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REVIEW OF ENVIRONMENTAL FACTORS

Meriden School - 3 Margaret
Street, Strathfield

Prepared for
MERIDEN SCHOOL
30 January 2023

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Report Number	Final

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EXECUTIVE SUMMARY

The Review of Environmental Factors (REF) has been prepared by Urbis Pty Ltd for Meriden Anglican School (Meriden School).

Meriden School is proposing minor internal alterations works at the Senior School campus, located at 3 Margaret Street, Strathfield. The proposed works relates to the Administration Building, the Sport Centre and the Greenhalgh Centre for Music and Drama. Specifically, Meriden School is proposing the installation of new fire doors and signage to these buildings. The proposed works seek to ensure compliance with relevant BCA and fire safety requirements, improve accessibility and assist with the day-to-day operations at the school. The works are considered minor alterations given the works are entirely internal and the replacement fire doors will remain in the same location as the existing doors.

Under clause 3.37(1) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)*, the following works are permitted without consent within existing schools:

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

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

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

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

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

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

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

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

(b) minor alterations or additions, such as—

(i) internal fitouts, or

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

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

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

The proposed replacement of fire doors and installation of internal signage can be classified as 'minor alternation' works as defined under clause 3.37 of the Transport and Infrastructure SEPP and can be undertaken as development permitted without consent.

Under schedule 1 of the of the *Environmental Planning and Assessment Regulations 2021*, Meriden School is considered a public authority for the purposes of a determining authority for development that is permitted without consent under the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

While the proposed work does not require planning approval from Strathfield City Council a public authority is required to assess the likely impacts of the proposal in accordance with the provisions of Part 5 of the EP&A Act.

An overview of the proposed works and assessment are described below.

Detailed description of proposed works:

The proposed works include the following:

Administration Building

- Installation of hold-open devices and fire safety signage to Door C located on the Ground Floor
- Installation of fire safety signage to Door A located on the Lower Ground Floor

Sport Centre Building

- Installation of hold-open devices and fire safety signage to Door B located on the Lower Ground Floor and Doors D and E located on the Ground Floor of the building.

Greenhalgh Centre for Music and Drama Building

- Installation of hold-open devices and fire safety signage to Door F in Basement Level 2.

See **Section 2** for further information pertaining to fire door locations.

Environmental Impacts and Mitigation Measures:

- A Construction Management Plan (**Appendix B**) has been prepared by Meriden and outlines measures to ensure there is no conflict between construction and existing school operations.
- A Fire Safety Statement (**Appendix C**) has also been prepared by Fire Engineering Consultants Omnii and assesses the fire compliance and installation requirements of the proposed development.
- Mitigation measures are detailed in **Section 7** which include both generic and site-specific measures which once implemented will ensure the proposed works will not have a significant environmental impact.

Consultation:

Meriden School has notified Strathfield Council (Council) of the intention to carry out the proposed activity in accordance with the requirements of *State Environmental Planning Policy (Transport and Infrastructure) 2021* and the NSW Code of Practice Part 5 Activities for Registered Non-Government Schools. The notification period occurred for a 21-day period, between **20 December 2022 – 30 January 2023**. No submission was received from Council.

Supporting information

The REF is supported by the information outlined in **Table 1**.

Table 1 – Supporting Information.

Document/Plans	Consultant	Appendix
Heritage Impact Statement	Urbis	Appendix A
Construction Management Plan	Meriden School	Appendix B
Fire Safety Statement	Omnii	Appendix C

1. FOREWORD AND CERTIFICATION

1.1. FOREWORD

The Review of Environmental Factors (**REF**) has been prepared by Urbis Pty Ltd for Meriden Anglican School (**Meriden School**). The purpose of the REF is to assess the potential environmental impacts of the proposed minor internal alterations to the Administration building, Sports Centre and new Greenhalgh building located within the Meriden Senior School Campus.

Under Section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (**Transport and Infrastructure SEPP**), the proposed works are permitted without consent within existing schools. Section 3.37 of the *Transport and Infrastructure SEPP* is extracted below for reference.

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

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

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

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

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

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

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

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

(b) minor alterations or additions, such as—

(i) internal fitouts, or

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

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

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

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

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

The proposed works are development 'permitted without consent' in accordance with section 3.37(b) under the *Transport and Infrastructure SEPP* and therefore do not require development consent. Accordingly, this REF has been prepared to assess the potential environmental impacts.

This REF has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), section 171 of the *Environmental Planning and Assessment Regulation 2002* (**EP&A Regulations 2021**), *Transport and Infrastructure SEPP* and other applicable Commonwealth and State legislation. In doing so it satisfies Section 5 of the EP&A Act, which requires the Proponent to examine and consider to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the activity.

Meriden School is the determining authority for the project under Part 5 of the EP&A Act.



The purpose of this REF is to describe the proposed works, to document the likely environmental impacts and to detail mitigation measures that would be implemented.

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

1.2. CERTIFICATION

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

This REF has been examined and considered by those duly appointed and authorised persons, and has been accepted on behalf of Meriden School, as the determining authority, as having satisfied those relevant objects of the EP&A Act and the matters prescribed by Sections 5.5 and 5.7 of the EP&A Act. The proposed activity can proceed, subject to the implementation of the specified Mitigation Measures stated in **Section 7**.

Proposed Development	
<i>Address of the land on which the proposed development will be carried out:</i>	Meriden School, 3 Margaret Street, Strathfield
<i>Proposed Development:</i>	Minor internal alterations/additions to the Administration, Sport Centre and Greenhalgh Music and Drama building within the Meriden Senior School campus.
a) Name of the person(s) who prepared the REF:	
<i>Name, Position and Qualification of the person(s) who prepared the REF:</i>	Anna Wang Senior Consultant – Urbis Bachelor of Town Planning (Hon), University of NSW
<i>Signature:</i>	
<i>Date:</i>	30 January 2023
<i>Name, Position and Qualification of the person(s) who prepared the REF:</i>	Sarah Horsfield Director, Planning – Urbis Bachelor of Town Planning, University of NSW, Master of Environmental Law, University of Sydney
<i>Signature:</i>	
<i>Date:</i>	30 January 2023

Proposed Development

b) Reviewing Officer

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

Name and Position of the Reviewing Officer:

RICHARD ARKELL
HEAD OF OPERATIONS.

Signature:



Date:

9/2/23

c) Determination:

I accept this REF on behalf of Meriden School, as the determining authority and determine that the Proposal can proceed subject to the mitigation measures in Section 7 being implemented.

Name and Position of the Reviewing Officer:

LISA BROWN
PRINCIPAL

Signature:



Date:

9/2/23

2. PROPOSED ACTIVITY

2.1. BACKGROUND

Omnii has undertaken Fire Safety review (Appendix C) for the Administration Building, Sports Centre and Greenhalgh Centre for Music and Drama building located within the Senior School campus. The review was to provide advice regarding existing doors located within high-foot traffic areas, and to determine if hold-open device can be installed to suit the school operationally, facilitate pedestrian traffic flow between classes, and reduce wear and tear on the doors. A site review was conducted by a representative of consultants Omnii on 25 August 2022.

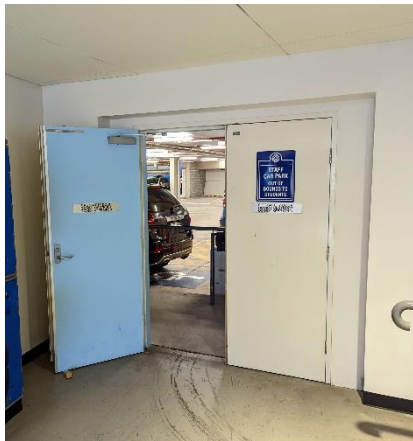
Images of the doors subject to be altered as a part of this REF are pictured below and referred to as Doors A to F.

Figure 1 Images of Doors



Picture 1 Door A, Administration Building, Lower Ground Floor

Source: Meriden School



Picture 2 Door B, Sports Centre, Lower Ground Floor

Source: Meriden School



Picture 3 Door C, Administration Building, Upper Ground Floor

Source: Meriden School



Picture 4 Door D, Sports Centre Ground Floor

Source: Meriden School



Picture 5 Door E, Sports Centre Ground Floor

Source: Meriden School



Picture 6 Door F, Greenhalgh Centre for Music and Drama Basement Level 2

Source: Meriden School

2.2. PROPOSED WORKS

The proposed works include the installation of hold-open devices and associated fire safety signage for six (6) fire doors located across the Meriden Senior School Campus. The detail of the proposed works is described below.

Administration Building:

- Door A – Glazed Fire Door with internal wall-wetting sprinkler protection and install associated signage. The signage illustrates: *“FIRE SAFETY DOOR” “DO NOT OBSTRUCT” and “DO NOT KEEP OPEN”*
- Door C – Glazed Fire Door with internal wall-wetting sprinkler protection, installation of hold-open device and associated signage. The signage illustrates: *“FIRE SAFETY DOOR – DO NOT OBSTRUCT”*

Sports Centre Building:

- Door B – installation of hold-open device and associated signage. The signage illustrates: *“FIRE SAFETY DOOR – DO NOT OBSTRUCT”*
- Door D – Glazed Fire Door with internal wall-wetting sprinkler protection, installation of hold-open device and associated signage. The signage illustrates: *“FIRE SAFETY DOOR – DO NOT OBSTRUCT”*
- Door E – Glazed Fire Door with internal wall-wetting sprinkler protection, installation of hold-open device and associated signage. The signage illustrates: *“FIRE SAFETY DOOR – DO NOT OBSTRUCT”*

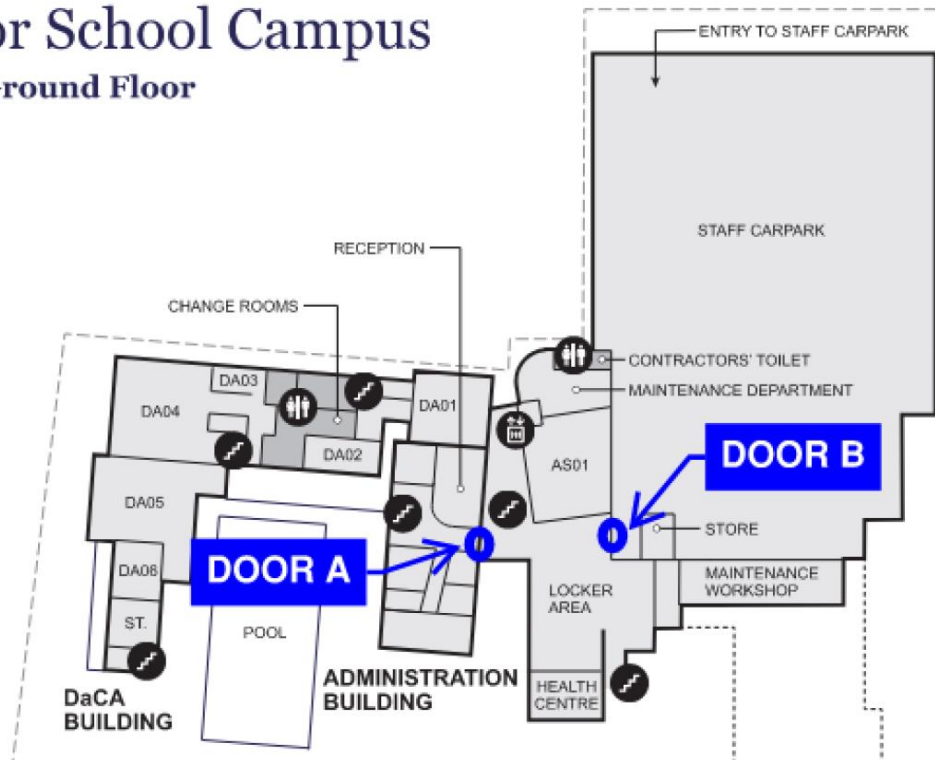
Greenhalgh Centre for Music and Drama:

- Door F – installation of hold-open device and associated signage. The signage illustrates: *“FIRE SAFETY DOOR – DO NOT OBSTRUCT”*

The location of the doors are labelled on the following page.

Figure 2 Location of Proposed Works

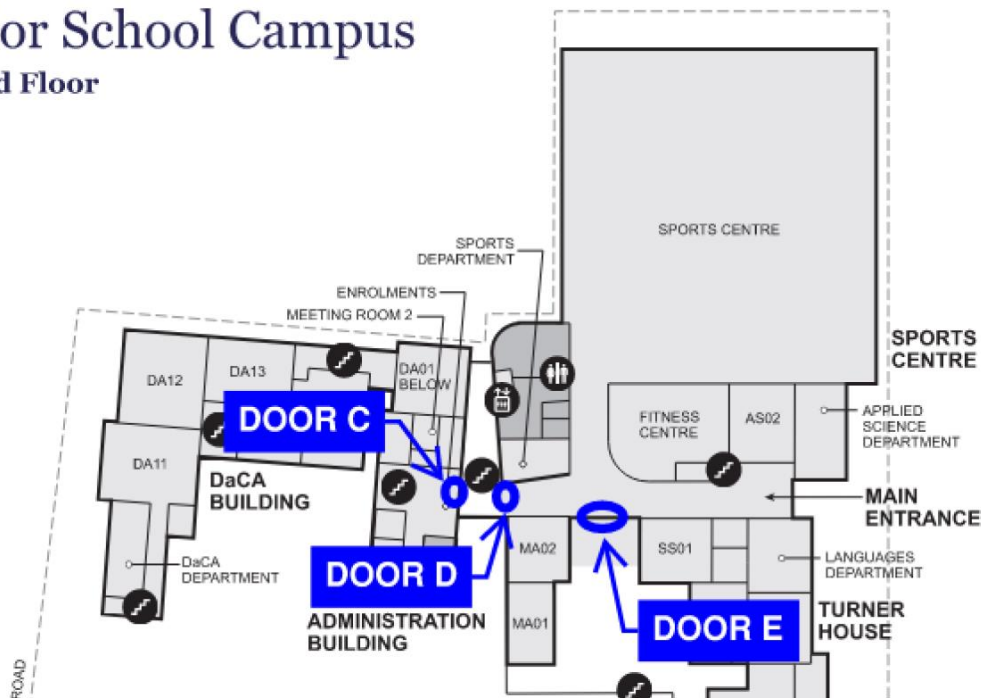
Senior School Campus Lower Ground Floor



Picture 7 Location of Doors A and B, on the Lower Ground Floor in the Administration Building and Sports Centre, respectively

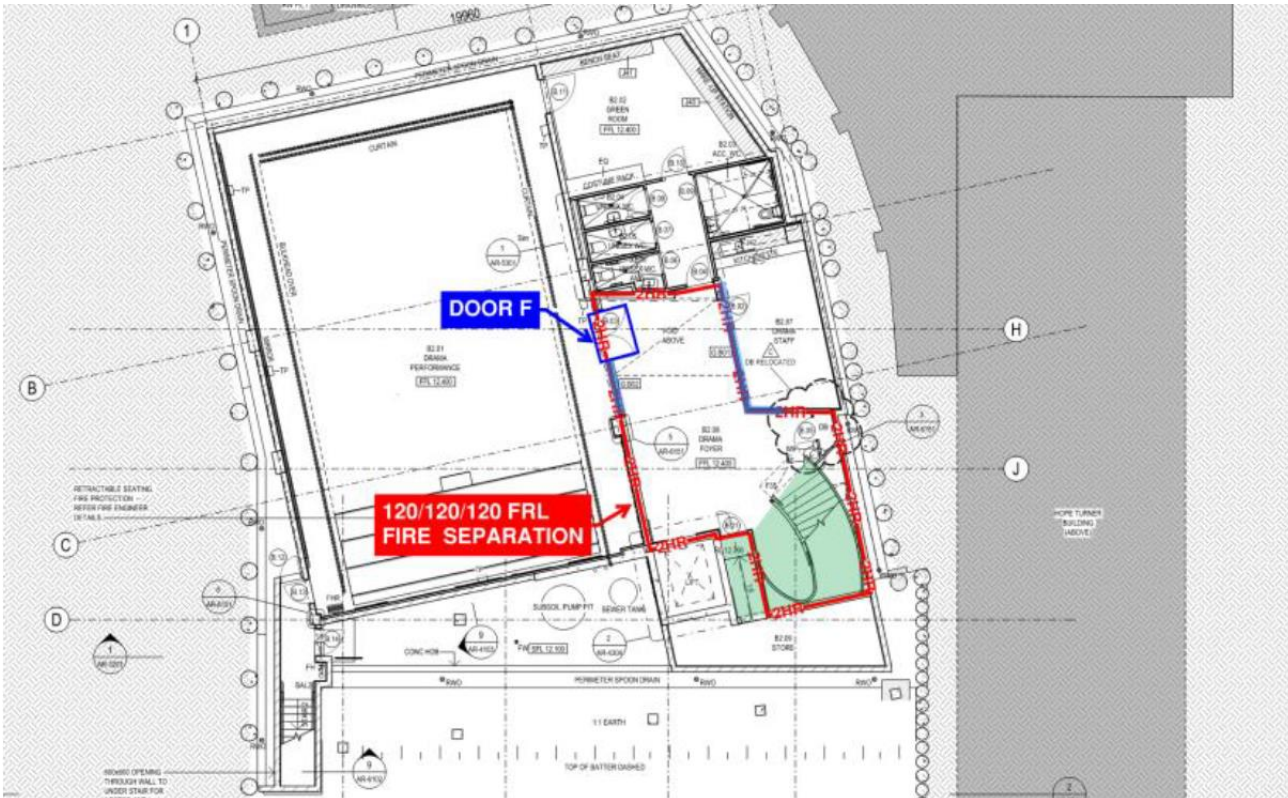
Source: Omnii

Senior School Campus Ground Floor



Picture 8 Location of Doors C, D and E on the Ground Floor of the Sports Centre and Administration Building.

Source: Omnii



Picture 9 Location of Door F in Basement Level 2 of Greenhalgh Centre for Music and Drama

Source: Omnii

2.3. CONSTRUCTION

A Construction Management Plan has been prepared by Meriden School and outlines measures to ensure there is no conflict between construction and existing school operations.

Where construction requires a change of scope to that considered in this REF then an addendum to the REF will be prepared to consider additional environmental impacts and management measures.

Construction will occur during standard hours as follows:

- Monday to Friday: 7am – 3.30pm
- No work on weekends or public holidays; or
- Except as per other directions permitted by the NSW Government under the Environmental Planning and Assessment Act 1979, i.e., the *Environmental Planning and Assessment (COVID-19 Development—Construction Work Days) Order (No 2) 2021*.

2.4. OPERATIONAL HOURS

No change to existing operational hours is proposed.

As the building works are entirely internal there is little potential for activities to have an adverse impact to surrounding developments. Environmental impact of the facility is considered throughout this REF.

3. SITE LOCATION

3.1. LOCALITY DESCRIPTION

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.

3.2. SITE DESCRIPTION

Meriden School

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 3**.

Figure 3 – Meriden School Campuses



Source: Allen Jack + Cottier Architects 2018

Senor Campus

The proposed works relate to the Administration, Sports Centre and Greenhalgh Centre buildings, which are located within the Meriden School Senior Campus (the subject site). These buildings are highlighted in 'blue' in the aerial image provided in **Figure 4**.

The Senior School campus is located at 3 Margaret Street, Strathfield and is legally described as Lot 101 in DP 862040.

Figure 4 Identification of the Administration, Sport Centre and Greenhalgh Centre for Music and Drama buildings in the subject site



Source: Near Maps

3.2.1. Heritage

The Meriden Senior School Campus is a local heritage item (Item I187) under the *Strathfield Local Environmental Plan 2012* (**Strathfield LEP 2012**). An extract of the Strathfield LEP 2012 Heritage Map is included in **Figure 5** below. The listing is for 'Meriden School', without providing specific detail on which buildings or features of the site the listing relates.

It is important to note that the buildings that are subject to this REF are constructed in 1954 and the 2010s, which are not identified in the statement of significance for the site.

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

A Heritage Impact Statement has been prepared by Urbis and is attached at **Appendix A**. 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 6.3** of this REF.

Figure 5 – Strathfield Local Environmental Plan 2012 Heritage Map Extract



Source: Strathfield LEP 2012

4. LEGISLATIVE AND PLANNING CONTEXT

An assessment of the environmental impacts of the proposed works has been undertaken against the applicable planning framework and legislation. The key documents reviewed include:

- EP&A Act 1979
- EP&A Regulations 2021
- Transport and Infrastructure SEPP 2021

Overall, the assessment concludes that the proposed works can be undertaken without consent, and the environmental impacts can be managed through appropriate mitigation measures. Further details of the legislative assessments have been provided in the sections below.

4.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The relevant considerations of the EP&A Act are as follows:

- Section 5.5(1) of the EP&A Act requires a determining authority 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'. This REF contains a detailed environmental impact assessment and addresses the provisions of Section 5.5(1) of EP&A Act.
- Section 5.5(3) of the EP&A Act is not applicable as the site is not identified as a wilderness area (within the meaning of the *Wilderness Act 1987*).
- Section 5.6 of the EP&A Act relates to the requirement to address the provisions of the EP&A Regulations 2021 and is addressed in **Section 4.2** and **Section 5** of this REF.
- Section 5.7 of the EP&A Act requires an EIS to be prepared if the proposed activity is 'likely to significantly affect the environment'. Urbis has assessed the proposal as detailed within this REF and is satisfied that an EIS is not required.

4.2. ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

Schedule 1 of the EP&A Regulations 2021 confirms Meriden School's status as a public authority:

5 Non-government schools

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

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

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

Section 171 of the EP&A Regulations 2021 details the factors which must be taken into account when considering the likely impacts of an activity to be carried out under Part 5 of the EP&A Act and is addressed in **Section 5** of this REF.

Section 198 of the EP&A Regulations 2021 provides that an approved code may be made in relation to –

(b) the exercise by a proprietor of a registered non-government school of its functions under the Act, section 5.5 in relation to activities for the purposes of development that is permitted without consent under State Environmental Planning Policy (Transport and Infrastructure) 2021, section 3.35,

This REF therefore considers the requirements of the NSW Code of Practice for Part 5 Activities for registered non-government schools (August 2017) (**Code of Practice**) in respect of activities for the

purposes of an existing school. Compliance with the relevant provisions of the Code of Practice is outlined below.

Table 2 – Assessment against Code of Practice

Consideration	Response	Satisfied
Clause 3.3.3 - mandatory requirements for consultation	Discussion of compliance with consultation requirements is outlined in Section 8 . Meriden School has notified Strathfield Council of the intention to carry out the proposed activity.	Yes
Clause 3.4.1 - mandatory requirements relating to assessment documentation	This report has been prepared in accordance with the documentation requirements outlined in Clause 3.4.1 of the Code.	Yes
Clause 3.5.1 - mandatory requirements relating to determination documentation	This report has been prepared in accordance with the determination requirements outlined in Clause 3.5.1 of the Code.	Yes
Clause 5.1 – record keeping	Discussion of compliance with record keeping requirements is outlined in Section 7.1 .	Yes
Clause 5.2 - public access to records	Discussion of compliance with public access to records requirements is outlined in Section 7.1 .	Yes
Clause 6.2 - self-reporting of breaches	Discussion of compliance with public access to records requirements is outlined in Section 7.1 .	Yes
Clause 6.3.1 - audits	Discussion of compliance with public access to records requirements is outlined in Section 7.1 .	Yes

4.3. STATE ENVIRONMENTAL PLANNING POLICIES

4.3.1. State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* (**Resilience and Hazards SEPP**) aims to promote remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

The proposed works do not seek to change the use of the existing buildings, and no excavation works or sub-surface disturbance works are proposed. Therefore, *the Resilience and Hazards SEPP* is not required to be addressed.

4.3.2. State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (**Biodiversity and Conservation SEPP**) aims to protect biodiversity values of trees and other vegetation in non-rural areas and associated amenity of non-rural areas. Section 2.4 of the *Biodiversity and Conservation SEPP* provides the provisions of the Biodiversity and Conservation SEPP does not affect the provisions of any other State Environmental Planning Policy or mandatory provisions under a Local Environmental Plan.

The proposed works are contained wholly within the buildings and do not involve the clearing of vegetation.

4.3.3. State Environmental Planning Policy (Planning Systems) 2011

State Environmental Planning Policy (Planning Systems) 2021 (**Planning Systems SEPP**) identifies development that is considered state significant and requires an Environmental Impact Statement and approval from the Department of Planning and Environment. Schedule 1 of the Planning Systems SEPP provides:

15 (2) Development for the purposes of the erection of a building, or alterations or additions to an existing building, at an existing school that has a capital investment value of more than \$50 million.

The proposed works will have a cost of works of significantly less than \$50 Million and will not constitute State significant development.

4.3.4. State Environmental Planning Policy (Transport and Infrastructure) 2021

The *Transport and Infrastructure SEPP* outlines considerations for undertaking development without consent within existing universities. Table 3 and Table 4 address the relevant considerations under the Transport and Infrastructure SEPP.

Table 3 – Consultation Requirements

Consideration	Response	Satisfied
Section 3.8 Consultation with councils – development with impacts on council-relates infrastructure or services		
<p>(1) This section applies to development carried out by or on behalf of a public authority that this Chapter provides may be carried out without development consent if, in the opinion of the public authority, the development—</p> <p>(a) will have a substantial impact on stormwater management services provided by a council, or</p> <p>(b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or</p> <p>(c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or</p> <p>(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</p> <p>(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</p> <p>(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</p>	<p>Meriden School is confirmed as a public authority by schedule 1 of the EP&A Regulations 2021.</p> <p>The works proposed within this REF:</p> <p>(a) Will not have an impact on existing stormwater management.</p> <p>(b) Will not generate additional traffic.</p> <p>(c) Will not involve additional connections to or an increase on the capacity of a sewerage system owned by Council.</p> <p>(d) Will not involve the use of substantial volumes of water.</p> <p>(e) Will not involve the installation of a temporary structure or the enclosing of a public place. All works are proposed within the existing campus.</p> <p>(f) Proposed works will not impact upon Council roads.</p>	Yes

Consideration	Response	Satisfied
responsible for the maintenance of the road or footpath).		
<p>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the 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</p> <p>(b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.</p>	N/A	N/A
Section 3.9 Consultation with councils – development with impacts on local heritage		
<p>(1) This section applies to development carried out by or on behalf of a public authority if the development—</p> <p>(a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and</p> <p>(b) is development that this Chapter provides may be carried out without development consent.</p>	The site is identified as a local heritage item under Schedule 5 of the Strathfield LEP 2012. A Heritage Impact statement has been prepared to assess the potential implications of the works and is attached as Appendix A.	Yes
<p>(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—</p> <p>(a) had an assessment of the impact prepared, and</p> <p>(b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and</p> <p>(c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.</p>	<p>This REF provides an assessment of the impacts of the proposed works, contained in Section 6.</p> <p>Meriden School has notified Strathfield Council of the intention to carry out the proposed works. The notification period occurred for a 21-day period, between 20 December 2022 – 30 January 2023. No submission was received.</p> <p>The mitigation measures as outlined in Section 7.2 will therefore be incorporated into the development.</p>	Yes
Section 3.10 Notification of councils and State Emergency Service – development on flood liable land		

Consideration	Response	Satisfied
<p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Chapter provides may be carried out without development consent (other than demolition of buildings or structures, or internal works to existing buildings) unless the authority or person has—</p> <p>(a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located and the State Emergency Service, and</p> <p>(b) taken into consideration any responses to the notice that are received from the council and State Emergency Service within 21 days after the notice is given.</p>	<p>N/A</p> <p>The site is not flood prone.</p>	N/A
<p>(2) In this section, flood liable land means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual titled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time.</p>	<p>N/A</p> <p>The site is not flood prone.</p>	N/A
Section 3.12 Consultation with public authorities other than councils		
<p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this 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>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</p>	<p>The proposed works do not trigger the need to provide written notice to any specified authorities under this sub-section.</p>	Yes
<p>(2) For the purposes of subsection (1), the following development is specified development and the following authorities are specified authorities in relation to that development—</p> <p>(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or acquired under Part 11 of that Act—an appropriate</p>	<p>(a) The site is not adjacent to land reserved under the National Parks and Wildlife Act 1974;</p> <p>(b) The site is not located immediately adjacent to a rail corridor. The works will have no impact on the rail corridor that is located 500m to the north-east of the</p>	Yes

Consideration	Response	Satisfied
<p>Public Service employee designated by the Minister for Energy and Environment,</p> <p>(b) development on land immediately adjacent to a rail corridor that—</p> <p>(i) is likely to have an adverse effect on rail safety, or</p> <p>(ii) if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or</p> <p>(iii) involves the use of a crane in air space above any rail corridor,</p> <p>the rail authority for the rail corridor,</p> <p>(c) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,</p> <p>Note—</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <p>(d) development on land in a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017—Subsidence Advisory NSW.</p>	<p>site, as the works are to existing buildings and are wholly internal and within the boundaries of the school.</p> <p>(c) The site is not within the dark sky region;</p> <p>(d) The site is not within a mine subsidence's district</p>	
<p>(3) For the purposes of subsection (1), development for the purpose of an existing school is specified development, in relation to which Transport for NSW is the specified authority, if—</p> <p>(a) the site has access to a road and the development will result in the school being able to accommodate 50 or more additional students, or</p> <p>(b) the site has access to—</p> <p>(i) a classified road, or</p> <p>(ii) a road (the connecting road) that connects, within 90 metres (measured along the alignment of the connecting road) of the access point, to a classified road,</p> <p>and the development will result in the provision of an additional 50 or more car parking spaces, or</p>	<p>(a) The proposed works do not seek to increase the student capacity on the site.</p> <p>(b) The proposed works do not seek to change the car parking capacity of the site and will not result in the provision of an additional 50 parking spaces.</p> <p>(c) The proposed works do not seek to change the car parking capacity of the site.</p> <p>(d) The proposed works do not seek to provide a new vehicular or pedestrian access point or change in location of an existing point. The installation of new fire doors will remain in the existing access points of the relevant buildings.</p>	Yes

Consideration	Response	Satisfied
<p>(c) no road to which the site has access is classified and the development will result in the provision of an additional 200 or more car parking spaces, or</p> <p>(d) the development will result in—</p> <p>(i) a new vehicular or pedestrian access point to the school from a public road, or</p> <p>(ii) a change in location of an existing vehicular or pedestrian access point to the school from a public road, or</p> <p>(e) the development will involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road within the meaning of the Roads Act 1993.</p>	<p>(e) the development does not involve excavation of more than 3m.</p>	
Section 3.13 – Exceptions		
<p>(1) Sections 3.8–3.12 do not apply with respect to development to the extent that—</p> <p>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</p> <p>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or</p> <p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development under any environmental planning instrument (including this Chapter), or</p> <p>(e) the development comprises emergency works that—</p> <p>(i) involve no greater disturbance to soil or vegetation than necessary, and</p>	N/A	N/A

Consideration	Response	Satisfied
(ii) are carried out in accordance with all applicable requirements of the Blue Book.		

Table 4 – Part 3.4 – Schools – specific development controls

Consideration	Response	Satisfied
Section 3.34 – Interpretation		
<p>(1) In this Part—</p> <p>prescribed zone means any of the following land use zones—</p> <p>(g) Zone R3 Medium Density Residential,</p>	<p>The site is within the boundaries of an existing school being Meriden School.</p> <p>The site is zoned R3 Medium Density Residential under the <i>SLEP 2012</i>.</p>	Yes
Section 3.37 – Schools – development permitted without consent		
<p><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 school—</i></p> <p><i>(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></p> <p><i>(i) a library or an administration building that is not more than 2 storeys high, or</i></p> <p><i>(ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 2 storeys high, or</i></p> <p><i>(iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or</i></p> <p><i>(iv) a kiosk or shop selling school-related goods to students and staff, such as books, stationery or school uniforms, that is not more than 2 storeys high, or</i></p> <p><i>(v) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, Design, construction and fit-out of food premises, published by Standards Australia on 11 February 2004, or</i></p>	<p>The proposed works consist of minor alterations to existing buildings consistent with subclause 1(b).</p> <p>The internal works involving the installation of fire safety doors and signage are considered to be minor, as these are within the existing building envelope and will not result in the addition of gross floor area to the site. The installation of the doors and erection of the associated small internal signage is for the purposes of complying with health and safety/fire compliance which is consistent with subclause (b)(ii).</p>	Yes

Consideration	Response	Satisfied
<p>(vi) a car park that is not more than 1 storey high,</p> <p>(b) minor alterations or additions, such as—</p> <p>(i) internal fitouts, or</p> <p>(ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or</p> <p>(iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),</p> <p>(c) restoration, replacement or repair of damaged buildings or structures,</p> <p>(d) security measures, including fencing, lighting and security cameras,</p> <p>(e) demolition of structures or buildings (unless a State heritage item or local heritage item).</p>		
<p>(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.</p>	The proposed works do not require an alteration of transport or traffic arrangements.	Yes
<p>(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers.</p>	No change is proposed to the hours of operation, traffic generation or student or staff numbers.	Yes
<p>(4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.</p>	No changes are proposed to the vehicular access associated with loading and waste management. No condition of consent exists which will be contravened in relation to noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.	Yes
<p>(5) A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c).</p>	N/A	Yes

Consideration	Response	Satisfied
(6) <i>This section does not apply to development for the purposes of campus student accommodation.</i>	N/A	Yes
Section 3.38 Notification of carrying out of certain development without consent		
<p>(1) This section applies to development to which section 3.37(1)(a) applies.</p> <p>(2) Before development to which this section applies is carried out, the proponent of the development must—</p> <p>(a) give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the proponent is that council) and to the occupiers of adjoining land, and</p> <p>(b) take into consideration any response to the notice that is received within 21 days after the notice is given.</p>	<p>The proposed works are not development to which clause 36 (1) (a) applies and notification is not required.</p> <p>Notwithstanding this, notification to Council is required under clause 3.9 of the <i>Transport and Infrastructure SEPP</i>. Meriden School has notified Strathfield Council of the intention to carry out the proposed activity. The notification period occurred for a 21-day period, 20 December 2022 – 30 January 2023. No submission was received.</p>	Yes

4.3.5. NSW State Legislation

Table 5 below details the legislation, the purpose of the legislation and relevant to the proposal.

Table 5 – NSW State Legislation Requirements and Approval

Legislation	Purposes of Legislation	Relevance to the Proposal and Approval Requirements
<i>Biodiversity Conservation Act 2016</i>	Maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The Act particularly relates to conservation of biodiversity.	<p>The senior campus is in a modified urban environment with areas of planted landscaping. The campus is not within a declared area of outstanding biodiversity value and no vegetation or tree removal is proposed.</p> <p>The works are wholly contained within existing buildings and will not impact on vegetation.</p>
<i>Contaminated Land Management Act 1997</i>	The provisions of the Contaminated Land Act require that the nature and extent of any potential contamination be investigated and demonstrated.	The proposal does not result in a change of use of the existing building or excavation.
<i>Heritage Act 1977</i>	The Heritage Act is administered by the Heritage Office within the Office of Environment & Heritage and	The site is listed as a local heritage item under the Strathfield LEP 2012. Refer to

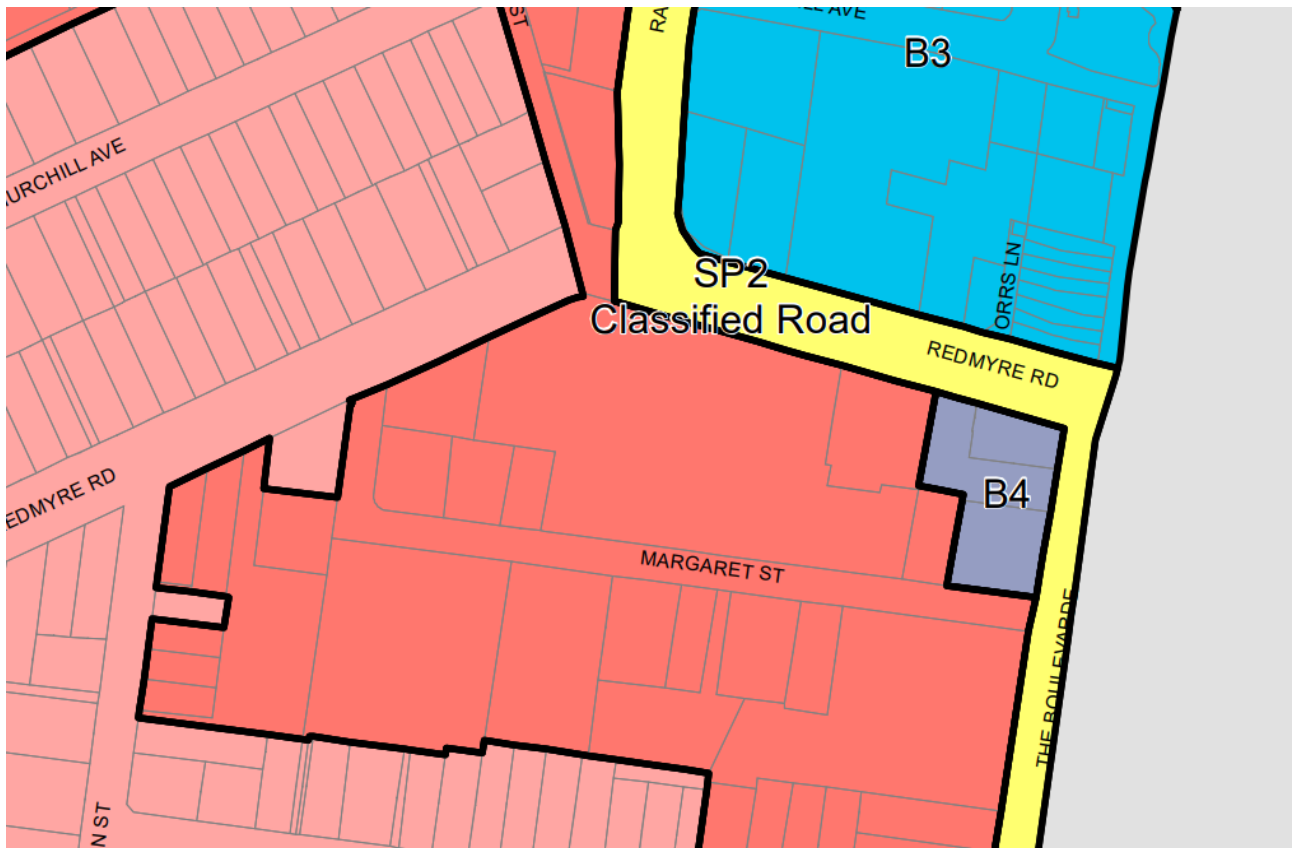
Legislation	Purposes of Legislation	Relevance to the Proposal and Approval Requirements
	concerns protection and restoration and enhancement of State heritage items.	heritage assessment in Section 6.3 and the Heritage Impact Statement at Appendix B for further analysis.
<i>Local Land Service Act 2013</i>	The Act establishes the Local Land Services corporation and aims to ensure management of natural resources and application of scientific knowledge to achieve fully functioning and productive landscapes.	The proposal does not involve clearing vegetation in rural areas of the State and as such no additional approvals are required.
<i>Roads Act 1993</i>	Objects of the Act are to, among other things, confer certain functions (in particular, the function of carrying out road work) on TfNSW and on other roads authorities, and to provide for the distribution of the functions conferred by this Act between TfNSW and other roads authorities.	The proposed works do not relate to a public road, nor will the works involve the pumping of water onto a public road or involve the connection of a road to a classified road. Accordingly, consent is not required under Section 138 of the <i>Roads Act 1993</i> .
<i>Rural Fires Act 1997</i>	Under Section 63 public authorities must take all practicable steps to prevent the occurrence and spread of bush fires on or from land vested in or under its control or management.	The proposed works are not within a bushfire prone area.
<i>Water Management Act 2000</i>	<p>The Act outlines approval requirements for activities at a specified location in, on or under waterfront land. Waterfront land includes the bed of any river, lake or estuary and all land within 40 metres of the highest bank of the river, lake or estuary.</p> <p>The Act also outlines water access rights and approval / concurrence requirements for use of groundwater and surface water runoff.</p>	The proposed works do not occur on waterfront land or within 40m of a water course.

4.4. STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012

The Meriden School campus is located within the Strathfield LGA and is subject to the Strathfield LEP 2012.

The site is located within the R3 Medium Density zone under Part 2 of the Strathfield LEP 2012 as illustrated in **Figure 6**. The R3 Medium Density zone is identified as a 'prescribed zone' under clause 3.34 of the Transport and Infrastructure SEPP for education establishment and as such the works are permissible on the site.

Figure 6 – Extract of Strathfield LEP 2012 Zoning Map



Source: Strathfield LEP 2012

4.5. STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005

This REF has been prepared under Part 5 of the EP&A Act 1979 pursuant to 'development without consent' provisions of the Transport and Infrastructure SEPP and as such the Development Control Plan (DCP) controls do not apply.

Notwithstanding this, the proposed works do not restrict the ability of Meriden School to meet the objectives and the design principles of Part M of the DCP relating to Educational Establishments. The works proposed within this REF are of a nature and scale that they do not impact on the overall compliance with the DCP.

5. ENVIRONMENTAL IMPACT ASSESSMENT

In considering the impact of the activity on the environment, the relevant assessment considerations under section 171 of the EP&A Regulation 2021 have been considered and are provided within **Table 6** below.

Table 6 – Section 171 Assessment

Consideration	Response	Satisfied
Section 171 – Review of environmental factors		
(1) When considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.	<p>The proposed works are a minor alteration to existing buildings to improve accessibility and ensure compliance with health and safety requirements.</p> <p>Considering the nature of the works and that is contained wholly within existing buildings, the proposal is not considered to have any significant environmental impacts.</p> <p>This REF has also been prepared in accordance with the NSW Code of Practice for Part 5 Activities for registered non- government schools.</p>	Yes
<i>(2) If there are no environmental factors guidelines in force, the determining authority must take into account the following environmental factors—</i>		
<i>(a) Any environmental impact on a community.</i>	There will not be any-long term impacts on the surrounding community from the proposed works.	Yes
<i>(b) Any transformation of a locality.</i>	<p>The proposed works are contained internally within the Administration building, Sports Centre and Greenhalgh Centre for Music and Drama buildings. The works are to facilitate an upgrade of the fire doors, in their existing locations at the Meriden Senior School Campus.</p> <p>The works (including small internal signage) are located within the existing Senior School grounds and are entirely internal. As such the works, do not have an immediate frontage to the surrounding public domain or adjacent residences and do not impact the broader locality.</p>	Yes
<i>(c) Any environmental impact on the ecosystems of the locality.</i>	The proposed works are minor and will not have any environmental impact on the ecosystems within the locality.	Yes
<i>(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.</i>	The proposed installation of the fire doors is to replace existing doors within existing buildings, which are contained wholly within the buildings. The installation of small format glazed signage is also	Yes

Consideration	Response	Satisfied
	<p>internal to the building and will not impact the amenity of the visual amenity of buildings or broader localities.</p> <p>The works will not reduce the broader aesthetic, recreational, scientific or other environmental quality given the minor nature of the proposed works.</p>	
<p>(e) the effects on any locality, place or building that has—</p> <p>(i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or</p> <p>(ii) other special value for present or future generations,</p>	<p>While the proposed works are to a heritage item, they will not impact or alter any heritage fabric or value. This has been considered in the Heritage Statement prepared by Urbis and provided at Appendix B.</p>	Yes
<p>(f) any impact on the habitat of protected fauna (within the meaning of the Biodiversity Conservation Act 2016),</p>	<p>The proposed works are internal and relate to existing buildings within the Senior School. Accordingly, the proposal will not impact the habitat of protected animals.</p>	Yes
<p>(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air.</p>	<p>The proposed works relate to existing buildings within the Senior School campus and are internal. Accordingly, the proposal will not have any environmental impact on any endangered species.</p>	Yes
<p>(h) Any long-term effects on the environment.</p>	<p>Due to the works relating to existing buildings, they will not have any long-term effects on the environment.</p>	Yes
<p>(i) Any degradation of the quality of the environment.</p>	<p>No degradation of the quality of the environment will occur from the proposed works.</p>	Yes
<p>(j) Any risk to the safety of the environment.</p>	<p>The proposed works are wholly contained within the existing buildings and therefore will not present any risk to the safety of the environment.</p>	Yes
<p>(k) Any reduction in the range of beneficial uses of the environment.</p>	<p>The works are within existing buildings and will not limit or reduce the range of beneficial uses of the environment.</p>	Yes
<p>(l) Any pollution of the environment.</p>	<p>The proposal will not be a source of pollution.</p>	Yes
<p>(m) Any environmental problems associated with the disposal of waste.</p>	<p>All waste generated by the proposal will be carefully removed and transported from the site to an offsite waste facility.</p>	Yes

Consideration	Response	Satisfied
<i>(n) 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
<i>(o) 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 7 of this REF.	Yes
<i>(p) 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
<i>(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,</i>	The proposed works will enable the improved operation of existing school buildings within an existing school site that is zoned for the purpose of the works. The works are therefore consistent with the intent of applicable strategic documents.	Yes
<i>(r) other relevant environmental factors.</i>	Refer to environmental impact assessment in Section 6 of this REF.	Yes
<i>(3) A determining authority must prepare a review of the environmental factors that demonstrates how the environmental factors specified in the environmental factors guidelines, or the environmental factors specified in subsection (2) if no guidelines are in force, were taken into account when considering the likely impact of an activity.</i>	This REF has been reviewed and determined by a reviewing officer on behalf of Meriden School.	Yes

6. SUMMARY OF IMPACTS

6.1. BUILT FORM

The proposed works are contained wholly within the existing building, which will not affect the height, bulk or scale of the existing buildings within the context of surrounding built and natural environment.

There is no visual impact associated with the proposed works given the installation and associated safety signage is internal and considered minor in the context of the surrounding built form and the broader school campus.

The proposed works are to address relevant safety and accessibility concerns within the senior campus and ensure compliance with the relevant work, health and safety requirements.

The proposed alterations achieve good amenity outcomes, and 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.

A Fire Safety Statement has been prepared by Omnii (**Appendix C**) and outlines that the proposed works are capable of complying with the BCA and safety requirements.

6.2. TRAFFIC, PARKING & ACCESS

The proposed works are internal to the Meriden School campus and no changes are proposed to the hours of operation, noise, or student and staff numbers, which will not result in additional traffic generation to external road network. The proposed works relate exclusively to existing buildings and will have no impact on pedestrian safety.

6.3. HERITAGE

A Heritage Impact Statement has been prepared by Urbis to assess the heritage impact of the proposed works on the heritage listing. The assessment is included at Appendix B.

The assessment concluded that the works are overall considered to be minor and will have no impact on any significant fabric of the campus, given the Sports Centre and Greenhalgh Centre of Music and Drama are of recent construction, 2015 and 2022, respectively and are of Little and/or Neutral significance to the overall heritage significance of the site.

The proposed installation of the hold-open devices and fire door signage at the Administration Building too will have no heritage impact. While the building has been identified as being of Moderate significance to the site, the proposed fire doors are a recent addition having been installed in 2015.

The installation of hold-open devices, whether their installation is to the floor or ceiling, will have no impact on any significant fabric as the existing floors and ceilings at both levels are all contemporary fabric and are of neutral significance. The proposed installation of signage to both doors too will have no heritage impact. The installation of the small format signage to these glazed doors will not obscure or impact upon any significant fabric.

Overall, the proposed works will not result in changes to any identified significant fabric of the site. Accordingly, the proposed works will not have an impact on the heritage significance of the local item.

6.4. CONSTRUCTION IMPACTS

A Construction Management Plan (CMP) has been prepared by Meriden School in conjunction with Chubb Fire & Security Pty Limited (**Appendix B**).

The CMP outlines that all works will be conducted Monday to Friday between the hours of 7:00am and 3:30pm.

Given the scale of the works, construction waste will be minimal. Any waste created will be removed by Chubb and disposed of at their industrial premise. The CMP notes that paper, plastic and cardboard will be recycled with E waste disposed of in E waste bins on site. Any remaining waste will be moved to landfill.

The CMP also provides a summary of construction access points and parking for construction vehicle, which will be located within Meriden School.

Appropriate construction signage will be erected onsite to indicate works are being undertaken.

6.5. SOCIAL IMPACTS

The proposed works seek to minimise any social impact by allowing the school to improve safety and overall operation through the installation of complaint fire doors. The works seek to ensure the safety of the occupants through ensuring appropriate measures are in place in case of emergency and facilitate the ongoing occupation of the building for student learning areas.

In this regard, the proposal will minimise social impacts by minimising any disruption around the campus, through the implementation of the construction management strategy proposed in the CMP (**Appendix B**) and support the ongoing operation of the site as an educational establishment.

6.6. ECONOMIC IMPACTS

In the short term, the works will create additional construction jobs for the installation of the doors. In the long term, the works will facilitate the ongoing safe and improved operation of the Administration, Sports Centre and Greenhalgh Centre for Music and Drama buildings.

7. REQUIREMENTS AND MITIGATION MEASURES

7.1. REQUIREMENTS

7.1.1. Documents

The activity shall be implemented generally in accordance with the following documentation:

Documents:

- Fire Engineering Advice – 18 February 2022 (Omnii)
- Construction Management Plan – Revision 1 (Meriden)

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

7.1.2. Limits on the Scope of this REF

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

- Increase in staff and student numbers;
- Increase in gross floor area;
- Increase to building height;
- Any changes or alterations to existing traffic arrangements.
- Any tree or vegetation removal; and/ or

Any building works beyond those either listed in **Section 2**

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

7.1.3. Activity Certification

In accordance with Section 6.28 of the EP&A Act, Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at:

- (a) the date of the invitation for tenders to carry out the Crown building work, or
- (b) in the absence of tenders, the date on which the Crown building work commences, except as provided by this section.

Prior to 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 EP&A Act.

7.1.4. 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 approval certification details is to be kept and retained as part of the document package register with Meriden School.

Following completion of construction works and issue of occupation certificate (or equivalent) a copy of the certification details are to be kept and retained as part of the document package with Meriden School.

7.2. MITIGATION MEASURES

The mitigation and protection measures of the proposal, to ensure the environmental impacts are minimised, are summarised in this section.

This section has been reviewed following the 21-day notification period to Council, during which no comments were received in regard to this REF. The proposed mitigation measures are therefore deemed appropriate to mitigate any impact associated with the proposal.

7.2.1. Construction Activities

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

- Monday to Friday: 7am – 3.30pm
- No work on weekends or public holidays; or
- Except as per other directions permitted by the NSW Government under the Environmental Planning and Assessment Act 1979, i.e., the Environmental Planning and Assessment (COVID-19 Development—Construction Work Days) Order (No 2) 2021.

7.2.2. Noise

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

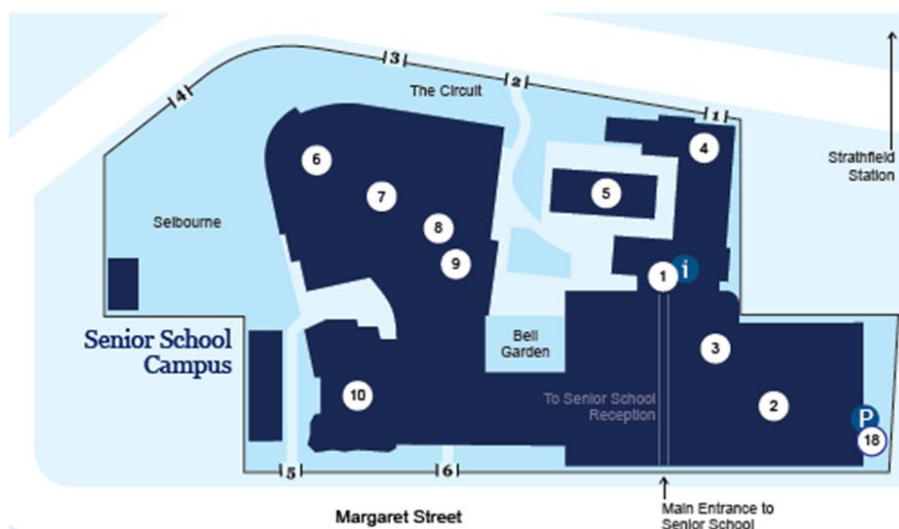
Construction works only take place in accordance with the construction hours.

7.2.3. Construction Waste

Minimal construction waste will be generated. Waste to be removed by Chubb and disposed of at their office at Unit 1a, 21-23 South Street, Rydalmere NSW 2116. Paper, plastic and cardboard will be recycled. E waste disposed of in E waste bins for collection. The remaining waste will go to landfill

7.2.4. Construction Site access and parking

Site access will be by the Senior School Carpark shown at point 18 on the following map. Parking will be provided within the campus.



7.2.5. General

Adherence to safety and risk management procedures.

8. CONSULTATION

Meriden School has notified Strathfield Council of the intention to carry out the proposed activity in accordance with the requirements of the Transport and Infrastructure SEPP and the Code of Practice. The notification period occurred for a 21-day period, between 20 December 2022 – 30 January 2023. No submission was received.

Specifically, the following consultation activities have been undertaken:

- Preparation of a complete assessment of the works (this REF), including:
 - Description of the proposed activity including its location;
 - Description of the environmental impacts that the proposed activity may have;
 - Identification of preliminary mitigation measures.
- Invited Council submissions to the School on the proposed activity within no less than 21 days of the date of the correspondence and providing contact details of the Schools nominated representative to receive submissions in writing.
- Update of the REF to include details of the notification process (this section).

DISCLAIMER

This report is dated 30 January 2023 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 (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Meriden School (**Instructing Party**) for the purpose of REF Application (**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.

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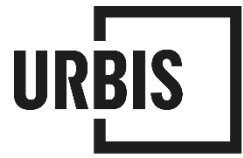
This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

HERITAGE IMPACT STATEMENT

APPENDIX B

CONSTRUCTION MANAGEMENT PLAN



APPENDIX C

FIRE SAFETY STATEMENT