



Statement of Environmental Effects

Multi Use Classroom 2

Calrossy Anglican School – William Cowper Campus
17 December 2021



GHD Pty Ltd | ABN 39 008 488 373

Suite C Level 1, 307 Peel Street

Tamworth, New South Wales 2340, Australia

T +61 2 49799900 | **F** +61 2 9475 0725 | **E** tamworthmail@ghd.com | **ghd.com**

Document status

Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S4	0	M Purkiss	S Lawer		J Roworth		17/12/2021

© GHD 2021

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Contents

1.	Introduction	1
1.1	Development overview	1
1.2	Purpose of this report	1
1.3	Scope and limitations	1
1.4	Assumptions	2
2.	Site and context	3
2.1	Site description	3
3.	Proposal description	5
3.1.1	Background	5
3.1.2	Building design	5
3.1.3	Building access	6
3.1.3.1	Access and parking	8
3.1.3.2	Tree removal and landscaping	8
3.1.3.3	Services	8
3.1.3.4	Stormwater and drainage	8
3.1.4	Construction activities	8
3.1.4.1	Access	8
3.1.4.2	Construction site	8
3.1.4.3	Plant and equipment	8
3.1.5	Construction hours	9
4.	Statutory framework	10
4.1	Environmental Planning and Assessment Act 1979	10
4.1.1	Assessment under Part 4 of the EP&A Act 1979	10
4.1.2	Other relevant legislation	10
4.1.2.1	Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	10
4.1.2.2	Heritage Act 1977	11
4.1.2.3	Biodiversity Conservation Act 2016	11
4.1.2.4	Rural Fires Act 1997	11
4.1.3	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	12
4.1.4	State Environmental Planning Policy (State and Regional Development) 2011	12
4.1.5	State Environmental Planning Policy No 44 – Koala Habitat Protection	13
4.2	Consistency with zone objectives	13
4.2.1	Permissibility	13
4.2.2	Tamworth Regional LEP 2010 - Principal Development Standards	15
4.2.3	Tamworth Regional Development Control Plan 2010	16
4.2.4	Conclusion	16
5.	Environmental Assessment	17
5.1	Assessment of natural environment impacts	17
5.1.1	Flora and fauna	17
5.1.2	Stormwater	17
5.2	Assessment of built environmental impacts	18
5.2.1	Location and neighbouring properties	18
5.2.2	Noise and vibration	18
5.2.3	Servicing and utilities	19

5.2.4	Accessibility	19
5.2.5	Waste management	20
5.2.6	Vehicular access, traffic flow and car parking	20
5.2.7	Land use, visual and socioeconomic issues	21
5.2.8	Aboriginal and non-Aboriginal cultural heritage	22
5.3	Suitability of the site	23
5.4	Public interest	23
6.	Conclusion	24

Table index

Table 4.1	Section 4.15 of the EP&A Act – Matters for consideration	10
-----------	--	----

Figure index

Figure 2.1	Aerial image of location of subject site highlighted in red	4
Figure 2.2	Aerial image indicating the location of the subject site	4
Figure 3.1	Layout depicting location of MUC2 relative to MUC1 and connective pathways	6
Figure 3.2	Location of MUC2 within the Calrossy Anglican School - William Cowper Campus Site Plan	7

Appendices

Appendix A	AHIMS Report
------------	--------------

Glossary

Glossary	
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
EP&Act	Environmental Planning and Assessment Act 1979
LEP	Local Environmental Plan
MUC	Multi Use Classroom
SEPP	State Environmental Planning Policy
TRC	Tamworth Regional Council

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) to be lodged with Tamworth Regional Council (TRC) for the development of a second Multi-Use Classroom (MUC2) at Calrossy Anglican School (CAS) located at 242 Moore Creek Road, Tamworth.

The application is being lodged by CAS, pursuant to Clause 4.15 of the *Environmental Planning and Assessment Act 1979*.

This SEE has been prepared having regard to the following documentation.

- *Environmental Planning and Assessment Act 1979*
- Relevant State Environmental Planning Policies
- *Tamworth Regional Council Local Environmental Plan 2010*
- Tamworth Regional Council Development Control Plan 2011
- Architectural plans for the construction of MUC2

1.1 Development overview

Particulars	Details
Proposed development	Staged Development: <ul style="list-style-type: none">– Multi Use Classroom – Number 2
Type of development	Educational facility
Estimated value	\$5,500,000 (ex GST)
Address	242 Moore Creek Road, North Tamworth NSW 2340
Land identification	Lot 420 DP 1005750
Area	10.99 ha
Zone	RU4 Primary Production Small Lots pursuant to <i>Tamworth Regional Local Environmental Plan 2010</i> .
Proponent	Calrossy Anglican School 140 Brisbane Street Tamworth NSW 2340 Ph. 0419 035 295 (Contact Mr Hugh Castleden)
Property owner	The Corporate Trustees of the Diocese of Armidale
Consent Authority	Tamworth Regional Council

1.2 Purpose of this report

This SEE has been prepared to accompany a Development Application (DA) to seek development consent for the proposal. The SEE has been prepared to address the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* and has considered the provisions of other relevant Acts, Regulations and Environmental Planning Instruments. It assesses the potential environmental impacts of the proposal and recommends mitigation measures to minimise impacts and protect the environment.

1.3 Scope and limitations

This report has been prepared by GHD for Calrossy Anglican School – William Cowper Campus and may only be used and relied on by Calrossy Anglican School – William Cowper Campus for the purpose agreed between GHD and Calrossy Anglican School – William Cowper Campus as set out in section 1.3 of this report.

GHD otherwise disclaims responsibility to any person other than Calrossy Anglican School – William Cowper Campus arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

This Report does not take into account the effects, implications and consequences of or responses to COVID-19, which is a highly dynamic situation and rapidly changing. These effects, implications, consequences of and responses to COVID-19 may have a material effect on the opinions, conclusions, recommendations, assumptions, qualifications and limitations in this Report, and the entire Report must be re-examined and revisited in light of COVID-19. Where this Report is relied on or used without obtaining this further advice from GHD, to the maximum extent permitted by law, GHD disclaims all liability and responsibility to any person in connection with, arising from or in respect of this Report whether such liability arises in contract, tort (including negligence) or under statute.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Calrossy Anglican School and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

1.4 Assumptions

Assumptions made by GHD when undertaking services and preparing this SEE include (but are not limited to):

- The proposal has been assessed based on the plans contained in this report.
- The impacts of the proposal would be as presented in this report.
- The proposal has been assessed assuming the implementation of the safeguards and mitigation measures detailed in this report.

2. Site and context

2.1 Site description

The subject site is located on the north western outskirts the city of Tamworth, known as 242 Moore Creek Road, North Tamworth. An existing educational facility is located on the site being a single parcel of land.

Site information	Comment
Site Description	Lot 420 DP 1005750 242 Moore Creek Road, Tamworth NSW 2340
Land use	Primary school educational facilities Secondary school educational facilities
Site area	10.99 ha
Existing buildings	<p>The site is identified as the Calrossy Anglican School - William Cowper Campus. The campus was established in 2001. The campus facilitates both Primary and Secondary School students.</p> <p>The Primary School facilities are located in the southern portion of the subject site, while the Secondary facilities are generally located centrally and to the north.</p> <p>An Assembly Hall and sports oval exist in the northernmost area and are utilised by both Primary and Secondary students.</p>
Current operational details	Primary and secondary school campus
Access	Vehicle access is currently off Moore Creek Road
Surrounding land uses	North: Vacant land and occupied dwelling South: Crown Reserve – vacant land East: Crown Reserve – vacant land West: Crown Reserve – vacant land
Topography	Natural ground level generally slopes from the northwest down to the southeast.
Natural environment	Existing natural vegetation, including several mature native trees, have been retained on the eastern side of the site. Areas surrounding existing buildings have been landscaped with small trees and shrubs, and the remainder of the campus is maintained grassed areas.
Site history	Educational facility

The Calrossy Anglican School - William Cowper Campus is an *Educational Establishment* which supports both a Primary and Secondary school was established in 2001. The school also operates another secondary campus in Brisbane Street where the administration centre is located.

The primary school facilities are generally located in the southern area of the site, while the secondary facilities are generally located centrally and to the north of the site. An assembly hall and sports oval exist in the northernmost portion of the site and are utilised by both primary and secondary students.



Figure 2.1 Aerial image of location of subject site highlighted in red

(Source: Six Maps)



Figure 2.2 Aerial image indicating the location of the subject site

(Source: Six Maps)

3. Proposal description

3.1.1 Background

A Development Application was lodged with TRC in 2019 for the construction of the first Multi Use Classroom (MUC1) on the eastern side of the subject site in order to upgrade teaching facilities for existing student numbers adjacent to the secondary school infrastructure. The educational facility was designed to complement existing facilities and was in accordance with the schools site planning process.

The school has recently implemented changes to William Cowper Campus which now accommodates the Years 7 to 9 student on the site. Additional teaching spaces were required to support the change thereby justifying the construction of a second Multi Use Classroom (MUC2) facility. This new building has been designed to complement the existing MUC1 building as indicated in Figure 2.2. The changes implemented at William Cowper Campus has not resulted in an increase in students.

3.1.2 Building design

The proposed building has been located to align with the natural contours on site, with the intent of minimised the cut and fill required on site. As a result, the proposed building will consist of two levels consisting of an upper and lower level leading into an auditorium.

Level	Detail
Lower Ground Level	<ul style="list-style-type: none">– Music Classrooms x 2 (area 90.0 m²)– Music storeroom x 1 (area 55.0 m²)– Music rehearsal rooms x 3 (area 30.0 m²)– Common staff room including kitchen (area 23.0 m²)– Locker room
Upper Level	<ul style="list-style-type: none">– General Classrooms x 5 (areas ranging from 79 m² to 81.0 m²)– ILC Classrooms x 3 (area consisting of 37.0 m²)– Small Meeting/Music rooms x 6 (areas ranging from 10.5 m² to 11.0 m²)– Common staff room including kitchen (area 73.0 m²)– Unisex WC and accessible WC (areas 26.0 m² and 6.0 m² respectively)– Cleaners' cupboard (area 3.0 m²)
Auditorium and entry foyer	<p>The lower floor will connect onto an auditorium (359 m²) that contains 308 fixed seating and 50 loose seating.</p> <p>Two storage areas are located within proximity to the stage area.</p>

MUC2 will be connected to MUC1 by a series of ramps and upper bridge walkway links (refer Figure 3.1). As the MUC2 complex will be located on a slope and with connectivity to MUC2, the building will be surrounded by landscape terracing to accommodate the slope.



Figure 3.1 Layout depicting location of MUC2 relative to MUC1 and connective pathways

Figure 3.2 shows the proposed site plan and the location of MUC2 in context with the surrounding school infrastructure. It should be noted this is only a concept plan and does not reflect the size and location of existing and future buildings and infrastructure.

3.1.3 Building access

An access report prepared by Lindsay Perry Access dated 13 December 2021, has reviewed the building design and relevant legislation to determine if the proposed access requirements are compliant. The report recommends best practice approach that goes beyond minimum standards which embraces DDA for the inclusion of all users of the educational facility.

The report concluded that the fundamental aims of accessibility legislation are achievable within the MUC2 building design and the proposed spatial planning and general arrangements of facilities will offer inclusion for all building users.

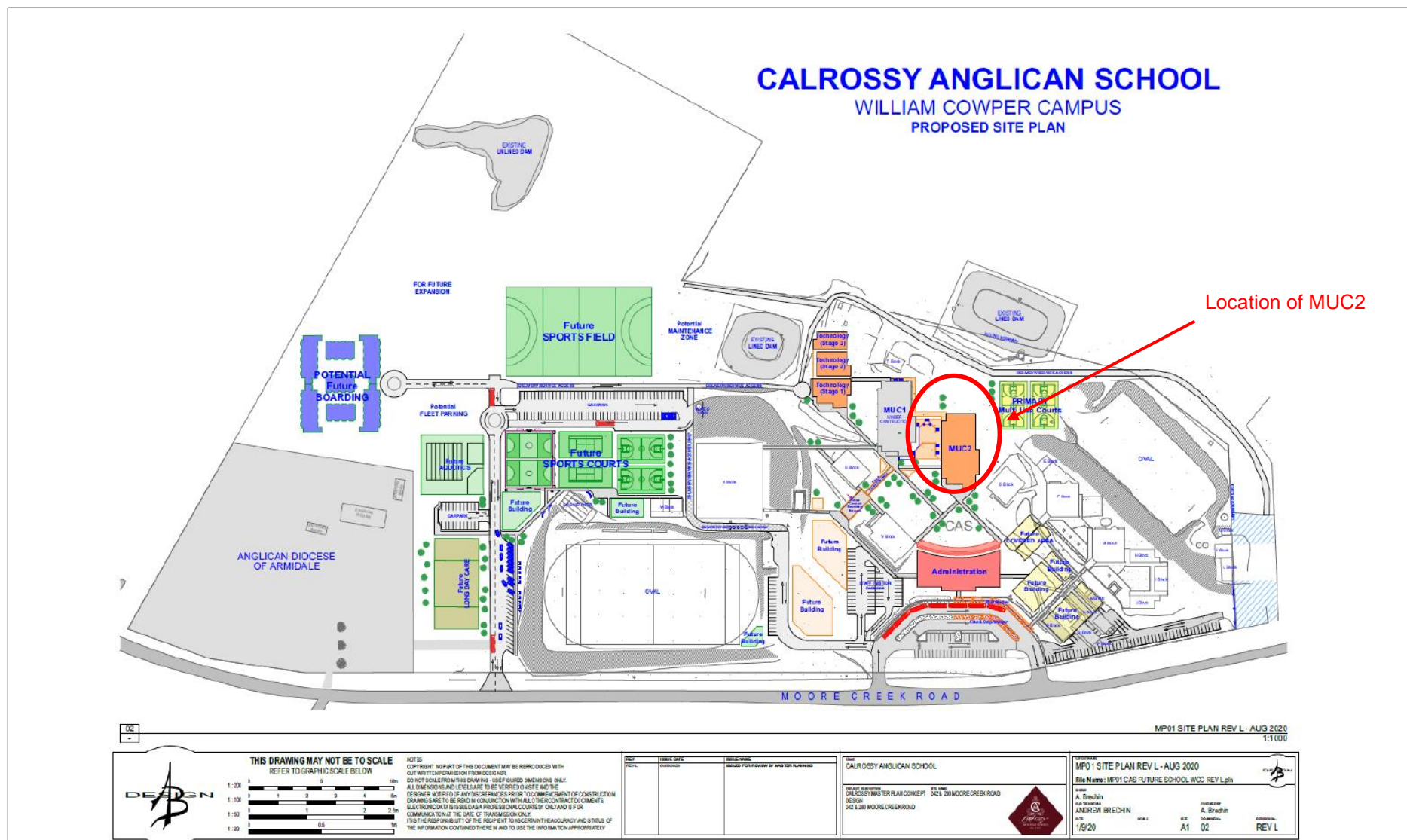


Figure 3.2 Location of MUC2 within the Calrossy Anglican School - William Cowper Campus Site Plan

3.1.3.1 Access and parking

The existing carpark areas will continue to support teachers, parents and students and will be accessed from Moore Creek Road. They will continue to be utilised during construction of MUC2. No additional access or carparking is proposed.

3.1.3.2 Tree removal and landscaping

The school site supports scattered shrubs and trees. No vegetation will be disturbed or removed during the construction of the MUC2 extension. The area surrounding MUC2 will be landscaped to manage stormwater runoff and provide connectivity to MUC1.

3.1.3.3 Services

The proposed development will be connected to Council's existing reticulated water and sewer infrastructure. Electricity and telecommunications are currently available to the existing school infrastructure and there is currently sufficient capacity to service the new structure.

3.1.3.4 Stormwater and drainage

The existing stormwater system is comprised of pipes, storage tanks and onsite detention. The majority of roof runoff is captured and directed into the onsite stormwater system. Some overland flow is intercepted by drains and two (2) detention basins located in the north eastern corner of the site and one on the eastern boundary which is located on the neighbouring Crown Land property. Refer to GHD's Stormwater Servicing Strategy dated 4 August 2021.

3.1.4 Construction activities

3.1.4.1 Access

Vehicle access during the construction phase will be from Moore Creek Road.

3.1.4.2 Construction site

A compound area will be established adjacent to the construction site. The exact location and layout of the compound area would be determined by the construction contractor. It is likely to consist of:

- Site shed
- Parking
- Equipment laydown area
- Waste receptacles
- Spoil stockpile areas
- Storage areas for construction materials (could include some hazardous materials such as fuels and chemicals)

The compound area would be located in an area that is clear of vegetation, drainage lines and heritage items and does not obstruct pedestrian and vehicle pathways.

3.1.4.3 Plant and equipment

The proposal would require a range of construction plant and equipment. The following is an indicative list of equipment that would be required for the proposal:

- Dozers, excavators, graders, rollers and trucks for the earthworks
- Trucks for the delivery of materials
- Cranes for construction of the proposal roof
- Various hand tools for construction
- Light vehicles for contractor staff

3.1.5 Construction hours

It is proposed to commence construction of the proposal in early 2022, with construction expected to take six months.

Works would take place during standard construction hours:

- Monday to Friday 7.00 am to 6.00 pm
- Saturdays 8.00 am to 1.00 pm on Saturdays (unless otherwise approved by Council)

4. Statutory framework

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the statutory basis for planning and environmental assessment in NSW. All development is assessed in accordance with the provisions of the EP&A Act and the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

The EP&A Act institutes a system for environmental planning and assessment, including approvals and environmental impact assessment for proposed developments. The EP&A Act contains several relevant parts that impose requirements for planning approval. Part 4 provides for the control of development that requires development consent.

4.1.1 Assessment under Part 4 of the EP&A Act 1979

Section 4.15 of the EP&A Act outlines the matters that must be taken into consideration by a consent authority when assessing a Development Application under Part 4 of the EP&A Act. Table 4.1 provides a summary of matters listed under Section 4.15.

Table 4.1 Section 4.15 of the EP&A Act – Matters for consideration

Matters for consideration - general	Report section
The provision of:	
(i) any environmental planning instrument	Section 4
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable
(iii) any development control plan	Section 4.1.4
(iiia) any planning agreement that has been entered into under section 7.4 of the (EP&A Act), or any draft planning agreement that a developer has offered to enter into under section 7.4 of the (EP&A Act).	Not applicable
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates	Not applicable
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Section 5
(c) the suitability of the site for the development	Section 6
(d) any submissions made in accordance with this Act or the regulations	Should any submissions be received as a result of the proposal, it is envisaged that these are able to be addressed by this report.
(e) the public interest.	Section 6

4.1.2 Other relevant legislation

4.1.2.1 Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) prescribes the Commonwealth's role in environmental assessment, biodiversity conservation and the management of protected areas and species, populations and communities and heritage items. There are a number of listed actions if there is likely to have a significant impact on 'matters of national environmental significance'.

An action is considered to include a project, development, undertaking, activity or series of activities. Given the site's current use and existing disturbance at the site, no potential impacts are predicted and an approval under the EPBC Act would not be required.

4.1.2.2 Heritage Act 1977

The *Heritage Act 1977* is concerned with all aspects of heritage conservation ranging from basic protection against indiscriminate damage and demolition of buildings and sites, through to restoration and enhancement.

Heritage places and items of particular importance to the people of NSW are listed on the State Heritage Register. A heritage impact assessment may be required if there are any items listed on the State Heritage Register in the vicinity of road safety upgrades.

Approval under section 60 of the *Heritage Act 1977* is required for any direct impacts on a listed heritage item. Approval from the NSW Heritage Council under section 139 of the *Heritage Act 1977* is required prior to the activities likely to disturb a relic.

The proposal would not impact on any heritage items listed on the local or state heritage register, and is not likely to disturb a relic. As a result, approval under the Heritage Act is not required.

4.1.2.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) was passed by NSW Parliament in November 2016 and came into effect on 25 August 2017. The BC Act repeals the *Threatened Species Conservation Act 1995*, the *Native Vegetation Act 2003*, *Nature Conservation Act 2001* and part 6 of the *NPWS Act 1974*. As a result, the matters relating to the listing of threatened species, threatened ecological communities, key threatening processes, biodiversity impact assessment, offsetting and related offences are now contained within the BC Act.

Projects assessed under Part 4 of the EP&A Act are required to address the requirements of the BC Act which includes provisions for offsetting once certain thresholds are met. The subject site is not identified on DPIE's Biodiversity Values Map and Threshold Tool as having any 'biodiversity values' and therefore doesn't trigger provisions of the BCA

4.1.2.4 Rural Fires Act 1997

Development on land that has been dedicated as bushfire prone must meet specific requirements under the Rural Fires Act 1997 and the EP&A Act 1979. The EP&A Act establishes a system for requiring bush protection measures on bush fire prone land at the DA stage. Section 4.14 of the EP&A Act requires that a consent authority not grant approval for any development in a bush fire prone area (other than those developments covered by Section 100B of the Rural Fires Act) unless the proposal complies with Planning for Bush Fire Protection 2006 (PBP) as published by the NSW Rural Fire Service. PBP is currently under review and a new document Planning for Bushfire Protection 2019 is expected to be legislated in 2020.

The subject site is located adjacent to lands identified as bushfire prone lands. A Bushfire Assessment Report has been prepared providing recommendations for compliance with bushfire protection measures and criteria.

4.1.3 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

SEPP 2017	Assessment
Part 2 General	
Clause 13 Consultation with public authorities other than Council	<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) (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) (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>(2) (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—</p> <p>(e) (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.</p> <p><i>Note 1 - The Act defines bush fire prone land, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 10.3(2) of the Act.</i></p> <p><i>Note 2 - When carrying out development of a kind referred to in paragraph (e), consideration should be given to Planning for Bush Fire Protection.</i></p>
Part 4 Schools – specific development controls	
Clause 33 Definition of a prescribed zone	The subject site is a prescribed zone under the SEPP as it is zoned RU4 Primary Production Small Lots pursuant to the Tamworth Regional LEP 2010.
Clause 35 Schools – development permitted with consent	The proposed development for a MUC may be carried out with development consent within a prescribed zone.
Clause 39 Existing Schools – complying development	The proposed development is not considered complying development due to its proximity to bushfire affected lands and does not meet the provisions of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>
Part 7 General development controls	
Clause 57 Traffic-generating development	The proposed development will not generate any additional traffic from additional teachers, parents or students.
Schedule 4 Schools – design quality principles	
Design quality principles	The proposed development should be designed in accordance with the principles 1-7.

4.1.4 State Environmental Planning Policy (State and Regional Development) 2011

The proposal may be classified as Regionally Significant Development pursuant to Schedule 7 of *State Environmental Planning Policy (State and Regional Development) 2011*. An independent assessment and determination of the application will be made by the Regional Planning Panel. The proposal may trigger the regional development process if it meets either of the following criteria:

- development with a CIV over \$5 million which is:
- council related
- private infrastructure and community facilities

A regionally significant DA is lodged with the relevant Council who must carry out an assessment of the DA and carry out any required public exhibition. Whilst a regional panel determines a development application, notice of determination is issued by the Council.

4.1.5 State Environmental Planning Policy No 44 – Koala Habitat Protection

Schedule 1 of SEPP 44 outlines the Local Government Areas (LGA) to which it applies. Tamworth LGA is included on this list. If the proposed activity satisfies the SEPP's clauses the consent authority must be satisfied whether or not the land comprised potential or core Koala habitat by way of an appropriate ecological assessment.

The subject site covers an area greater than one hectare and TRC is identified in Schedule 1 as land to which the policy applies. Vegetation within the subject site is not identified as core koala habitat in this instance.

4.2 Consistency with zone objectives

The subject site is zoned RU4 Primary Production Small Lots and permits a range of activities including rural, residential and certain other types of development compatible with the zone.

The proposal is considered to be consistent with the objectives of the RU4 zone and would enhance the existing school facility to benefit the community by providing additional recreational facilities.

4.2.1 Permissibility

The existing use is defined as an **educational facility** and is permitted with consent in the RU4 zone.

RU4 Primary Production Small Lots	
Zone objectives	<ul style="list-style-type: none"> – To enable sustainable primary industry and other compatible land uses. – To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. – To minimise conflict between land uses within this zone and land uses within adjoining zones.
Permitted without consent	Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads
Permitted without consent	Agricultural produce industries; Aquaculture; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4
Prohibited	Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

The subject site is identified across 2 Tamworth Regional Council LEP 2010 sheets:

- Land Zoning Map – Sheet LZN_004C
- Land Zoning Map – Sheet LZN_004B

A copy of the zoning map from DPIE's ePlanning Spatial Viewer has also been included to clarify the zoning of the whole site.

4.2 Consistency with zone objectives

The subject site is zoned RU4 Primary Production Small Lots and permits a range of activities including rural, residential and certain other types of development compatible with the zone.

The proposal is considered to be consistent with the objectives of the RU4 zone and would enhance the existing school facility to benefit the community by providing additional recreational facilities.

4.2.1 Permissibility

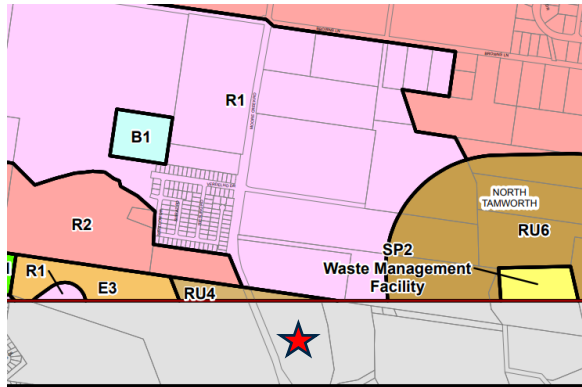
The existing use is defined as an **educational facility** and is permitted with consent in the RU4 zone.

RU4 Primary Production Small Lots	
Zone objectives	<ul style="list-style-type: none">– To enable sustainable primary industry and other compatible land uses.– To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.– To minimise conflict between land uses within this zone and land uses within adjoining zones.
Permitted without consent	Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Moorings; Roads
Permitted without consent	Agricultural produce industries; Aquaculture; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Plant nurseries; Roadside stalls; Rural workers' dwellings; Any other development not specified in item 2 or 4
Prohibited	Amusement centres; Backpackers' accommodation; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies

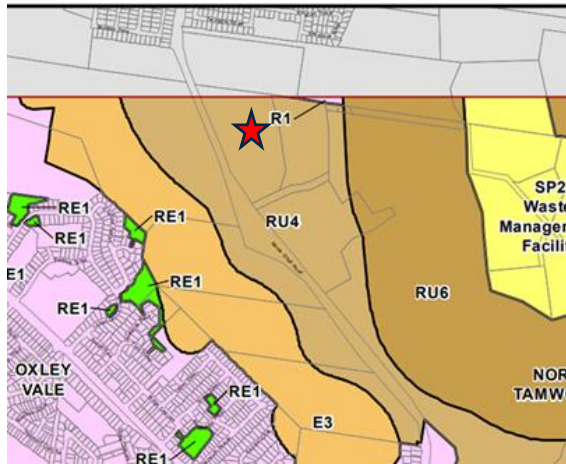
The subject site is identified across 2 Tamworth Regional Council LEP 2010 sheets:

- Land Zoning Map – Sheet LZN_004C
- Land Zoning Map – Sheet LZN_004B

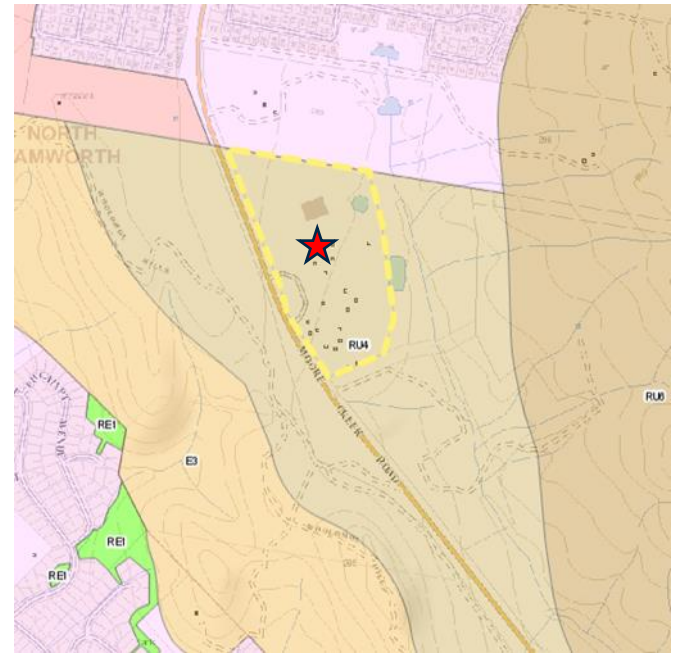
A copy of the zoning map from DPIE's ePlanning Spatial Viewer has also been included to clarify the zoning of the whole site.



Land Zoning Map – Sheet LZN_004B



Land Zoning Map – Sheet LZN_004B



4.2.2 Tamworth Regional LEP 2010 - Principal Development Standards

The following standards are applicable to the proposed development.

Tamworth Regional LEP 2010 clauses	Assessment
Part 2 Permitted and prohibited development	
Clause 1.2(2) Aims of the Plan	It is considered this development is consistent with these aims. Any issues have been addressed where appropriate within this statement.
Clause 2.1 Land use zones	Refer to TRC LEP maps LZN_004B & LZN_004C for identification of site's zoning. The subject site is zoned RU4 (Primary Production Small Lots)
Clause 2.3 Zone Objectives and Land Use Table	The proposed Educational Establishment is Permitted With Consent in this zone given that it is not listed as Permitted Without Consent or Prohibited.
Part 4 Principal Development Standards	
Clause 4.3 Height of Buildings	No height limit is specified in Tamworth Regional LEP 2010. The proposed building does not exceed two storeys and is therefore consistent with the surrounding environment.
Clause 4.4 Floor space ratio	No floor space ratio has been specified in Tamworth Regional LEP 2010.
Part 5 Miscellaneous provision	
Clause 5.6 Architectural roof features	No architectural roof features are specified in the Tamworth Regional LEP 2010.
Clause 5.10 Heritage Conservation	The subject site is not affected by any Aboriginal Cultural Heritage The site does not contain any non-Aboriginal cultural heritage, state or local heritage items under Schedule 5 of the Tamworth Regional LEP 2010. Refer to Appendix A.
Clause 5.11 Bushfire hazard reduction	The site is classified as bushfire prone land due to the presence along the eastern boundary of the site of buffer to mapped bushfire prone Vegetation Category 2. Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent. Refer to the GHD Bushfire Assessment dated 5 October 2021.
Clause 5.12 Flood planning	The school site is not identified as flood prone land.
Part 7 Additional local provisions	
Clause 7.1 Earthworks (3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	Cutting and filling would be required to facilitate the construction of the proposal. 3(a) The cut and fill proposed would maintain the general topography of the site, so no impacts are expected on drainage patterns or soil stability in the locality. 3(b) The proposed development is not expected to detrimentally affect any likely future use or redevelopment of the land. 3(c) The soil to be excavated would be used on site as fill. 3(d) The proposal is expected to positively affect the amenity of adjoining properties through the development of a well-designed community building. 3(e) Soil may be exported from the site. Some material will be imported to site where suitable material is not available on site. The imported material will be certified as Virgin Excavated Natural Material or Excavated Natural Material. 3(f) The site does not contain any items of heritage importance. 3(g) The proposal is not expected to have any adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Tamworth Regional LEP 2010 clauses	Assessment
Clause 7.7 Development in areas subject to aircraft noise	The subject site is not located within a Flight Training Path or affected by the Australian Noise Exposure Forecast.

4.2.3 Tamworth Regional Development Control Plan 2010

The proposed development has been designed in accordance with the Tamworth Regional DCP.

Provision	Detail
Step 3: General Development Specifications	
Parking – Compliance with Appendix A	<p><i>Educational Establishment</i></p> <ul style="list-style-type: none"> – 1 space per 2 staff PLUS 1 space per 30 students over 17 years for high schools and 1 space per 5 students for higher education establishments. – Where required by Council, provision shall be made for the access and parking of buses.
Parking	<p>Parking spaces have been rounded off to the highest number.</p> <p>Both parking and traffic have been based on:</p> <ul style="list-style-type: none"> – likely peak usage times – the availability of public transport – likely demand for off street parking generated by the development – existing traffic volumes on the surrounding street network – efficiency of existing parking provision in the location <p>Development will comply with AS2890.1 Parking Facilities Off Street Car Parking and AS2890.6 Parking Facilities Off Street Parking for People with a Disability</p>
Landscaping	The subject site will include landscaping on completion of the construction of the MUC2 establishment.
Bushfire Prone Land	The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). Refer to the GHD Bushfire Assessment dated 5 October 2021.
Outdoor lighting	The development will comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.
Outdoor Advertising/Signage	Any additional signage will comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.
Environmental Effects	The development will address the following potential environmental impacts, increase in traffic, potential flooding, slope, construction impacts, solid and liquid waste, air quality, noise emissions, water quality and sustainability.
Soil and erosion control	<p>Runoff will be managed to prevent any land degradation including offsite sedimentation.</p> <p>Development will make reference to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from Landcom), commonly referred to as “The Blue Book”. Cut and fill will be minimised, and the site stabilised during and after construction.</p>
Waste Management	Current waste management, storage and collection arrangements will continue and accommodate any increase in waste generation.
Noise	Mitigation measures will be incorporated into the development design to manage noise generated from the use as multi use classrooms and auditorium.

4.2.4 Conclusion

The proposed development is considered compliant with all relevant provisions of the *Tamworth Regional LEP 2010* and *Tamworth Regional DCP 2010*.

5. Environmental Assessment

This section considers the likely impacts of the development, site suitability and public interest in accordance with Section 4.15 (1)(b), (c), (d) and (e) of the Environmental Planning and Assessment Act 1979.

5.1 Assessment of natural environment impacts

5.1.1 Flora and fauna

Impact assessment

The site is not identified on NSW DPIE's Biodiversity Values Map and Threshold Tool as having any 'biodiversity values'.

There are a number of native trees located on the eastern boundary of the subject site and a range of introduced tree and shrub species planted in proximity to existing buildings and infrastructure. The existing vegetation is minimal and considered of low value.

The school site is relatively clear of vegetation due the construction of the existing educational facilities. The proposed location of MUC2 is a cleared area of land and will not require the removal of any vegetation in this instance.

There are three (3) trees that are required to be removed to facilitate the development of MUC2. These trees are not considered to have high environmental value and are not considered to be habitat for koala populations.

Areas immediately adjacent to the proposed MUC2 building will be landscaped with low maintenance, drought and frost tolerant vegetation. All selected species will be selected with consideration to the local climate, and consisting of predominantly native Australian species which are well suited to the local environment.

Given the minimal landscaping that currently exists in the subject area of the site, there are not considered to be any impacts on existing flora and fauna on or surrounding the subject site.

Mitigation measures

Additional trees of the proposed development will be planted in loAs vegetation on the site is not considered to have any biodiversity value, and the construction MUC2 will not trigger the removal of any vegetation, mitigation measures are not considered necessary.

5.1.2 Stormwater

Impact assessment

The closest watercourse is located on the western boundary of the site. It consists of an ephemeral stream (drainage corridor) which runs in southerly direction capturing run off from adjoining rural lands. The subject site is located approximately 160 metres from the drainage corridor on the eastern boundary and is separated by an area of open space and native vegetation.

Although the subject site is in relative proximity to the drainage corridor, the *Tamworth Regional LEP 2010* and *Tamworth Regional DCP 2010* do not identify the land as being flood affected.

The natural topography of the site slopes at approximately 6% toward the east. The topography of the subject site has been modified to suit the school's development which includes levelling for sports fields and buildings.

Runoff from local catchments external to the subject site's drain to either the basin to the north or the basin on the neighbouring property to the southeast. (Refer to GHD Stormwater Report dated 4 August 2021). A culvert under Moore Creek Road conveys flow from an undeveloped catchment on the western side of Moore Creek Road, which diverted to the northern site boundary and does not enter the sites drainage system.

The development of MUC2 will increase the impervious area on the subject site, drainage to the eastern boundary will be reduced avoiding the natural ephemeral stream and will increase drainage to the basin located on the neighbouring property to the southeast.

Mitigation measures

As the natural ephemeral stream will not be impacted by drainage from the subject site, and the site is not identified as flood prone lands pursuant to the Tamworth Regional LEP 2010 or Tamworth Regional DCP 2010, mitigation measures are not required in this instance.

5.2 Assessment of built environmental impacts

5.2.1 Location and neighbouring properties

Impact assessment

The closest properties to the subject site are located to the north where a number of residential estates are currently being developed. The estate lands are zoned R1 General Residential with lot sizes ranging from 600 m² to 4000 m².

The parcel of land located on the northern boundary of the site is owned by Calrossy Anglican School and the dwelling leased to a local tenant. These lands have been identified for the future expansion of school infrastructure. A Development Application (DA2021-0393) has been lodged with TRC to subdivide the northern western corner off the lot including the existing dwelling.

The lands surrounding the subject site are zoned RU4 Primary Production Small Lots with a minimum lot size of 40 ha which limits development within the area.

Crown lands are located to the west of the site where development has been prevented due to the native flora and fauna that has been protected over a period of time under management of NSW Department of Lands.

Mitigation

Mitigation is not required in this instance as the development is isolated from other forms for existing development and within the grounds of the William Cowper Campus.

5.2.2 Noise and vibration

Impact assessment

The existing school facilities currently generates noise typical of any **education establishment**, particularly during the day within school hours between 9.00 am to 3.00 pm Monday to Friday over four terms of the year.

The noise and vibration from the construction phase has the potential to impact neighbouring residents to the north, however, would be conducted during normal working hours and for a limited time while MUC2 is being constructed. Due to the isolated nature of the subject site and distance from existing surrounding development, noise and vibration is not expected to impact neighbouring residents.

Although the construction of MUC2 will increase teaching facilities on existing site, it is not anticipated that there would be an excessive increase in noise from the use of new structure as student numbers are not increasing and the structure will be located on the eastern side of the current school facilities that will act as a buffer to adjoining residential development.

Mitigation measures

A construction noise management plan would be included in the Construction Environmental Management Plan (CEMP). The CEMP will incorporate the requirements of the *Interim Construction Noise Guideline* and notification to residents affected, as well as typical noise management as per Section 6 of Australian Standard (AS) 2436-2010 *Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites* and equipment used would be the quietest reasonably available.

Noise mitigation measures such as the placement of air conditioning will be installed to reduce noise emissions from general site operations. Acoustically absorptive treatments will be installed to reduce noise build up and consequently emissions.

Building Management Systems (BMS) principals will be utilised to reduce unnecessary noise emissions from mechanical plant. This includes operating of equipment on low noise mode during night operation and automatic shutdown of equipment when the facility is not operating.

5.2.3 Servicing and utilities

Impact assessment

The following services are connected to the existing educational infrastructure located on site and are available to support the proposed development:

- Water
- Sewer
- Stormwater
- Electricity
- Telecommunications

The existing educational infrastructure is currently connected to Council's reticulated water and sewer. All services will be able to accommodate the increase demand and volume as a result of the proposal as confirmed by Council.

Town water supply is available to the site and will service the proposed building, however where possible, rainwater will be harvested from the roof areas and stored on site for reuse. All overflow will be directed to the existing detention dam to the east.

All sewer is currently directed to the south east corner of the site. Detailed design and documentation will be undertaken by an appropriately qualified hydraulic consultant to determine the adequacy of the existing sewer system to service the proposed MUC2 building.

The proposed development will increase the impervious area and therefore peak stormwater flow discharging from the site. It has been determined by the GHD Stormwater Report dated 4 August 2021 no modifications are required to the sites detention infrastructure to accommodate the proposed development.

Mitigation measures

Stormwater will be managed on site in accordance with GHD's Stormwater Servicing Strategy dated 4 August 2021.

An Electrical Engineer has been engaged to work on the project. In addition to design and documentation of general building reticulation, the electrical Engineer will undertake investigations into the adequacy of the existing incoming supply and negotiate with the local power authority as required.

Telecommunications will also be addressed by the Electrical Engineer engaged on this project and will include provision for any additional supply requirements.

Should it be determined that the adequacy of any of the essential services and utilities to support the proposed development is inadequate, consideration will be given to upgrades, including disconnection and removal of the existing, and provision of a new and appropriately sized servicing infrastructure.

5.2.4 Accessibility

Impact assessment

The construction of any new building is required to address accessible for disabled persons. The proposed development is a two (2) storey building that connects to the existing education facility MUC1. The following access matters have been identified both internally and externally:

- Approach to MUC2 and connection with MUC1

- Stairs located within and around the new structure
- Lift providing access between building levels
- Accessible entrances
- Interior requirements including circulation, doorways, hearing augmentation, wheelchair seating, signage stairs, tactile indicators, slip resistance
- Sanitary facilities

MUC2 has been designed to accommodate all access requirements in accordance with the applicable legislation.

Mitigation measures

GHD engaged Lindsay Perry to prepare an Access Report dated 13 December 2021. An assessment was undertaken of the proposal against the relevant NCC/Building Code of Australia (BCA) and Disability (Access to Premises (Buildings)) Standards 2010. The design has been found to be compliant with the BCA and relevant Standards.

5.2.5 Waste management

The existing school infrastructure generates general domestic waste including food scraps, plastic and paper containers, and putrescible waste that is collected in bins for disposal or recycling.

Impact assessment

The construction of MUC2 is likely to generate the following waste:

- Surplus materials used during site establishment such as safety fencing and barriers which may include plastics and metal
- General construction waste such as excess concrete, timber, paper, plastic and metal
- Domestic waste including food scraps, aluminium cans, glass bottles, plastic and paper containers, and putrescible waste generated by site construction personnel

Operation of MUC2 is likely to generate the following wastes:

- General domestic refuse generated by occupiers during event periods
- General domestic refused generated by persons utilising office, administration and conference spaces

Additional bins would be supplied for the collection of additional waste generated by the use of MUC2

Mitigation measures

Waste generated from the construction of the proposal would be mitigated by the building contractors undertaking the works.

Calrossy Anglican School will continue to manage waste generated from the additional teaching spaces in a similar manner as currently performed and accommodating the increase in volume from an increase in students.

5.2.6 Vehicular access, traffic flow and car parking

Impact assessment

Access

Existing vehicular access arrangements will remain unchanged as a result of the proposed development. Separate entry and exit points to Moore Creek Road will remain in place, as will traffic traversing the site in a forward direction from north to south. Separate lanes for cars and buses are incorporated within the traffic network to minimise the conflict between cars and buses.

Carparking requirements

As there will not be an increase in student numbers or staff on the William Cowper Campus, parking requirements will not change to the existing vehicular arrangements currently available. Carparking and manoeuvring paths for buses will also remain unchanged as a result of this proposal.

The *Tamworth Regional DCP 2010* Appendix A – Parking Requirements Schedule specifies the following parking requirements for **educational establishments**.

Parking Requirement	Comment
Educational Establishment	1 space per 2 staff PLUS 1 space per 30 students over 17 years (and 1 space per 5 students for higher education establishments). – Where required by Council, provision shall be made for the access and parking of buses.

These requirements have been accommodated in the current parking arrangements and allowance made for future additional parking as per the site plan in Figure 3.2 Calrossy Anglican School William - Cowper Campus Site Plan.

Mitigation measures

Access and carparking

The existing carpark is considered adequate to accommodate the current student numbers and teaching staff during normal school operating hours. During high peak periods including functions, the proposed overflow parking areas located on the subject site will be activated to accommodate additional vehicles.

The bus system will continue to transport students to and from the William Cowper Campus to alleviate pressure for onsite carparking requirements.

Construction

During construction, a number of heavy vehicles would access the site from Moore Creek Road. Heavy vehicles would likely be most frequently accessing the site during the earthworks, when trucks would be accessing the site to import and/or remove material. Following this period, heavy vehicles would be infrequent. Construction of MUC2 would potentially be undertaken outside of a school term during a school break period, alternatively will be conducted during a normal school term.

Operation

During school hours, the traffic generated by the development MUC2 would be similar to the traffic accessing the current school operating activities and arrangements and consistent with current vehicle movements within the area. No mitigation measures are necessary.

5.2.7 Land use, visual and socioeconomic issues

Impact Assessment

The subject site is isolated from other existing development within the area and is surrounded by rural lands. The educational facility is a prominent feature along the Moore Creek Road on the northern approach to new and expanding residential estates being constructed on the northern fringe of the city. Although the site is visible from Moore Creek Road, the proposed location of MUC2 on the eastern side of the existing school infrastructure, will have minimal visual impact.

External upgrades to the existing school grounds have created a visually appealing facility supported by well-maintained grounds and ancillary structures. The proposed addition will contribute to the overall appearance of the facility and Moore Creek Road frontage.

Construction

The temporary occupancy within the site by construction plant and equipment will have a minimal impact on the operation of the school as it will be undertaken over a holiday period where there are minimal students and staff attendance. Measures will be undertaken to ensure patrons are not compromised during this time.

The impact assessment has identified that the proposal has the potential to result in limited short-term impacts on the amenity of the surrounding community and/or users of adjoining areas during construction. Potential impacts include traffic and access, visual impacts and noise.

The construction of the proposal will have positive economic benefits by providing job opportunities for local businesses and contractors. The development will also have a positive benefit by building upon an existing educational facility to support students attending the school, teaching staff and contribute to the local community economical and socially.

Construction activities would be visible from surrounding aspects within the locality and from Moore Creek Road. Temporary visual impacts may occur as a result of ground disturbance, the presence of equipment and materials within the work area and the presence of construction vehicles and personnel.

The proposal has been designed to integrate and be complementary with the existing school infrastructure and surrounding development. It will also be sympathetic to the adjoining school buildings in accordance with the schools future site plan.

Overall, the potential visual impacts of construction activities are considered to be minimal as the works would be temporary and short term for a long term gain for the school community and student.

Mitigation measures

The following mitigation measures would be implemented during construction to minimise potential impacts on land use and visual amenity:

- Maintain construction sites in a clean and tidy condition at all times.
- Ensure all work equipment and materials are contained within the designated boundaries of the work site.
- Limit construction vehicles and personnel on site to those needed for that activity, with all excess equipment moved off-site to reduce visual impacts.
- Works will only take place during standard construction hours (7.00 am to 6.00 pm Monday to Friday and 8.00 am to 1.00 pm on Saturdays).

Once the development of MUC2 is completed, the premises will be appropriately managed and maintained so the overall appearance is not compromised and is in context with the surrounding facilities and landscape.

5.2.8 Aboriginal and non-Aboriginal cultural heritage

Impact assessment

A search of the Aboriginal Heritage Information Management System (AHIMS) and NSW Atlas of Aboriginal Places maintained by the Heritage NSW was undertaken on 11 October 2021 to determine the presence of any listed Aboriginal heritage items in the vicinity of the site.

The search identified

- Two (2) Aboriginal sites are recorded in or near the boundary of the subject site (Lot 420 DP 1005750).
- Zero (0) Aboriginal places have been declared in or near the above location.

A copy of the AHIMS report is located in Appendix A.

The following databases/registers were searched to determine the presence of non-Aboriginal heritage items in the vicinity of the site:

- Australian Heritage Database
- State Heritage Register
- Tamworth Regional LEP 2010

No heritage items are located within the immediate vicinity of the site.

Mitigation measures

No mitigation measures are considered necessary.

5.3 Suitability of the site

The site is considered suitable for the proposal for the following reasons:

- The proposal is consistent with the RU4 Primary Production Small Lots zone and objectives, and existing land use as an educational facility.
- The proposed MUC2 building will be located adjacent the MUC1 building and connected by a series of ramps. It will provide function spaces to support educational activities currently being undertake on the suite. As per previous DA conditions for Stage 2 (DA2019-0475).
- It is considered that the services and infrastructure available to the site have the required capacity to the demands of the development.
- Having regard to the features of the surrounding locality it is deemed that this proposal is in keeping with the character of the overall built form of the local area.

The implementation of mitigation measures documented throughout the SEE and supporting design plans would minimise environmental and social impacts that may occur during the construction and operation of the proposed development.

5.4 Public interest

The proposal is considered to be in the public interest as it would enhance the educational service to the Tamworth region and Calrossy Anglican School community by supporting building on existing educational facilities and activities to accommodate and educate the current and potentially new students attending the school.

6. Conclusion

The proposal to develop a second Multi-Use Classroom (MUC2) at Calrossy Anglican School has been considered against the relevant provisions of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* including relevant State Environmental Planning Policies, *Tamworth Local Environmental Plan 2010*, Tamworth Development Control Plan 2010.

The proposal should be supported by Council for the following reasons:

- The site is suitable for the proposed development and is in the public interest of the Calrossy Anglican school and the Tamworth community.
- The proposed building will increase the number of teaching spaces and is part of the schools Master Plan to create a school establishment.
- The use is consistent with the intent and objectives of the RU4 Primary Production Small Lots zone, permissible under Tamworth Regional LEP 2010 and compliant with Tamworth DCP.
- The proposal will enhance the current school infrastructure by complimenting and contributing toward the existing school infrastructure and educational curriculum.
- The proposal is not expected to result in any adverse environmental impacts.

It is recommended that Council support the application for Calrossy Anglican School to construct MUC2 on the William Cowper Campus.

Appendix A

AHIMS Report

Megan Purkiss

Date: 11 October 2021

PO Box 327

Tamworth New South Wales 2340

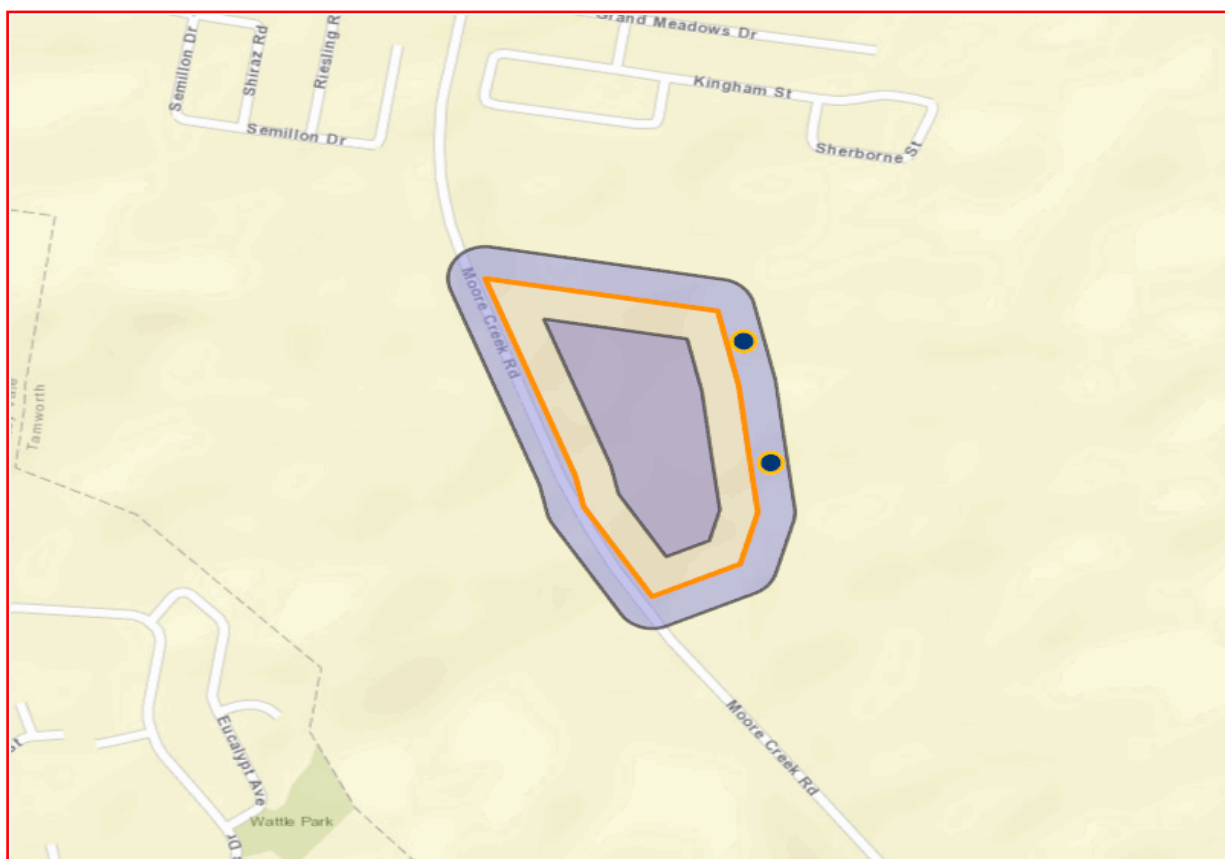
Attention: Megan Purkiss

Email: megan.purkiss@ghd.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 420, DP:DP1005750, Section : - with a Buffer of 50 meters, conducted by Megan Purkiss on 11 October 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

2	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



ghd.com

→ **The Power of Commitment**