demolition of the buildings.

6.1.5. Sydney Water Approval

Any Sydney Water Approval required in relation to works in the vicinity of infrastructure should be gained prior to works in this area.

6.1.6. Other Approvals and Registration

Prior to the commencement of activity on site any other approvals required by other relevant legislation shall be obtained. A copy of all approvals certification details is to be kept and retained as part of the document package register.

6.2. MITIGATION MEASURES

The mitigation and protection measures of the proposal, to ensure the environmental impacts are minimised, are summarised as follows:

6.2.1. Construction Activities

To ensure the safety of staff and students near the construction site, all measures incorporated into the Construction Management Plan (**Appendix D**) shall be enforced and adhered to. Construction will be undertaken during the following hours:

- Monday to Friday - 7:00AM to 5:30PM
- Saturdays - 7:00AM to 3:30PM
- Sundays and Public Holidays - No works

If required, after hour permits will be sought from the relevant authorities for activities such as the delivery or removal of large site equipment.

6.2.2. Noise

Construction works will be undertaken in accordance with the relevant regulations and the measures to ensure acoustic impacts are mitigated. Further, any noise complaints received in relation to the proposal will be recorded, investigated and resolved as soon as practical.

6.2.3. Access, Traffic and Safety

Construction access, traffic and parking will be appropriately managed in accordance with the Construction Management Plan (**Appendix D**) to ensure impacts on the surrounding road network are minimised. Any approvals from the relevant authorities will be sought if required. All construction personnel will ensure they undertake the relevant induction procedures.

6.2.4. Air Quality

Measures will be implemented in accordance with the Construction Management Plan (**Appendix D**) to ensure that the protection of air quality is managed and that any trucks entering and leaving the site will ensure their load is appropriately covered to prevent escape of materials.

6.2.5. General

Adherence to safety and risk management procedures.

6.2.6. Heritage

A photographic archival recording of the areas of the site to be altered as part of this approval must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture'. The archival recording must be provided to Strathfield Council.

7. CONSULTATION

In accordance with the requirements of the Education SEPP and the NSW Code of Practice Part 5 Activities for Registered Non-Government Schools, consultation was initiated with Strathfield Council and neighbours regarding the proposal.

Specifically, the following consultation activities were undertaken:

- Preparing written consultation letters including:
 - Description of the proposed activity including its location;
 - Description of the environmental impacts that the proposed activity may have;
 - Inviting submissions to the School on the proposed activity within no less than 21 business days of the date of the correspondence; and
 - Providing contact details of the Schools nominated representative to receive submissions in writing.
- Sending written letters to:
 - Strathfield Council; and
 - All relevant neighbours

No objections were received during the 21-day notice period stipulated in the correspondence.

Comments were received from Strathfield Council on 24 September 2018 which recommended inclusion of three additional mitigation measures. A copy of the submission is included in **Appendix C**. Council's comments and recommended mitigation measures are summarised and considered in **Table 7**.

Table 7 – Response to Strathfield Council Submission

Strathfield Council Comment	Response
<p>The works should not involve any new penetrations into the extant fabric of "The Briars". The work should be reversible and should be carried out in a manner that limits the impact on the remaining significant fabric,</p>	<p>The impact of the proposed works has been satisfactorily considered in the Heritage Impact Statement (HIS) (refer to Appendix B). The HIS concludes that the works will be discreet and completely reversible.</p>
<p>Recommended Mitigation Measures:</p> <p>1. Heritage Consultant</p> <p>A heritage consultant experienced in heritage restoration and renovation works is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.</p>	<p>Urbis Heritage is engaged by the School and will continue to provide assistance on any heritage matters requiring resolution.</p>

Strathfield Council Comment

Response

Reason: To ensure the implementation of the works are overseen by an appropriately qualified professional experienced with heritage buildings.

2. Archival Recording

A photographic archival recording of the areas of the site to be altered as part of this approval must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture'. The archival record must be provided to the Heritage Division, Office of Environment and Heritage.

Reason: To capture the condition and appearance of the place prior to modification.

3. Specialist Tradespersons

All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage items.

Reason: To ensure works are undertaken using appropriate construction methods and techniques pertinent to the place.

In accordance with Council's request, a mitigation measure to this effect has been adopted in **Section 6.2** of this REF.

Installation of new fit out fabric will not require any intervention into significant fabric that would remove or damage significant fabric or spaces.

Accordingly, a condition to this effect is not considered necessary.

In accordance with the requirements of the Education SEPP and the NSW Code of Practice for Part 5 Activities for Registered Non-Government Schools, Meriden School will keep a written record of all consultation undertaken in the preparation of this REF:

- For five years after the consultation took place;
- In a way that the records can be produced for a third party within 21 business days; and
- To a standard where a reasonable person could understand the essential nature of the consultation without extrinsic material.

8. CONCLUSION

The proposed works have been assessed under Part 5 of the Act and this REF has been prepared in accordance with all relevant legislation. Actions to mitigate potential impacts have been comprehensively detailed throughout this report, and these measures are recommended to be implemented in the undertaking of development.

Considering the assessment of impacts detailed in this REF, it is concluded that the proposed works are **not likely to have a significant impact on the environment**. As such, in accordance with Section 5.7 of the Act, an Environmental Impact Statement (EIS) is not required.

Pursuant to the provisions of the Education SEPP, Meriden Anglican School are therefore able to make a determination of the proposals impacts based on this REF, before giving the project approval to proceed.

As outlined throughout this REF, the proposal can be justified on the following grounds:

A REF is the most appropriate pathway for assessing this development under Part 5 of the Act, for the following reasons:

- It complies with all relevant legislation, plans and policies;
- It has minimal environmental impact; and
- Adequate mitigation measures have been proposed to address any potential adverse environmental impacts.

DISCLAIMER

This report is dated 25 September 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Meriden Anglican School (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

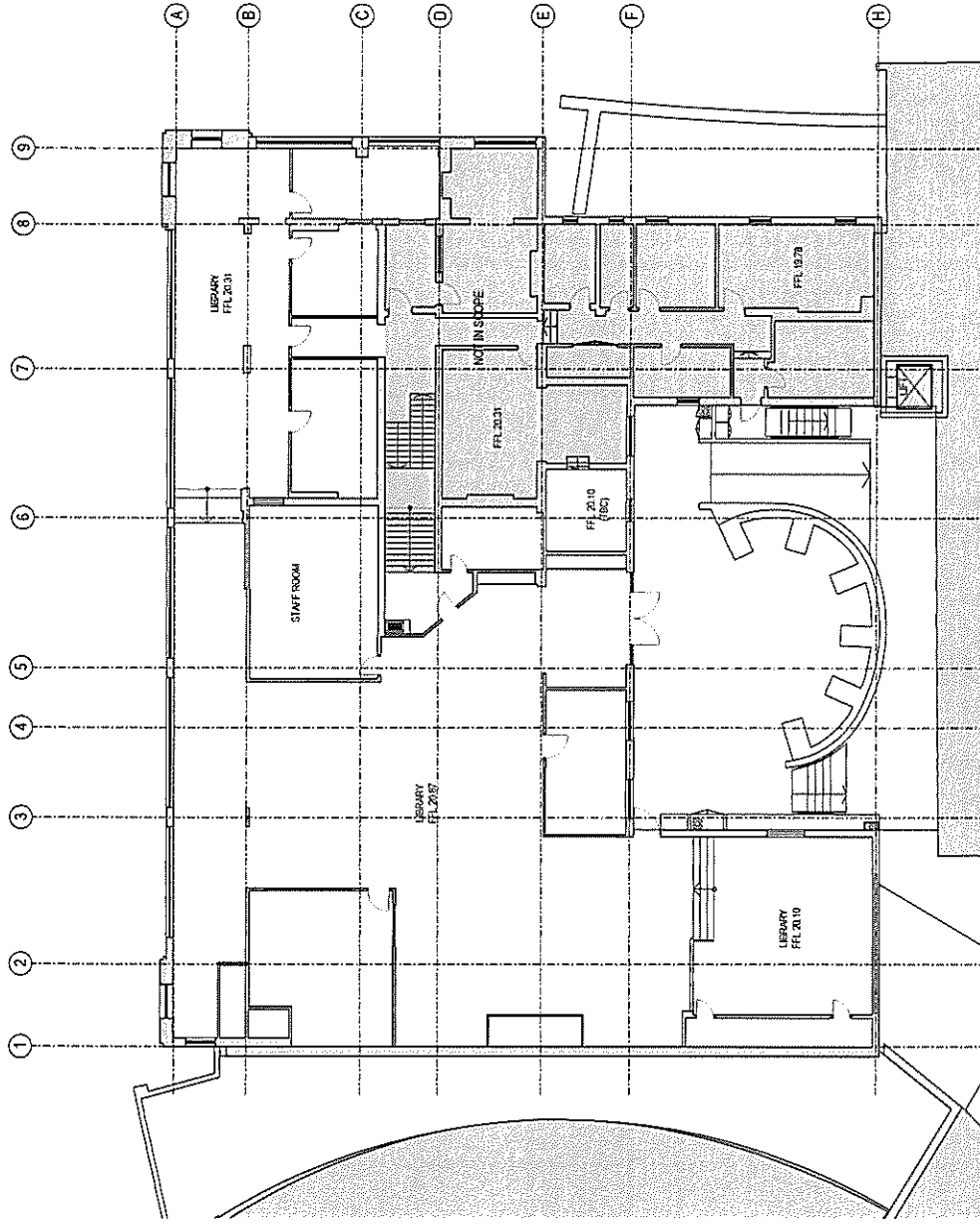
All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

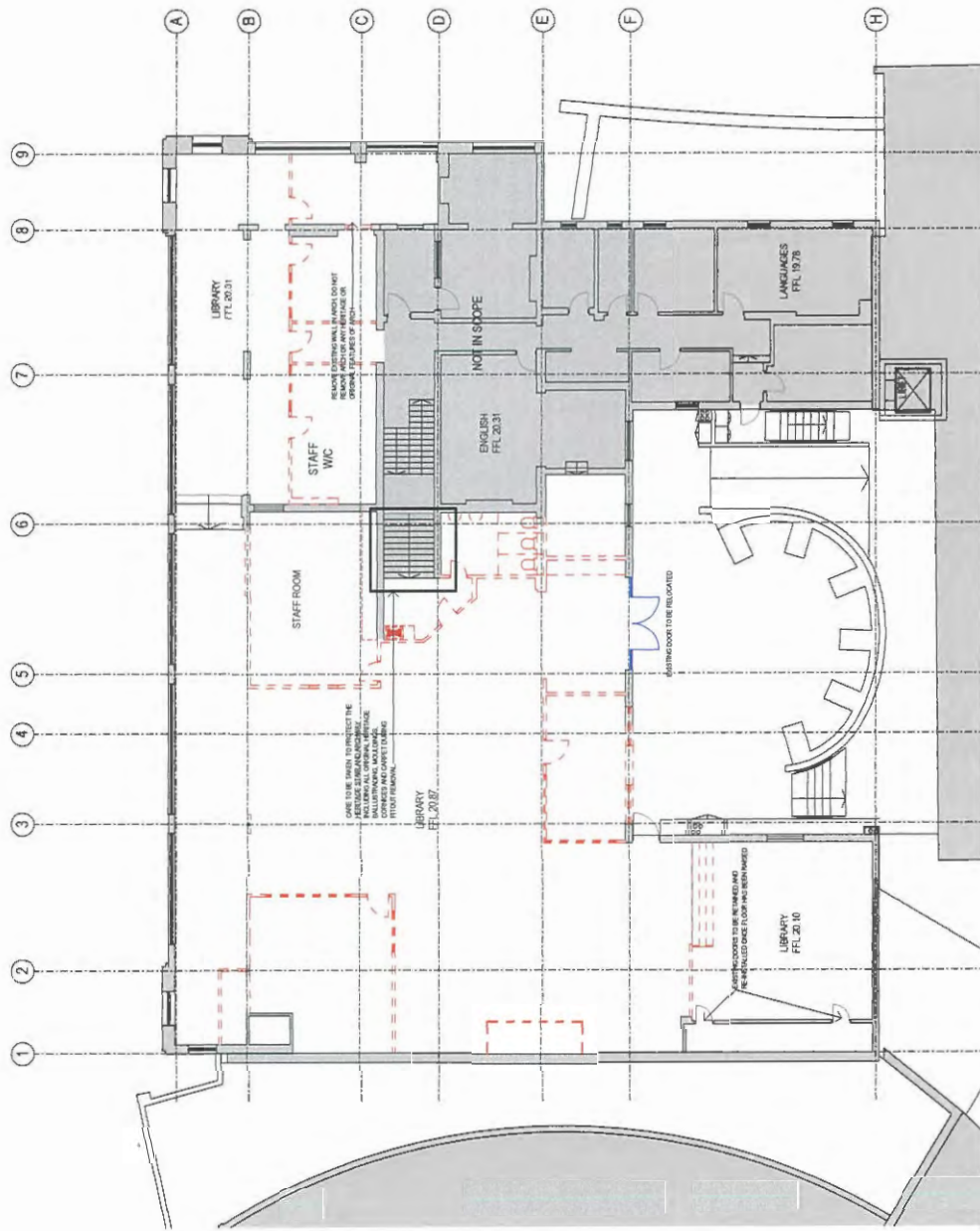
This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A ARCHITECTURAL PLANS



1 LEVEL EXISTING PLAN
 GRAPHIC REPRESENTATION

No. 1 2 3 4	Description 1. EXISTING 2. EXISTING 3. EXISTING 4. EXISTING	Vol 00 00 00 00	Page 00 00 00 00	Date 1/1/2024 1/1/2024 1/1/2024 1/1/2024	1:100 @ A1 Scale 1:100 @ A1	Drawing No. A1000 4	Project WALLIS BUILDING LEVEL 1 10-12 REDMIRE ROAD, STRATHFIELD NSW 2155	Client MERIDEN SCHOOL	Architect AJ+C AJ+C ARCHITECTURE 70 Maple Street, Chippendale NSW 2008 AUSTRALIA PH +61 2 9311 6222 FX +61 2 9311 8200 AOM 53 503 782 524	Drawing Title EXISTING PLAN	Drawing No. A1000 4	Status NOT FOR CONSTRUCTION



① LEVEL 1 FIT OUT REMOVAL PLAN
OVERALL WEA APPROX 1:500

Revision 1. 1:100 @A1 2. 1:100 @A1 3. 1:100 @A1 4. 1:100 @A1 5. 1:100 @A1	Drawing No. A1100	Scale 1:100 @A1	Drawing Title FITOUT REMOVAL PLAN	Project WALLIS BUILDING LEVEL 1 10-12 HEDGECOTE ROAD, STAMFORD NEW 2135	Client MERIDEN SCHOOL	Architect AJ+C Architecture 75 Maple Street, North Sydney NSW 1585 PH 61 2 9311 8222 FX 61 2 9311 8200	Drawing No. 5

APPENDIX B HERITAGE STATEMENT

24 August 2018

Richard Arkell
Head of Operations
Meriden Anglican School
10-12 Redmyre Road
Strathfield NSW 2135

REVIEW OF ENVIRONMENTAL FACTORS – HUDSON LIBRARY FIT OUT FOR MERIDEN SCHOOL, STRATHFIELD NSW

This Heritage Impact Statement (HIS) has been prepared to accompany a Review of Environmental Factors (REF) for and on behalf of Meriden Anglican School (the School). The HIS has been prepared to assess the potential heritage impacts of the proposed fit out in the Hudson Library.

1. SITE LOCATION AND DESCRIPTION

The School is located in Strathfield, approximately 13 kilometres (by direct line) west of the Sydney Central Business District (CBD). The School comprises three campuses, listed as follows:

- The Senior Campus, fronting Redmyre Road;
- The Junior Campus, fronting Vernon Street; and
- The Lingwood Prep School, fronting Margaret Street.

Figure 1 – Meriden School Campuses



Source: Allen Jack + Cottier Architects, 2018

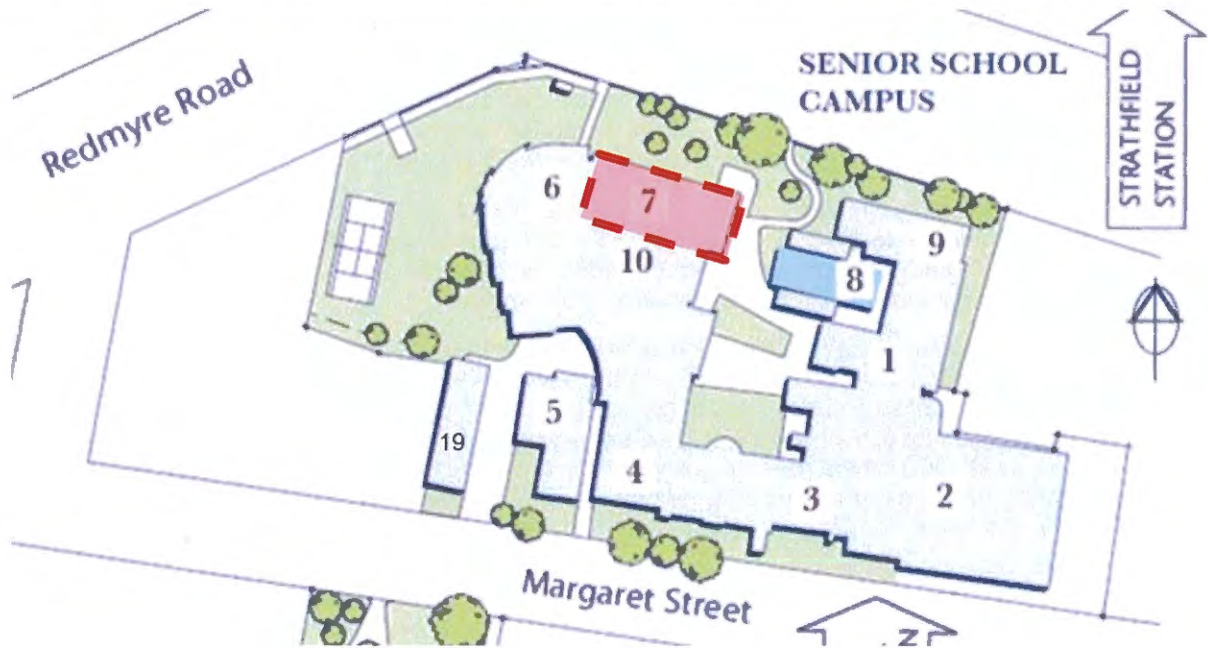
This HIS and REF refer to minor internal fit out works on the Senior Campus only, located at 10-28 Redmyre Road, Strathfield and legally described as Lot 101 in DP 862040.

Figure 2 – Aerial diagram



Source: Nearmaps 2018

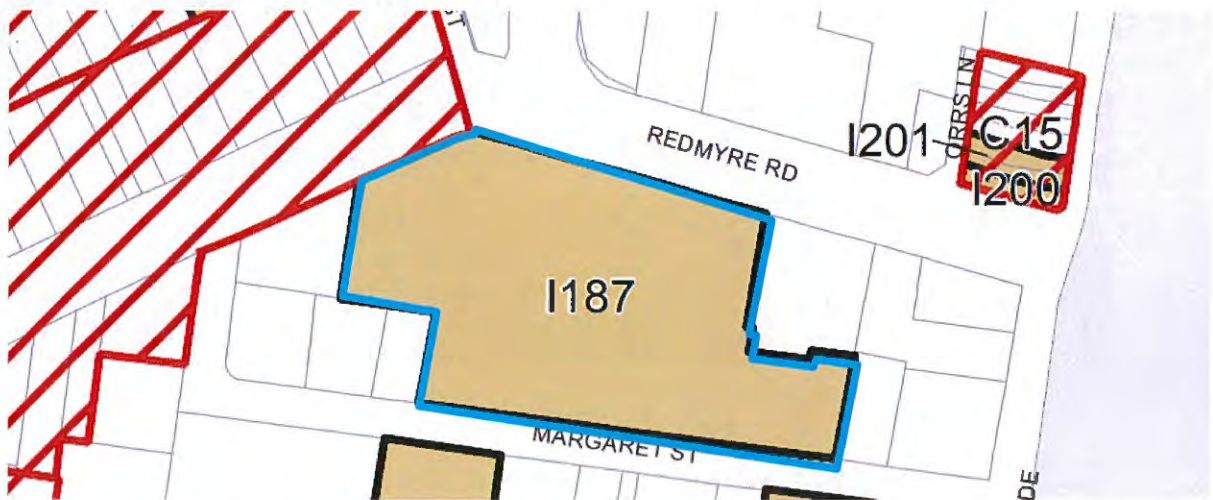
Figure 3 – Location of the Wallis Building within the Meriden School Senior Campus (highlighted in red)



2. HERITAGE CONTEXT

The School's Senior Campus is identified as a heritage item of local significance (Item 187) under the Strathfield Local Environmental Plan 2012 (the SLEP). The listing description of the heritage item in the SLEP is "Meriden School", and the heritage map (see below) shows that the curtilage of the heritage item extends across the whole of Lot 101 in DP 862040. Therefore, the whole of the Senior Campus is considered to be the 'heritage item'.

Figure 4 – Extract of heritage map



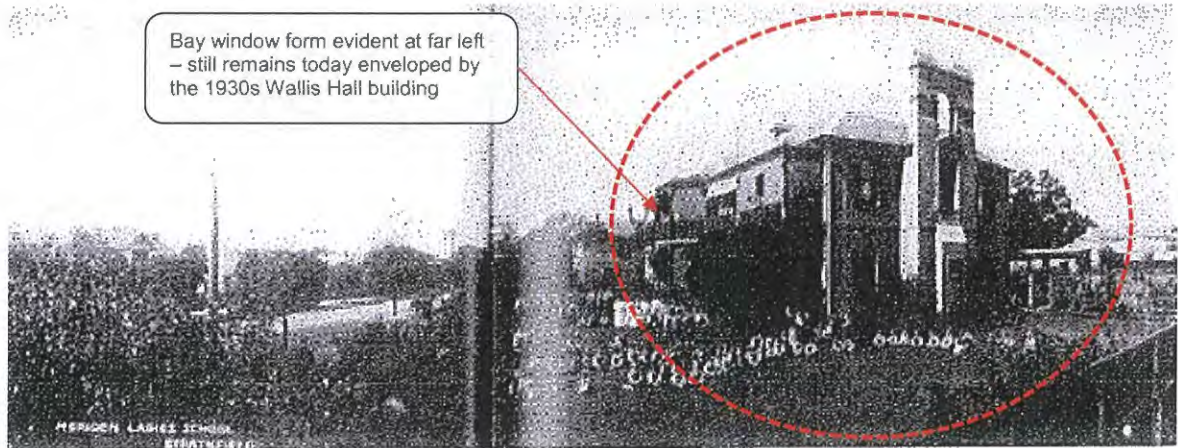
Source: NSW Legislation, Strathfield LEP 2012 HER_005

Notwithstanding this listing description, the Senior Campus contains a range of buildings and landscapes from various periods. There are school administration buildings, classrooms and sporting facilities dating from various period throughout the twentieth century.

The *Wallis Hall* building, within which the Hudson Library is contained (and where the proposed fit out works are therefore located) is a building which has been heavily altered over time. Originally, this building was a late Victorian villa called *Riccarton*. *Riccarton* was built in c.1885 as a private villa, before being purchased in 1888 and renamed *The Briars*.

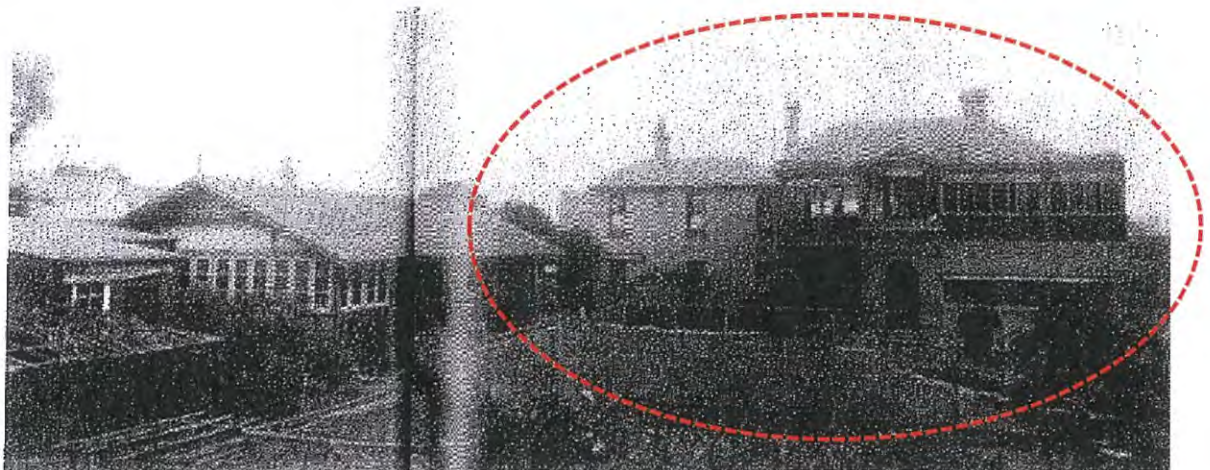
The Briars was purchased in 1926 for use by the Meriden School, which had until that time, operated out of an adjoining Victoria Villa (which was later demolished). In 1935/36, *The Briars* was substantially modified and extended to provide an assembly hall, chapel and sleep-out accommodation for school boarders. The remodelling works enveloped *The Briars*, retaining some internal areas while others were demolished. The end result being that *The Briars* was no longer discernible, and the remodelled building presented as a large uniform interwar brick building.

Figure 5 – The Briars in c.1920s, view looking east at the western elevation



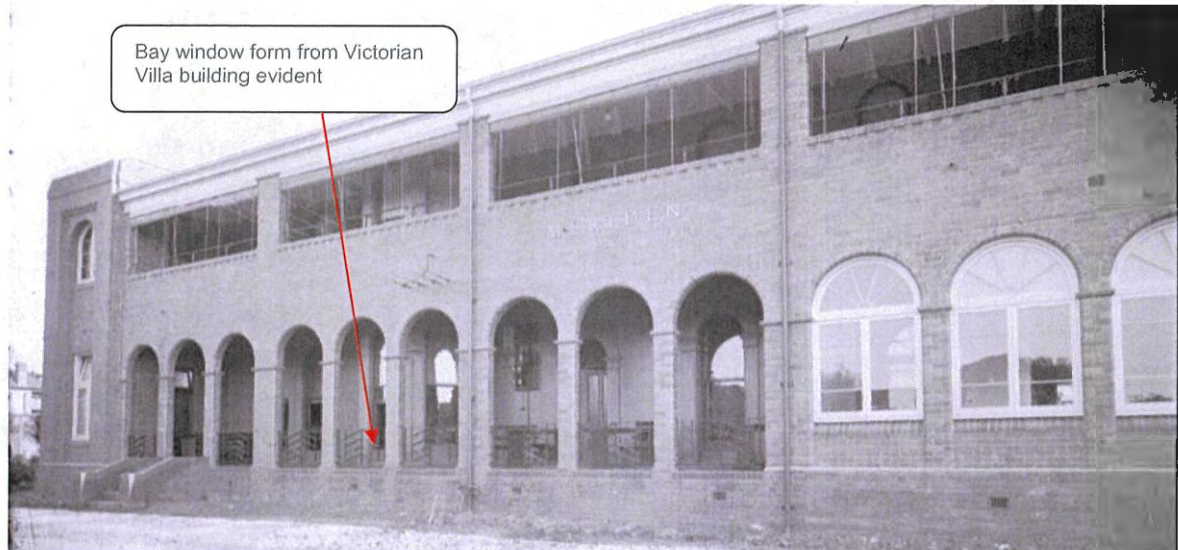
Source: Paul Davies Pty Ltd 2013, Heritage Assessment, Meriden Anglican School for Girls, Senior Campus, p.7

Figure 6 – The Briars in c.1929, view looking west at the eastern elevation



Source: Paul Davies Pty Ltd 2013, Heritage Assessment, Meriden Anglican School for Girls, Senior Campus, p.8

Figure 7 – Photograph of the northern elevation of Wallis Hall following completion of the modification works



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.8

In 2016, the School undertook major alterations and additions to the *Wallis Hall*, including partial demolition, and construction of a whole-of-school auditorium adjoining the building to the west. These works necessitated the demolition of part of the interwar portion of *Wallis Hall*, and the construction of a multi-storey western addition. The auditorium's seating area extends into the western end of the *Wallis Hall* ground floor. Above, the Hudson Library area extends across the first floor of this western portion of *Wallis Hall*, and extends to the west and south into the new extension area. The Hudson Library space has previously been entirely refurbished and presents as a contemporary space behind the former *Wallis Hall* façade, with later partitions and fit-out.

The Heritage Assessment, Meriden Anglican School for Girls prepared by Paul Davies Pty Ltd in 2013 states that the significance of Wallis Hall is as follows:

"Wallis Hall has been extensively altered and extended at the rear in the 1990s. The majority of the building is considered to be of little/neutral significance, with the remnants of the c.1885 house The Briars at the eastern end of the building being of moderate significance, and the Chapel fitout and stained glass windows considered to be of high significance on historical, aesthetic and social criterion."

The above statement was prepared prior to the 2016 auditorium works which demolished the Chapel portion of the building. The Wallis hall building has been substantially altered since the above 2013 heritage assessment was undertaken.



Figure 8 – Eastern elevation of Wallis Hall, 2018. Evidence of the former Victorian villa in roof form and plaster portico.

Source: Urbis



Figure 9 – Internal view on the ground floor of Wallis Hall, within one of the only remaining spaces dating from the Victorian villa period

Source: Urbis

3. PROPOSED WORKS

The proposed works are for minor fit out works to the Hudson Library, which is located on the first floor of *Wallis Hall*, and extends into the 2016 new build extension (which extends to the west and south, as shown on the location plan below).

The proposed works for this REF are entirely internal and relate to the removal of a later fit out to accommodate a more flexible education space. The purpose of the proposed works is to create a flexible distributed library space plus new history classroom.

The scope of works is described as follows:

- Removal of later fit out fabric, including later light-weight plasterboard partition walls, later doors and later toilet fixtures. No significant fabric will be removed or obscured. There are no alterations to the significant façade or remnant significant rooms or spaces.
- Installation of new light-weight, reversible partitions to create new flexible work environments including a reconfiguration of learning commons, classrooms and staff room. All partitions will be light-weight in material and will not intervene with any significant fabric. New partitions will be built around existing remnant masonry walls of *Wallis Hall*, and will not remove this fabric.

The proposed works will result in the removal of the following existing later spaces within the Hudson library:

- Staff rooms;
- Staff toilet;
- Later existing doors;
- Internal library partitioning; and

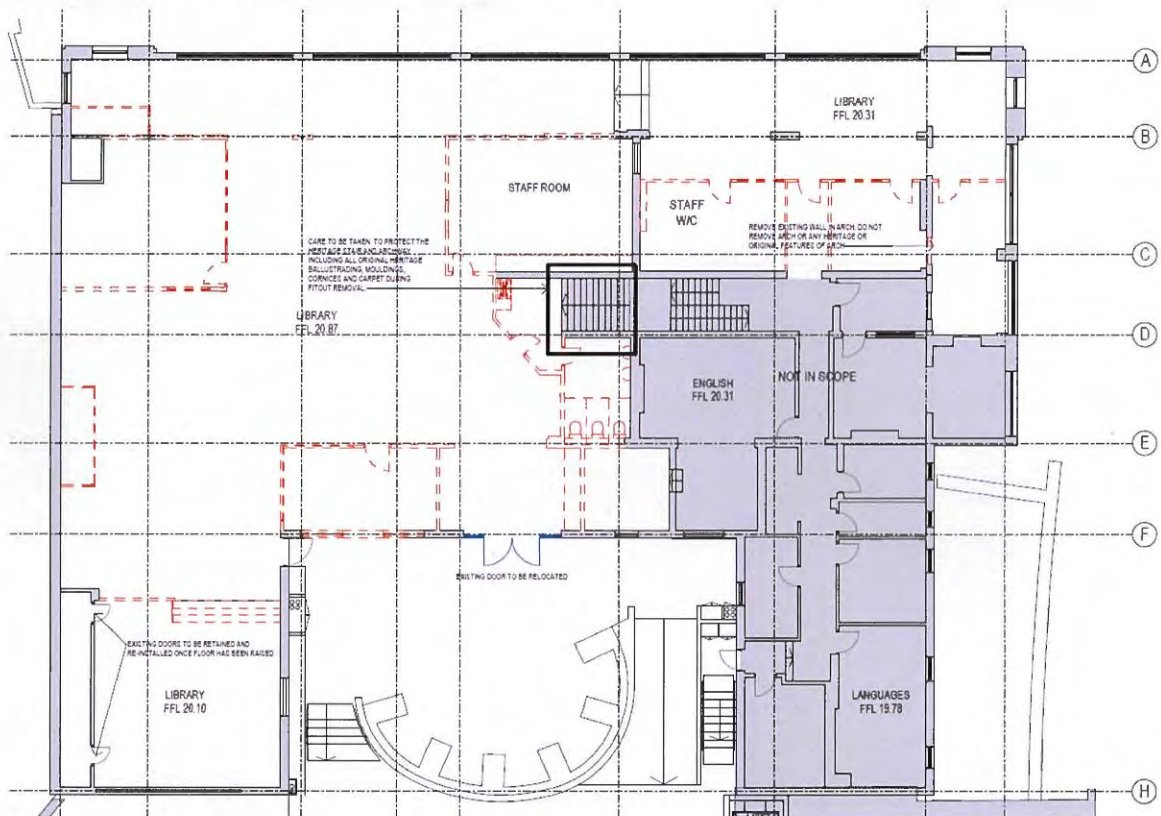
The new fit out will convert the existing library space into:

- New library lobby;

- Three small classrooms;
- A new staff room;
- Two learning commons spaces (study areas);
- Two study areas; and
- Several library resource and utility areas.

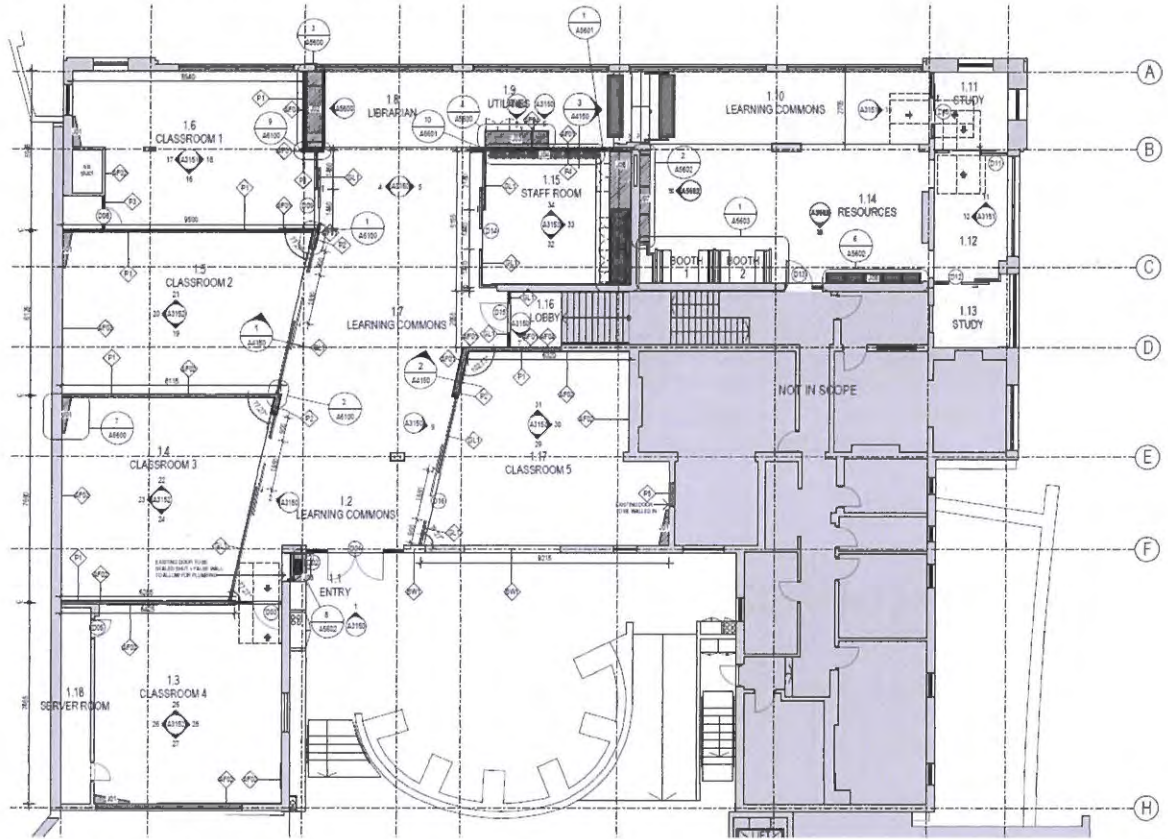
The following plans show where later light-weight partitions are being removed, and where new light-weight partitions are being installed to facilitate new flexible working spaces.

Figure 10 – Extract of proposed removal of later partition plan



Source: AJ+C Architects

Figure 11 – Extract of proposed new light-weight partition plan



Source: AJ+C Architects



Figure 12 – View of Hudson Library looking south showing recent refurbishment and fabric

Source: Urbis



Figure 13 – View of Hudson Library looking north west showing recent refurbishment and fabric

Source: Urbis



Figure 14 – View of Hudson Library looking north west showing recent refurbishment and fabric

Source: Urbis



Figure 15 – View of Hudson Library looking east showing recent refurbishment and fabric

Source: Urbis

4. IMPACT ASSESSMENT

This impact assessment has had regard to the potential heritage impacts of the proposed fit out works, on the significance and significant fabric of the listed heritage item 'Meriden School' under SLEP 2012. The works overall are considered to be minor and will not have any detrimental impact on the heritage significance of the broader 'Meriden School' heritage item.

The works are entirely internal, contained to the Hudson Library portion of *Wallis Hall*. This is an extremely modified area of this building, being a modern refurbishment of a late interwar school building – there is limited original fabric remaining. The proposed removal of later fit out elements will not damage or remove any elements of heritage significance from the interwar building. The installation of new light-weight partitions will not detract from the ability to understand or read the space, however it is worth noting that the space is not original, and is a highly modified and contemporary space with limited original fabric remaining.

The former Victorian villa portion of the building, which was enveloped by the late interwar *Wallis Hall*, will not be impacted. Significant spaces within this earlier portion of the building are generally limited to the ground floor principal rooms and stair hall, which do not form part of this refurbishment area. There are no original spaces from this period within the proposal area, and therefore the proposed works will have no impact on the understanding of this phase of development.

All proposed fit out including light-weight partition walls, joinery units and services including printers etc, will be entirely reversible and removable. The space will retain its later suspended ceiling fabric, with new services and lighting extending from existing later services. Air conditioning is already reticulated throughout the space. The space will be able to be restored to a clear span space in the future with the removal of this fit out. Installation of new fit out fabric will not require any intervention into significant fabric that would remove or damage significant fabric or spaces.

5. CONCLUSION

The proposed works will be discreet, located entirely within the existing (modified) building envelope, and will be completely reversible. The works will have no detrimental impact on the significance of the



Wallis Hall building, the broader 'Meriden School' heritage item, vicinity heritage items surrounding the property, or proximate heritage conservation areas.

The proposed works are considered minor and acceptable, and are supported from a heritage perspective.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Ashleigh Persian".

Ashleigh Persian
Senior Heritage Consultant

APPENDIX C CONSULTATION





MERIDEN

AN ANGLICAN SCHOOL FOR GIRLS

27 August 2018

The General Manager
Strathfield Municipal Council
PO Box 120
Strathfield, NSW 2135

To whom it may concern,

Notification of Development – internal works involving minor alterations and additions at Meriden School Senior Campus, Strathfield

Meriden Anglican School proposes internal works involving minor alterations and additions to the Hudson Library (Level 1 of the Wallis Building) on the Meriden School Senior Campus. The proposed works include:

- Removal of existing fitout including staffrooms, staff toilet, existing doors (heritage doorway materials will be retained), internal library portioning and relocation of an existing doorway; and
- Installation of a new fitout to provide: a new library lobby; five new classrooms, a new staffroom, three learning common spaces, study areas, librarians desk, several library resource and utility areas, and service areas including a server room and storage room.

Under the gazetted *State Environmental Planning Policy (SEPP) (Educational Establishments and Child Care Facilities) 2017* a development application to Council for this proposal is not required.

While this development does not require planning approval from Council, Meriden School is required to assess the likely impacts of the proposal in accordance with the provisions of Part 5 of the *Environmental Planning and Assessment Act 1979*, and the environmental considerations outlined in clause 228 of the *Environmental Planning and Assessment Act Regulation 2000*.

As part of the assessment process, Meriden School is required to notify Council of its intention to undertake the development and to take into consideration any comments you may have on the proposal.

In accordance with this requirement, Urbis have prepared a Review of Environmental Factors (REF) and Heritage Impact Assessment (HIA) to assess any potential environmental impacts of the proposal. The REF and HIA conclude there will be no significant adverse environmental impacts as a result of the minor works.

The purpose of this letter is to notify you of the intention to undertake the development described above, and give you the opportunity to provide comments. For your information, we have enclosed a plan detailing the location of the proposed works, the draft REF, HIA and Architectural Drawings.

If you wish to comment on this proposal, please provide your feedback within 21 days of the date of this letter to Urbis per the contact details below.

Yours sincerely,

Sarah Horsfield
Director- Urbis (for and on behalf of Meriden School)

Level 23, Tower 2, 201 Sussex Street
Sydney NSW 2000

Email: shorsfield@urbis.com.au



SITE PLAN

Figure 1 – Meriden School Campuses



Source: Allen Jack + Cottier Architects, 2018

Figure 2 – Location of Proposed Works



Source: Nearthmaps 2018





MERIDEN

AN ANGLICAN SCHOOL FOR GIRLS

24 August 2018

Dear Occupier,

Notification of Development – internal works involving minor alterations and additions at Meriden School Senior Campus, Strathfield

Meriden Anglican School proposes internal works involving minor alterations and additions to the Hudson Library (Level 1 of the Wallis Building) on the Meriden School Senior Campus. The proposed works include:

- Removal of existing fitout including staffrooms, staff toilet, existing doors (heritage doorway materials will be retained), internal library portioning and relocation of an existing doorway; and
- Installation of a new fitout to provide: a new library lobby; five new classrooms, a new staffroom, three learning common spaces, study areas, librarians desk, several library resource and utility areas, and service areas including a server room and storage room.

Under the gazetted *State Environmental Planning Policy (SEPP) (Educational Establishments and Child Care Facilities) 2017* a development application to Council for this proposal is not required.

While this development does not require planning approval from Council, Meriden School is required to assess the likely impacts of the proposal in accordance with the provisions of Part 5 of the *Environmental Planning and Assessment Act 1979*, and the environmental considerations outlined in clause 228 of the *Environmental Planning and Assessment Act Regulation 2000*.

As part of the assessment process, Meriden School is required to notify occupiers adjoining and adjacent to its site of its intention to undertake the development and to take into consideration any comments you may have on the proposal.

In accordance with this requirement, Urbis have prepared a Review of Environmental Factors (REF) and Heritage Impact Assessment (HIA) to assess any potential environmental impacts of the proposal. The REF and HIA conclude there will be no significant adverse environmental impacts as a result of the minor works.

The purpose of this letter is to notify you of the intention to undertake the development described above, and give you the opportunity to provide comments. For your information, we have enclosed a plan detailing the location of the proposed works.

If you wish to comment on this proposal, please provide your feedback within 21 days of the date of this letter to Urbis per the contact details below.

Yours sincerely,

Sarah Horsfield
Director- Urbis

For and on behalf of Meriden School

Level 23, Tower 2, 201 Sussex Street
Sydney NSW 2000

Email: shorsfield@urbis.com.au



SITE PLAN

Figure 1 – Meriden School Campuses



Source: Allen Jack + Cottier Architects, 2018

Figure 2 – Location of Proposed Works



Source: Nearmaps 2018





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E council@strathfield.nsw.gov.au | www.strathfield.nsw.gov.au | ABN 52 719 940 263

Contact: **Greg Hansell**

24 September 2018

Urbis
Level 23, Tower 2, 201 Sussex Street
SYDNEY NSW 2000

Dear Sir/Madam,

RE: NOTIFICATION OF DEVELOPMENT - INTERNAL WORKS INVOLVING MINOR ALTERATIONS & ADDITIONS AT MERIDEN SCHOOL SENIOR CAMPUS, STRATHFIELD

I refer to your letter of 27 August 2018 and the accompanying architectural drawings and draft Review of Environmental Factors regarding the above proposal.

Based on the information submitted, it is understood that there will be no increase in student and staff numbers in conjunction with this proposal.

The information provided indicates that works are limited to the western portion of the building that does not include the remnants of the Victorian era building "The Briars" and are limited to the removal of later partitioning and services.

The area the subject of the works should be photographically recorded prior to the commencement of works. All new works should be carried out by appropriately qualified and experienced tradespeople and the works should not involve any new penetrations into the extant fabric of "The Briars". The work should be reversible and should be carried out in a manner that limits the impact on the remaining significant fabric.

To that end, the following mitigation measures are recommended for inclusion in the Review of Environmental Factors:

1. Heritage Consultant

A heritage consultant experienced in heritage restoration and renovation works is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

Reason: To ensure the implementation of the works are overseen by an appropriately qualified professional experienced with heritage buildings.

2. Archival Recording

A photographic archival recording of the areas of the site to be altered as part of this approval must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture'. The archival record must be provided to the Heritage Division, Office of Environment and Heritage.

Reason: To capture the condition and appearance of the place prior to modification.

3. Specialist Tradespersons

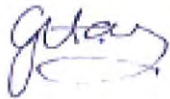
All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage items.

Reason: To ensure works are undertaken using appropriate construction methods and techniques pertinent to the place.

I trust these comments are of assistance in your review and determination of the proposal.

Should you require any further information, please do not hesitate to contact the undersigned on 9748 9999 during normal business hours.

Yours faithfully,



Greg Hansell
Senior Planner

APPENDIX D

CONSTRUCTION MANAGEMENT PLAN



Meriden School, Strathfield
Wallis Building Refurbishment

Construction and Environmental Management Plan

Development Consent No.: N/A

Gledhill Contract No.: TBA

Version number	Date	Approved for issue		
		Position	Name	Signature
1.0	14.08.2018	Project Manager	Steve Conners	

Prepared by:

Steve Conners

Gledhill Constructions

13 Leeds Street

Rhodes, NSW 2138

Telephone: (02) 9743 0344, Mobile: 0413 434 412

Email: sconners@gledhill.com.au

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1 BACKGROUND

This Construction and Environmental Management Plan (CEMP) for Meriden School, Strathfield has been prepared for submission in support of the refurbishment of Level 1 of the existing Wallis Building

1.1 Purpose

The purpose of this CEMP is to outline provisions to manage safe access, methods of loading and unloading, storage of materials, erosion and sediment control, site and pedestrian safety, traffic control and General Site management during the construction process. A key objective is to ensure public safety in all areas affected by the construction and minimise disruption to existing pedestrian and vehicular flow. The plan complies with all relevant Strathfield Council Guidelines.

1.2 Site

The site is known as Meriden School, Strathfield and is legally described as Lot 101 DP 862040. The site is located at 10-12 Redmyre Road, Strathfield.

1.3 Proposed Refurbishment

The proposed refurbishment the subject of this CEMP comprises of:

- Removal of existing furniture, lightweight walls, ceilings and floor finished in the existing library;
- Reconfiguring existing space into 5 Classrooms, Learning Common Rooms and Staff Rooms

1.4 Permits

1.4.1 Works Permit

N/A

1.4.2 Standing Plant Permit

N/A

1.4.3 Ski Bin Permit

N/A

1.4.4 Temporary Full or Part Road Closure Permit

N/A

1.4.5 Hoarding Permit

N/A

1.4.6 Work Zone Permit

N/A

1.4.7 Ground Anchoring Permit

N/A

2 CONSTRUCTION MANAGEMENT MEASURES

2.1 General Site Management

2.1.1 Hoardings

Construction fences will be erected on the ground floor to create a loading area for furniture removal and site deliveries. Class A hoarding will also be erected on Level 1 to form a barrier between students, staff and the siteworks. The hoarding will be erected to minimize the obstruction of existing facilities still in use. All existing doors accessing the work site will be blocked off to provide security to the site by keeping out unauthorised persons and also to provide a safety barrier to the student and staff population.

2.1.2 Signage

Signage must be placed on the Entrance Gate and the site hoarding ensuring it can be easily read by anyone in any public road or other public place adjacent to the site and must:

- a) Show the name, address and telephone number of the Principal Certifying Authority for the work, and
- b) Show the name of the principal contractor for any building work and a telephone number on which that person may be contacted outside working hours, and
- c) State that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while work is being carried out and removed on satisfactory completion of the works.

2.1.3 Hours of Work

To minimise the noise impact on the surrounding environment, construction work shall be carried out only between the hours of 7:00am and 5:00pm Monday to Friday inclusive, 8:00am and 1:00pm Saturdays. No work shall be carried out on Sundays and Public Holidays.

Work may be permitted outside these working hours subject to there being no nuisance to the amenity of neighbours.

2.1.4 Noise and Vibration

To minimise the impact on the surrounding environment, and based on the construction period being greater than 4 weeks, the L_{10} noise level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level (L_{90}) by more than 10dB(A).

2.1.5 Facilities

Toilet facilities shall be provided at or in the vicinity of the work site on which work involved in the demolition or erection of a building is being carried out at the rate of one toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall:

- a) Be a standard flushing toilet, and
- b) Be connected:
 - i) To a public sewer, or
 - ii) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or
 - iii) If connection to a public sewer or an accredited sewage management facility approved by the council is not practicable, to some other sewage management facility approved by the council.

2.1.6 Traffic Control

Colston Budd Rogers & Kafes Pty Ltd has developed a Construction Traffic Management Plan (CTMP) for works on the adjacent construction site which will be followed for the works on the Wallis Building Refurbishment.

A site-specific Traffic Control Plan has been developed by Gledhill for the construction of Meriden School, Strathfield Wallis Building Refurbishment and parts are included in Appendix 2 and 3.

2.1.7 Materials storage

All materials will be stored within the boundaries of the site. No materials will be stored on public land adjacent to the development site without approval being granted by Council under the Roads Act 1993 and/or the Local Government Act 1993.

Waste containers will be stored within the site.

2.1.8 Loading and unloading

All loading and unloading associated with construction work will be accommodated within the school grounds adjacent to the site. Loading and unloading will be completed out of school hours to minimise disruption to the school.

2.2 Erosion and Site Sediment Control

N/A

2.3 Tree protection

N/A

2.4 Support to adjacent buildings

The proposed method of support to any adjacent existing buildings will be designed and submitted by a chartered engineer or an accredited certifier.

3 CONCLUSION

This Construction and Environmental Management Plan has been prepared in line with Environmental Site Management Environmental Specification 2007 and to meet council requirements.

The plan will be regularly reviewed for compliance as part of the site quality monitoring procedures and should any changes be required to address additional site specific issues, a revised version of this plan will be issued.

4 APPENDICES

4.1 Appendix 1 –Waste Management Plan

4.2 Appendix 2 - Traffic Control Plan - Truck Routes

4.3 Appendix 3 - Traffic Control Plan - The Site

Appendix 1 - Waste Management Plan



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CONFIDENTIAL

Waste Management & Recycling Plan

Bingo Group offers a complete, comprehensive solution to the management and recycling of wastes to assure compliance with clients' waste management policy.

Bingo Recycling Centre Auburn, Bingo Recycling Centre St Peters, Benedict Recycling Centre Belrose and Benedict Recycling Centre Chipping Norton combine bin storage, waste collection, waste recycling and waste transfer to service the building and construction industry and domestic waste management needs in the Sydney metropolitan area. Wastes collected by Bingo Skip Bins are taken directly to one of these facilities where approximately 85 - 90% of wastes are converted to recovered resources.

Bingo Recycling Centre Auburn	Bingo Recycling Centre St Peters
3-5 Duck St, Auburn	6-10 Burrows Rd South, St Peters
EPL No. 10935	EPL No. 13142

As can be expected waste materials inwards vary considerably and are delivered to the Recycling Centres in tipping and non-tipping vehicles or in skip bins. Of the wastes inwards approximately 85 - 90% is recovered and recycled as materials outwards and the balance 10 - 15% to landfill. Waste materials inwards are processed to achieve the maximum recovery of resources and the minimum of un-recoverable material for offsite disposal.

Typical Composition of Bingo's Wastes Inwards

Wastes Inwards	Percentage (approx.)
Heavy Recyclable Materials	45%
Light Recyclable Materials	35%
Metals	10%
Non-Recyclable Materials	10%
Total	100%

Heavy Recyclable Materials:

- Soil
- Dirt
- Sand
- Rubble
- Brick
- Concrete
- Tiles
- Stone
- Asphalt

Light Recyclable Materials:

- Timber
- Green Waste
- Cardboard/ Paper
- Plastic/ Polystyrene
- Plasterboard/ Gyprock

Metals:

- Ferrous (steel, black iron)
- Non-Ferrous (copper, wire, aluminium, stainless)



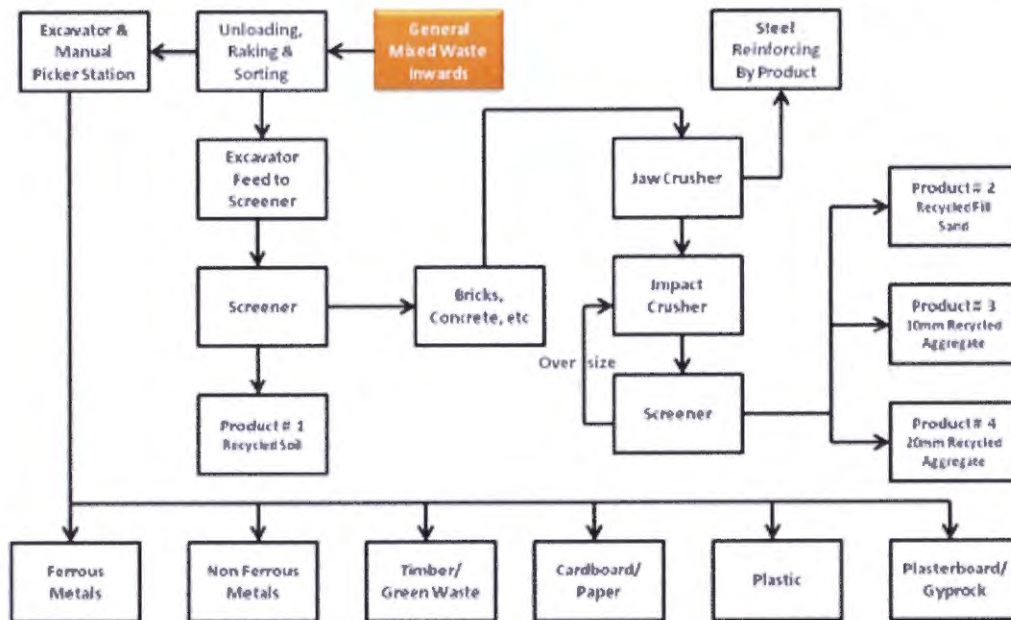
PO Box 7, Enfield NSW 2136
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enquiries@bingogroup.com.au
www.bingogroup.com.au

At the Resource Recovery Facility a simple and effective waste processing procedure is applied. See Materials Flow Diagram (below). Wastes inwards unloaded onto the sorting area where the waste is raked with a hydraulic excavator to expose the contents and where recyclable materials are hand and machine sorted. The raking process separates the waste into four streams for further processing.

- Stream # 1 Non-recyclable materials. These wastes pass to a holding area for off-site disposal.
- Stream # 2 Metals and light recyclable materials are removed and stored for off-site recycling.
- Stream # 3 Large sized heavy weight brick, concrete and rubble pieces. These wastes pass to the crushers where they are crushed and re-enforcing fabric removed. The output from the crushers passes to the screener where products of different size are separated and stored in stockpiles. Re-enforcing fabric is collected and stored in the general steel bin for off-site recycling.
- Stream # 4 Small sized heavy weight soil, sand, brick, concrete and rubble. These wastes pass to the screener where the soil is separated from the brick, concrete and rubble. The brick, concrete and rubble then pass through Stream #3.

Stream # 1 wastes are currently not recyclable and are removed from the land for off-site disposal. Stream #2 wastes, recovered metals and light recyclable materials are recycled off-site. Stream #3 and Stream #4 wastes are processed on site by crushing and screening to form saleable products such as soil, sand, and aggregates. These products are retained on site until sold.

Bingo Recycling Centre
Waste Transfer & Materials Recovery Facility
Flow Diagram





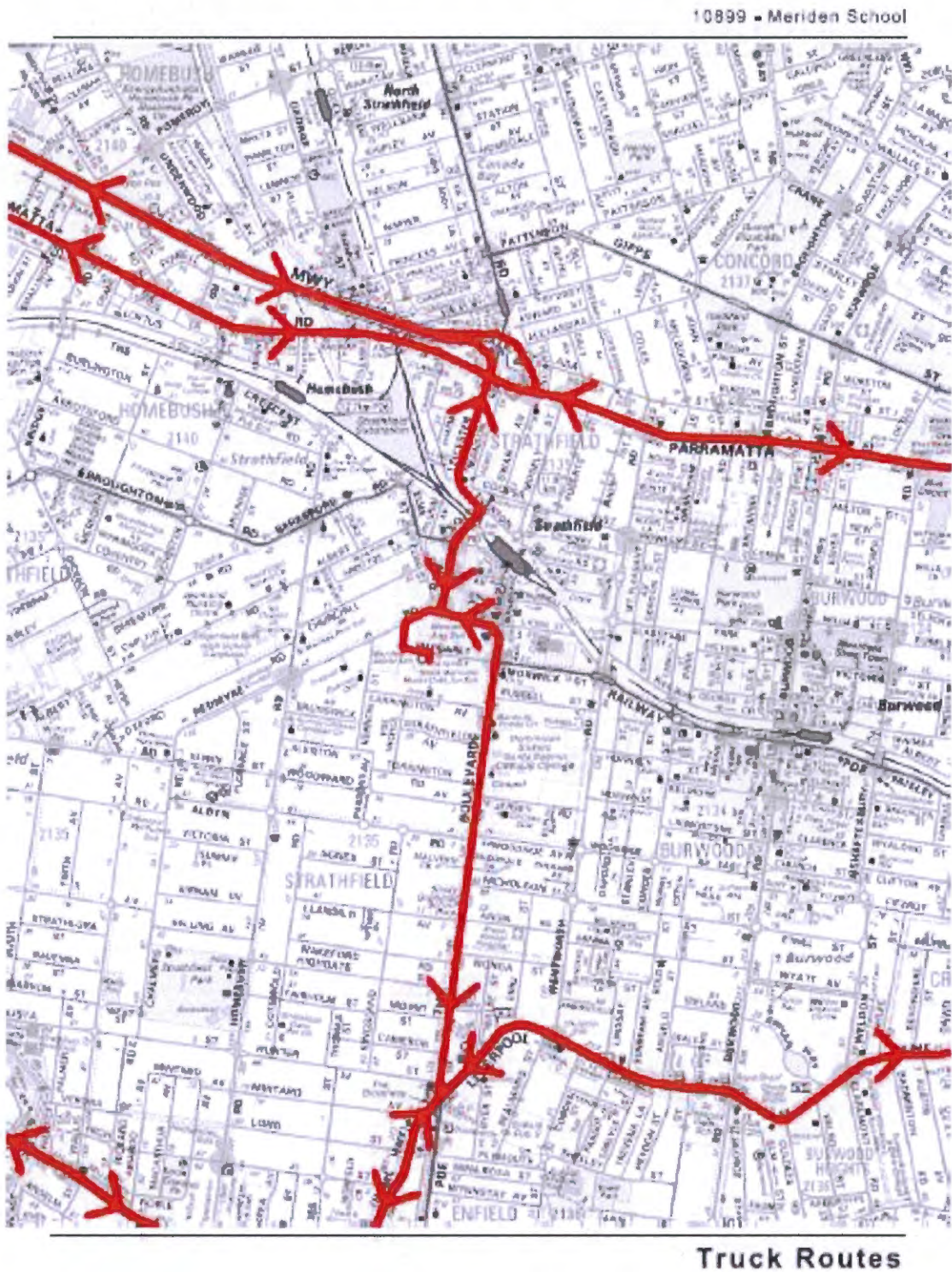
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In summary, Bingo Skip Bins take all their mixed waste skip bins directly to EPA Licensed Recycling Centres. From there the waste is sorted and separated into the following material classes for processing and recycling.

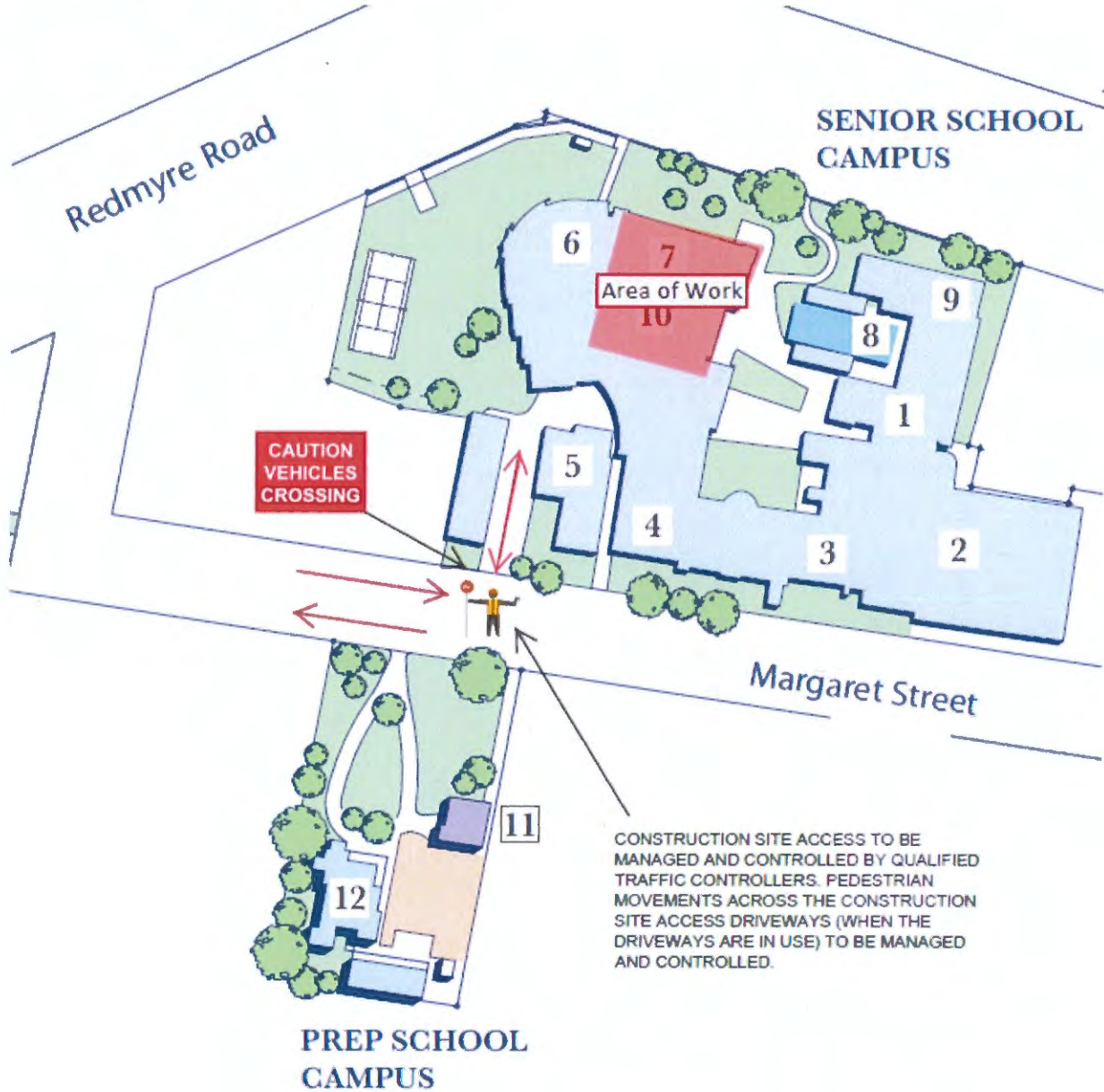
Type of Material	Where Processed/ Recycled	How Processed/ Recycled
Heavy Recyclable Materials (soil, dirt, sand, rubble, concrete, brick, tiles, asphalt, stone)	Bingo & Benedict Recycling Centres	Re-processed into recycled products (such as recycled soil, fill sand, aggregates, roadbase) by crushing and screening.
Timber/ Green Waste	Bingo & Benedict Recycling Centres	Re-processed into woodchip and mulch by shredding.
Metal/ Steel	Sell & Parker	Sent to appropriate recycling plants.
Brick/ Concrete	Boral	Sent to appropriate recycling plants.
Cardboard/ Paper/ Plastic	Cardboard King	Sent to appropriate recycling plants.
Plasterboard/ Gyprock	ReGyp	Sent to appropriate recycling plants.
General Waste	SITA Landfill/ Genesis Landfill	n/a

- **Bingo Recycling Centres**
3-5 Duck Street, Auburn NSW 2144
6-10 Burrows Road South, St Peters NSW 2044
- **Benedict Recycling Centres**
Crozier Road, Belrose NSW 2085
33-35 Riverside Road, Chipping Norton NSW 2170
- **Boral**
6-10 Burrows Road South, St Peters NSW 2044
- **Sell & Parker**
45 Tattersall Road, Blacktown NSW 2148
- **Cardboard King**
8 Kommer Place, St Marys NSW 2760
- **ReGyp**
Captain Cook Drive, Kurnell NSW 2231
- **SITA Landfill**
Elizabeth Drive, Kemps Creek NSW 2178
- **Genesis Landfill**
Honeycomb Drive, Eastern Creek NSW 2766

Appendix 2 - Traffic Control Plan - Truck Routes



Appendix 3 - Traffic Control Plan - The Site





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