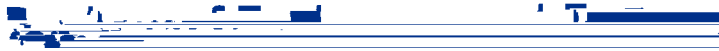


planning consultants



Construction of Three (3) Portable Classrooms

Oxley College

11-29 Railway Road, Burradoo

Prepared for Oxley College



Printed: 7 November 2023
File Name: 21503F/11-29 Railway Rd, Burradoo (Music Pods) – Reports/21503F.REF
Project Manager: Thomas West
Client: Oxley College
Project Number: 21503F



Document Control

Version	Prepared By	Reviewed By	Issued To	Date

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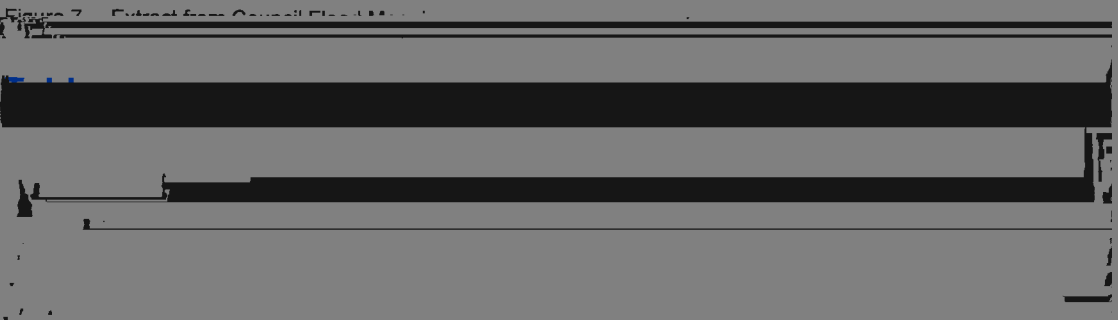
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		<i>BNMH Architects</i>
		<i>Ginkgo Arbo</i>
	Flood Risk Assessment (
	Stormwater Drainage Plan (
		<i>Kala Building Group</i>
		<i>Kala Building Group</i>
	(O e)	

1 Introduction

1.3 School Information

School Name: Oxley College

School Address: 11-29 Railway Road, Burradoo

Local Government Area: Macquarie Shire Council

1.4 Brief Scope of Works

1.5 Architectural Plans

The Architectural Plans proposed for the Lot 14 DP 858747

What are the proposed works? Construction of three (3) Podable Classrooms &
associated works.

1.6 Site Context and Surrounds

Does the project involve works outside the existing educational establishment? No

Drawing Title	Drawing No.	Rev	Date
---------------	-------------	-----	------

<u>Plans prepared by SPA dated 20 June 2022</u>			

1 Introduction



Figure 1 Site Location

The site is the school campus for Orley College which comprises a range of single

[REDACTED]

1 Introduction

Figure 3 and Figure 4 are photographs of the part of the site subject to the proposed works.



Figure 4 Site of proposed works to the rear (east) of the existing music building, looking north.

1.6.2 Surrounding Development

The surrounding area comprises a range of land uses as described below.

- **North & West:** Railway Road directly adjoins the site to the north and west. The Southern Highlands railway line (SHL) is located on the north western side of Railway Road.

2 Description of Proposed Works

2.1 Justification of the Proposal

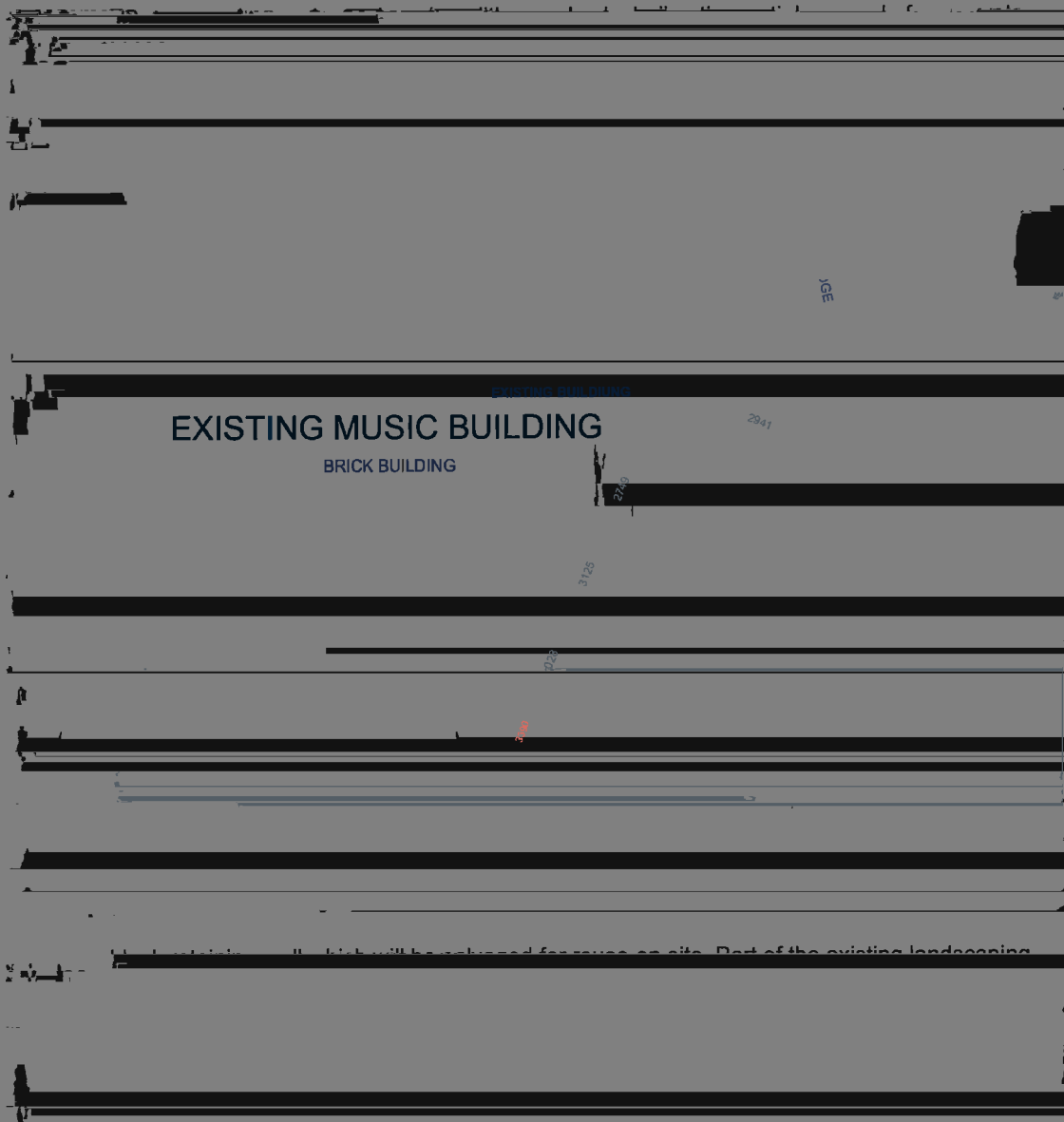
The proposed installation of three (3) portable classrooms will enhance the operations of the school, providing existing students with small private spaces to receive music instruction and

2.2 Definition of Proposed Works

For the purposes of Part 5 of the EP&A Act, the proposal is defined as "works" or an "activity"

2.3 Summary of Works

Demolition Works:



2 Description of Proposed Works

A new deck and walkway adjacent to the music pods is also proposed to connect the classrooms to the Music Centre.

2.4 Construction Management

A Construction Management Plan (CMP) has been prepared by Kela Building Group (see Appendix 5) and provides guidelines for managing health, safety, environmental and traffic considerations.

The CMP has detailed how the primary parking spaces for contractors and subcontractors will be provided in an existing off-street gravel car parking area that is accessible via Railway

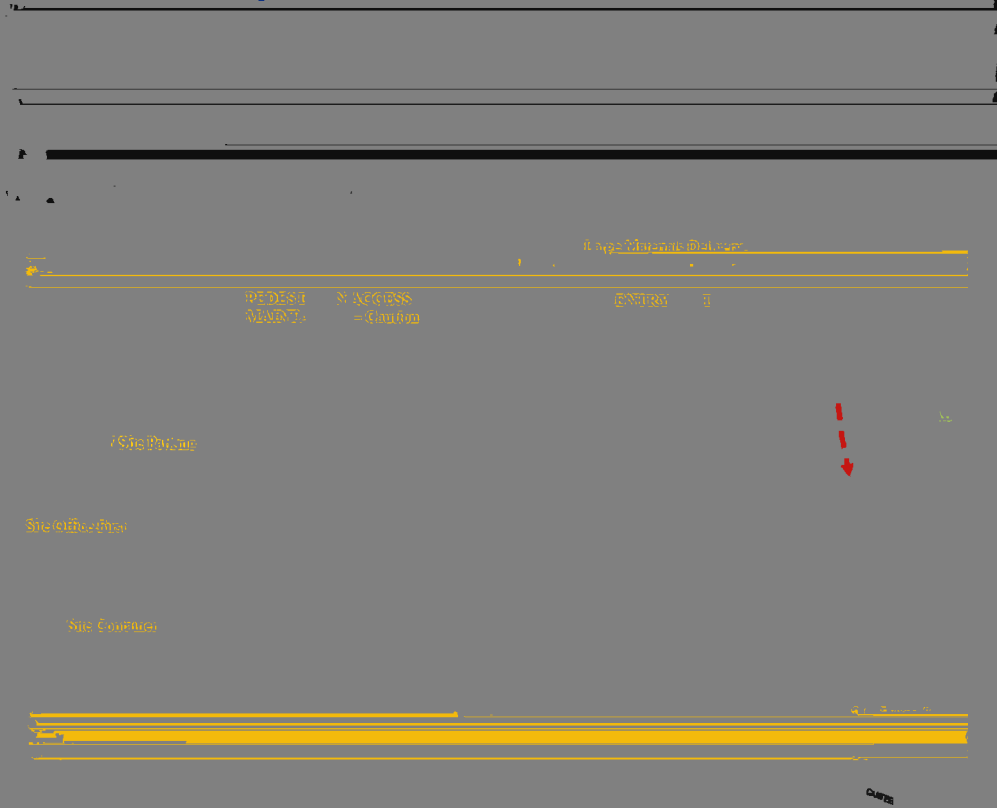


Figure 6 Site Management & Evacuation Plan

2.5 Building Code of Australia

A BCA and Access Capability Statement has been prepared by BNMH Architects (Appendix 6) which states that the proposal has been designed in accordance with the

2.6 Tree Removal

Whilst no tree removal is required in order to accommodate the proposed works, Arboricultural advice has been obtained by Ginkgo Arbor (Appendix 7) regarding the impacts of the

Protection of proposed works

Notwithstanding recommendations have been made including to limit machinery under the

measures. Timber batons and / or tree wrap should also be used to protect the tree to the south of Pod 3. These recommendations have been included as part of the Mitigation Measures.

3 Statutory Framework

This section describes the statutory framework under which the Proposal has been assessed.

3.1 General Planning Context

LEP Name	Wingecarribee LEP 2010
LEP Zoning	R5 Large Lot Residential
Is the existing zone a prescribed zone under SEPP TI?	Yes – refer to Section 3.34 of SEPP TI
Permissibility	Development for the purpose of an educational establishment is a permitted use with consent within the R5 zone under SEPP TI and the LEP

Is the site listed as a Heritage Item or within a Heritage Conservation Area?	No
---	----

3.2 Environmental Planning and Assessment Act 1979

The provisions of SEPP TI allow the proposed works to be carried out as development without consent under Part 5 of the EP&A Act.

This REF also considers the requirements of Section 170 and Section 171 of the EP&A Regulation as part of **Table 3**.

3.3 State Environmental Planning Policies

3.3.1

State Environmental Planning Policy (Transport and Infrastructure) 2024

Is the land upon which the works are proposed mapped as bushfire prone land?	No – the land subject to the proposed works is not bushfire prone. The nearest mapped bushfire prone land is located at least 50m to the north of the location of the proposed works.
--	---

3.3.2

State Environmental Planning Policy (Resilience and Hazards) 2021

3 Statutory Framework

Table 1: Assessment of proposed project against provisions of MFS 2015 (LFD 2019)

likely amenity of adjoining properties.	proposal is unlikely to impact the amenity of adjoining properties.	
(e) the source of any fill material or the destination of excavated material.	If required, fill must be suitably sourced. Excavated material will be suitably disposed of.	Yes

3.5 Development Control Plans

Wingecarribee Development Control Plan 2010 (the DCP) provides a broad range of development and site-specific planning controls across the Wingecarribee Shire LGA.

Development that is able to be undertaken without consent is not subject to local planning controls and therefore, assessment against the DCP provisions is not a mandatory consideration.

excavated material,

Additional Relevant Legislation

(f) the likelihood of disturbing the proposed development is located on land on which Yes

The following legislation is also applicable to the proposed development. The proposed works

Aboriginal objects or other relics, there is an existing school and any disturbance or Aboriginal objects or relics is unlikely. Notwithstanding if during construction any relics are found, works will be suspended until they are contacted.

proximity to and potential for

Subject to the provisions of the MFS 2015, the proposed development

4 Environmental Risk Assessment

This section examines the environmental risks in relation to the proposed works.

4.1 Assessment Method

▲

■

The methodology applied to the environmental risk assessment for the proposed works is as follows:

- Initial risk assessment for environmental constraints based upon:

4.2 Site Constraints

Table 1 identifies site constraints applicable to the site. Where an environmental issue is identified, impact assessment is provided in **Section 5** and mitigation measures and

■

4 Environmental Risk Assessment

Table 1 Site Constraints

Yes	No	Action
		Has the Section 10.7 Certificate and/or Council and/or <input type="checkbox"/> <input checked="" type="checkbox"/> No action required
		habitat or threatened species, populations or endangered ecological communities and their habitat on or in close proximity to the site?
		Is the Project Site adjacent to an area of bushland (including a National Park, State Forest, Council Reserve or area of unmanaged bushland) OR a natural watercourse (including a creek, river, estuary, lake or welland)? <input type="checkbox"/> No action required
Native Vegetation		Does the project involve the clearing of native vegetation? <input type="checkbox"/> <input checked="" type="checkbox"/> No action required

4 Environmental Risk Assessment

Table 1 Site Constraints

Constraint	Details	Response	Action
Mine Subsidence	Is the land located in a Mine Subsidence District?		No action required
Land Slip	Does the Section 10.7 Certificate and/or consultation with the relevant council identify the site as being affected by land slip?	<input type="checkbox"/>	No action required
Heritage	Does the site contain an item of local or state heritage significance or is the site located in the vicinity of a local or state heritage item?	<input type="checkbox"/> <input checked="" type="checkbox"/>	No action required
Other	Is the project site subject of any other known environmental constraint following review of the Section 10.7 Certificate and consultation with the relevant local council?		No action required

relevant local council?

5 Environmental Impact Assessment

The nearest residential noise receivers are approximately 130m to the south of the proposed works and 160m to the east of the site, screened by existing school buildings and perimeter

5.2.3 Construction noise

5.2.4 Flooding



Figure 7 Extract from Council Flood Mapping

Notwithstanding, a flood assessment has been prepared by WMS which determines that the location of the proposed works is outside of the PMF flood extents. WMS has concluded that

5 Environmental Impact Assessment

Any pollution of the environment?

Minor construction-related air pollution is anticipated during the demolition phase

of the works. Mitigation Measures have been included to ensure that impacts

undertaken during the construction period do not result in unreasonable impacts to the surrounding environment.

Any environmental problems associated with the disposal of waste?

Any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?

Any cumulative environmental effect with other existing or likely future

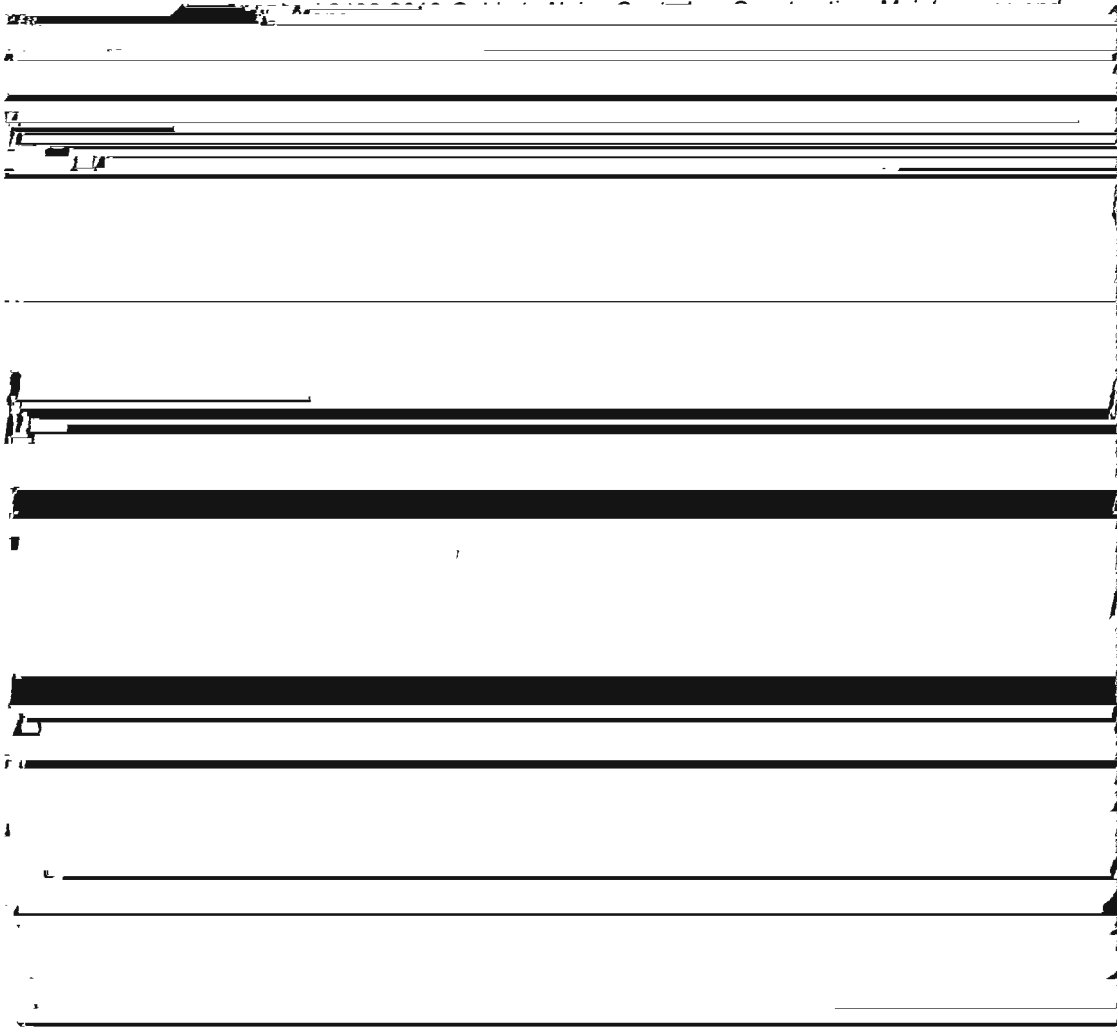
Measures Section 5.2.2

111

6 References and Relevant Guidelines

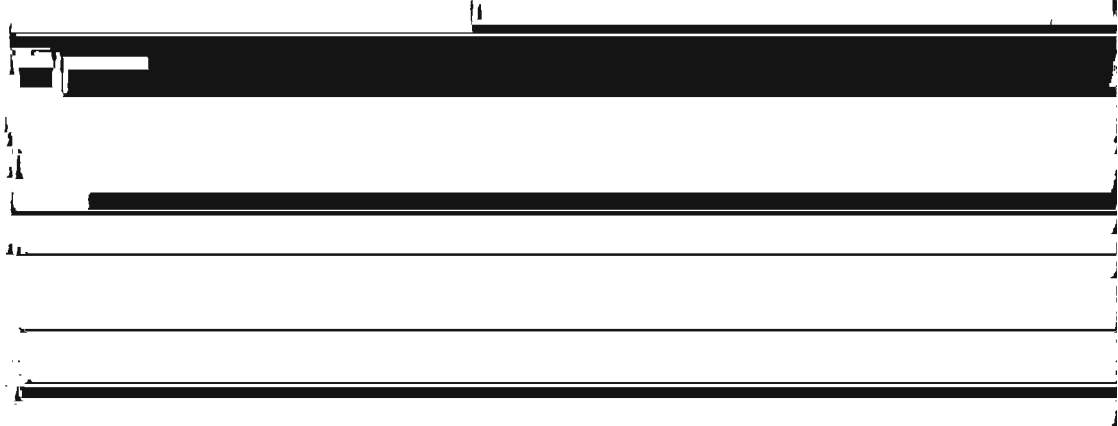
Australian Standard 1742.3 - 1996 *Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads*

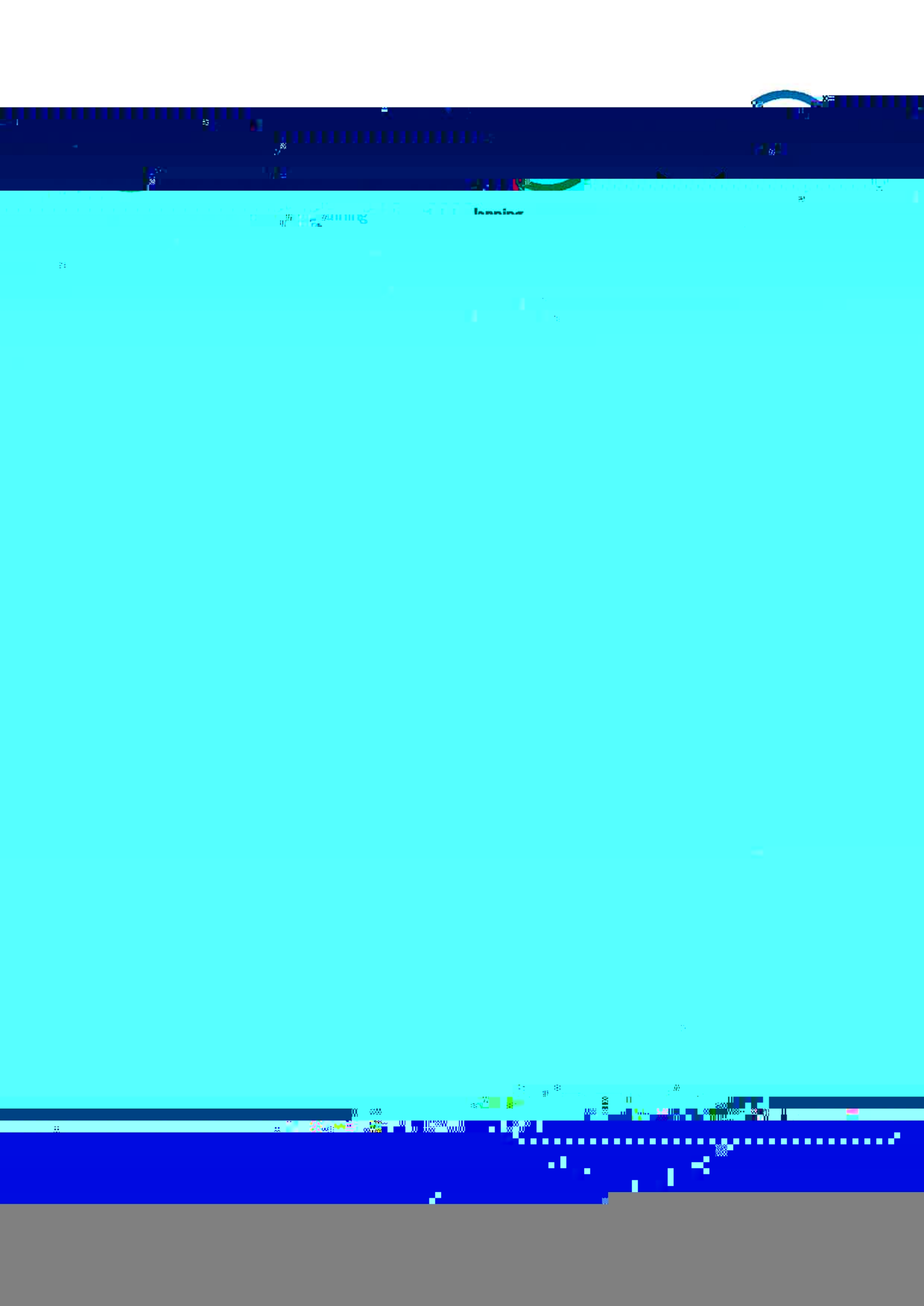
Australian Standard 2601-2001 *The Demolition of Structures*



Demolition Sites

Department of Environment, Climate Change and Water (now Office of Environment and





R WAY RO



EXISTING OVAL

PROVIDE SUITABLE TEMPORARY
EXCLUSION FENCE AND EGRESS

EXISTING OVAL



REMOVE SECTION OF EXISTING
CONCRETE BLOCK RETAINING WALL
AND REPLACE WITH NEW WALL

FOURMAN

1

NEW STAIRS AND WALKWAY TO COMPLY WITH AS1428.1

RAIN PIT TO UNDER SIDE OF NEW

ATTACHED TO BUILDING EAVES

659.155

TGSI

660.5

660

659.5

659

NEW REINFORCED CONCRETE WALKWAY (1.20 MAX) TO ENGINEERS DETAILS

NEW REINFORCED CONCRETE WALKWAY (1.20 MAX) TO ENGINEERS DETAILS

NEW REINFORCED CONCRETE WALKWAY (1.20 MAX) TO ENGINEERS DETAILS

NEW GRAVEL & PLANTING RL 660.119 (MAX RL) VARIES

NEW GRAVEL & PLANTING RL 660.119 (MAX RL) VARIES

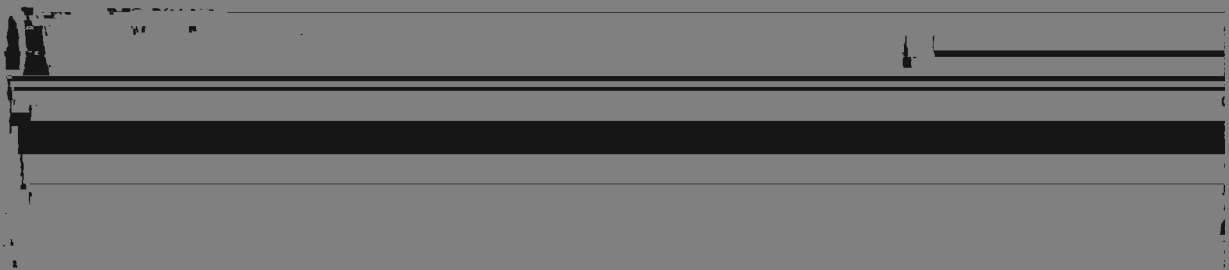
610W 658.525

661.739

planning consultants

Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*



C/- DFP PLANNING PTY LTD
11 DARTFORD ROAD
THORNLEIGH NSW 2120

Fees Paid: \$ 168.00

Receipt Number:

Date of Issue: 11 July 2023

Certificate Number: S10.724/0050

This certificate relates to: HEADMASTERS RESIDENCE 11-29 RAILWAY ROAD BURRADOO NSW 2576

Legal Description: Lot 14 DP 858747

Property No: 1704814

Advice on this certificate: Advice is provided under section 10.7(2): See Part 1.
Additional advice is provided under section 10.7(5): See Part 2.

IMPORTANT: Please read this certificate carefully.



PART 1:

**ADVICE PROVIDED IN ACCORDANCE WITH SECTION 10.7(2) OF THE ENVIRONMENTAL PLANNING
AND ASSESSMENT (EP&A) ACT 1979 AND SCHEDULE 2 OF THE EP&A REGULATIONS 2021**

[REDACTED]

The developer statements identified by the prefix "Notes" and appearing in italic print within this certificate are provided to

[REDACTED]

- Protection of fuel pipelines (Explanation of Intended Effect April 2022)

Proposed Amendments to State Environmental Planning Policy (Housing) 2021 for in-fill affordable housing, group homes, supportive accommodation and social housing provisions of the (Explanation of Intended

Effect November 2022).

(b)

Shire Wide

Nil

Site Specific

Nil

Note: See Question 2 (b) for relevant zoning and land use details of any Planning Proposal or draft LEP

(c)

Nil

2. Zoning and land use under relevant planning instruments

Zoning and land use under the *Wingecarribee Local Environmental Plan 2010*

Zone R5 Large Lot Residential

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries;

[REDACTED]

[REDACTED]

[REDACTED] [viewer](#)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Residential accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

HEADMASTERS RESIDENCE 1120 RAILWAY ROAD BURBANK NSW

2576

Note: this section provides the following information:

1. If the land is land on which complying development may be carried out under each of the complying development codes under clause 1.17A(1)(c)-(e), (2), (3) or (4), clause 1.18(1)(c3) or clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Policy).
2. The reasons why complying development may not be carried out.
3. If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and/or the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
4. If any complying development codes are varied under clause 1.12 of the Policy.

Housing Code:

Complying development under the Housing Code MAY be carried out on the land

Clause 1.12 and Schedule 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

certain variations to the Housing Code for development of residential buildings

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code MAY be carried out on the land.

[REDACTED]

Subdivisions Code:

Complying development under the Subdivisions Code MAY be carried out on the land.

Demolition Code:

Complying development under the Demolition Code MAY be carried out on the land

Fire Safety Code:

Complying development under the Fire Safety Code MAY be carried out on the land.

[REDACTED]

If any of the above answers YES, exempt development MAY NOT be carried out on the land or part of the land

If all of the above answers NO, exempt development MAY be carried out on this land, under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Variation of Exempt Development Codes for the site

NONE of the exempt development codes are varied for Wingecarribee Shire under clause 4.12 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Wingecarribee Shire / Exempt and Complying Development Codes 2008

The reasons why Exempt Development may not be carried out are as follows:

Note: Specific provisions under individual exempt development categories may restrict exempt development to be carried out on the land or part of the land. Please check the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, to ensure that development complies with all relevant provisions of the SEPP.

6. Affected building notices and building product rectification orders

Note: Words and expressions used above have the same meanings as in the Floodplain Development Manual published

by the NSW Government in April 2005.

10. Council and other public authority policies on hazard risk restrictions

Except as stated below and elsewhere in this certificate, the land IS NOT affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate

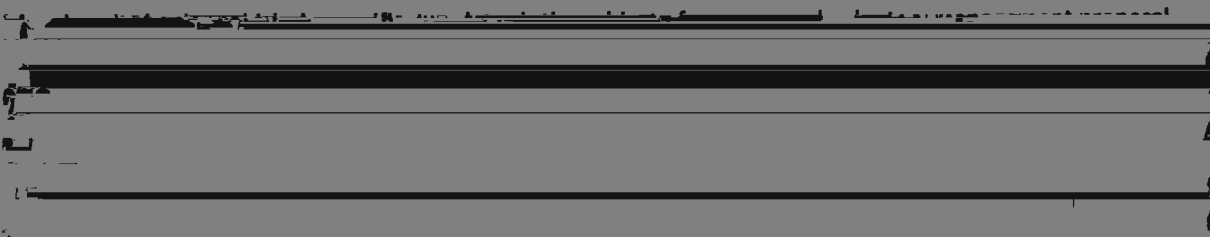
soils, erosion, salt water intrusion, coastal hazards, sea level rise or another risk other than flooding



2576

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.



PART 2:

ADVICE PROVIDED UNDER SECTION 40(7)(c) OF THE ENVIRONMENTAL



planning consultants



planning consultants

X



madwood screen madwood decking - as selected by interior designer (lucia)

evergreen ornamental potted plants with
rattan basket covers
- Interchangeable (all for 3 in differing sizes)

Brushed

EXTERIOR LIGHTING: RESEARCH
COURTESY: HANSEN HANSEN GEM
COURTESY: HANSEN HANSEN GEM
COURTESY: HANSEN HANSEN GEM

LUCID

(caption: A: Grey/ten Hansen Gem with a ribbon flower)

PROPOSED LANDSCAPE PLAN
MUSIC PODS SITTING

desi

PRELIMINARY



DESIGN STATEMENT:
CONCEPT LANDSCAPE PLAN ORLEY COLLEGE

WARMTH MUSIC ROOM: WILSONS DESIGN

TO ACCOMPANY THE PRELIMINARY MUSIC ROOM BY WARMTH MUSIC ROOMS. THIS IS MODIFIED

THE DECISIONS TO DESIGN AND CREATE INTEREST IN AN ALREADY ESTABLISHED LANDSCAPE SETTING.

AN EXISTING RETAINING WALL CONSTRUCTED OF BRICK, REFINISH BLOCKS IN PLACE WITH A REINFORCED CONCRETE FOUNDATION. TO BE REFINISHED TO MATCH THE EXISTING WALL. THE EXISTING CONCRETE IS DISCONTINUED AND THE REINFORCING IS REPLACED.

TO DIFFERENTIATE THE RETAINING WALL FROM THE EXISTING WALL AS A NEW WALL.

field

building

THE PERFORATED STONE SEALS ARE INTENDED TO COMPLEMENT THE

WARMTH BY USE OF GOLD / BROWN NATURAL SELECTIONS TO GENTS OR WHITE, LARGER ROCKS TO ADD TEXTURE AND INTEREST

EDGING: MATCHING MODWOOD DECKING TO FORM EDGE OF EXISTING STONE STACK AREA. COVERT TO LOW FORMED SURFACES

PRELIMINARY

PAVEMENT: CONCRETE TO MATCH THE EXISTING MODWOOD AS SPECIFIED BY ARCHITECT. COMPACTED CRUSHED GRAVEL IN WARMTH COLOUR FOR

SCREEN TO A/C. MODWOOD TO MATCH DECKING - IN FIRM SIMILAR TO THE EXISTING MODWOOD.

3 empty placed



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OXLEY COLLEGE

CONCEPT LANDSCAPE PLAN
FOR CLASS APPROVAL

SUMMARY - FO
PROPOSED LANDSCAPE PLAN

BY
PRELIMINARY
PREPARED BY

DATE
SK-103 A

11 - 29 RAILWAY ROAD BURRADOO NSW 2576



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AND SHOULD BE KEPT CONFIDENTIAL BY THE USER.

OWLEY COURSE



CONCEPT LANDSCAPE PLAN
FOR CLIENT APPROVAL

COMMENT
PROPOSED LANDSCAPE PLAN



OXLEY COLLEGE
OXLEY COLLEGE

OXLEY COLLEGE



CONCEPT LANDSCAPE PLAN PROPOSED LANDSCAPE PLAN

INITIAL COMMENT





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OXLEY COLLEGE
11 - 29 RAILWAY ROAD BURRADOO NSW 2576
TEL: (02) 4373 1111
WWW.OXLEYCOLLEGE.NSW.GOV.AU

OXLEY COLLEGE

CONCEPT LANDSCAPE PLAN
FOR CLIENT APPROVAL

BY - FOT INITI
PROPOSED LANDSCAPE PLAN

NO. 104
PRELIMINARY
REVISIONS

SK-104

A

11 - 29 RAILWAY ROAD BURRADOO NSW 2576



planning consultants





KELA Building Group Pty Ltd
Level 1, 405 Argyle Street
Moss Vale NSW 2577
PO Box 1971, Bowral NSW 2576
(P) 8012 7272
ABN: 37 118 468 992
NSW Lic 203180C

Our Ref: KELA 231.1 Construction Mgt Plan Rev A

3rd October, 2023

Attn: Mr John Rapp
Oxley College Limited

john.rapp@oxleycollege.com.au

c *Public safety in the use of roads and footpaths where development adjoins roads and footpaths that adjoin such footpaths.*

The attached plan notes pedestrian access is maintained at all times during construction.

appropriate protection measures and warning signs). This will apply to the main internal pedestrian access routes within the site at all times during construction.

All site personnel will be inducted into the site. To address issues of pedestrian

Please do not hesitate to contact the undersigned should you have any queries.

[Redacted]

Yours faithfully,

ames
Manager
KELA Building Group Pty Ltd



WASTE MANAGEMENT PLAN

Site Address

Oxley New Music Pods
11-29 Railway Parade
Burradoo NSW 2576

Builders Name and Address

KELA Building Group
Level 1, 405 Argyle St
Moss Vale NSW 2577

All Correspondence to:
Southern Highlands Office:
PO Box 1971, Bowral NSW 2576 (P)

(Email)

The site is a landscaped area with no structures.

SUBMITTANT

BUILDING GROUP

1. ON HEARING EMERGENCY SIGNAL (THREE REPEATED HORN BLASTS)
2. MOVE DIRECTLY TO EVACUATION

FIRST AID OFFICER:

3. AWAIT INSTRUCTIONS FROM THE PROJECT OR SITE MANAGER
- STEVE HONOR.
0414 677 258**

IF AN ACCIDENT/EMERGENCY HAPPENS ON SITE:

If the Project or Site Manager is not on site, or First Aid Officer is unable to be located, and urgent assistance is required, the following steps should be followed:

Level 3, 151 Castlereagh St
Sydney NSW 2000
Telephone: 02 9276 6999

Contact:
Direct line:
Email:

Brenda Stigter
02 9260 5101

Confirmation of Cover – Public and Products Liability

This Confirmation of Cover is issued as information only and it:

1. confirms the currency of the insurance policy on the date of issue of this document. It does not constitute a representation or assurance that the policy will remain current until the expiry date noted below.
2. confers no rights upon the holder. It is issued by EBM in our capacity as agents for the insured as noted below.
3. is not an insurance policy and does not confer any rights under the insurance policy to any party.

4. does not describe the insurance coverage provided by the policy. All insurance coverage described is subject to the terms, conditions,

[REDACTED]



planning consultants



4th October 2023

DFP Planning
11 Dartford Road
Thornleigh NSW 2120

Dear Sirs,

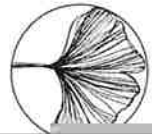
Re Oxley College

[REDACTED]

Architects Certificate – BCA & Access

[REDACTED]





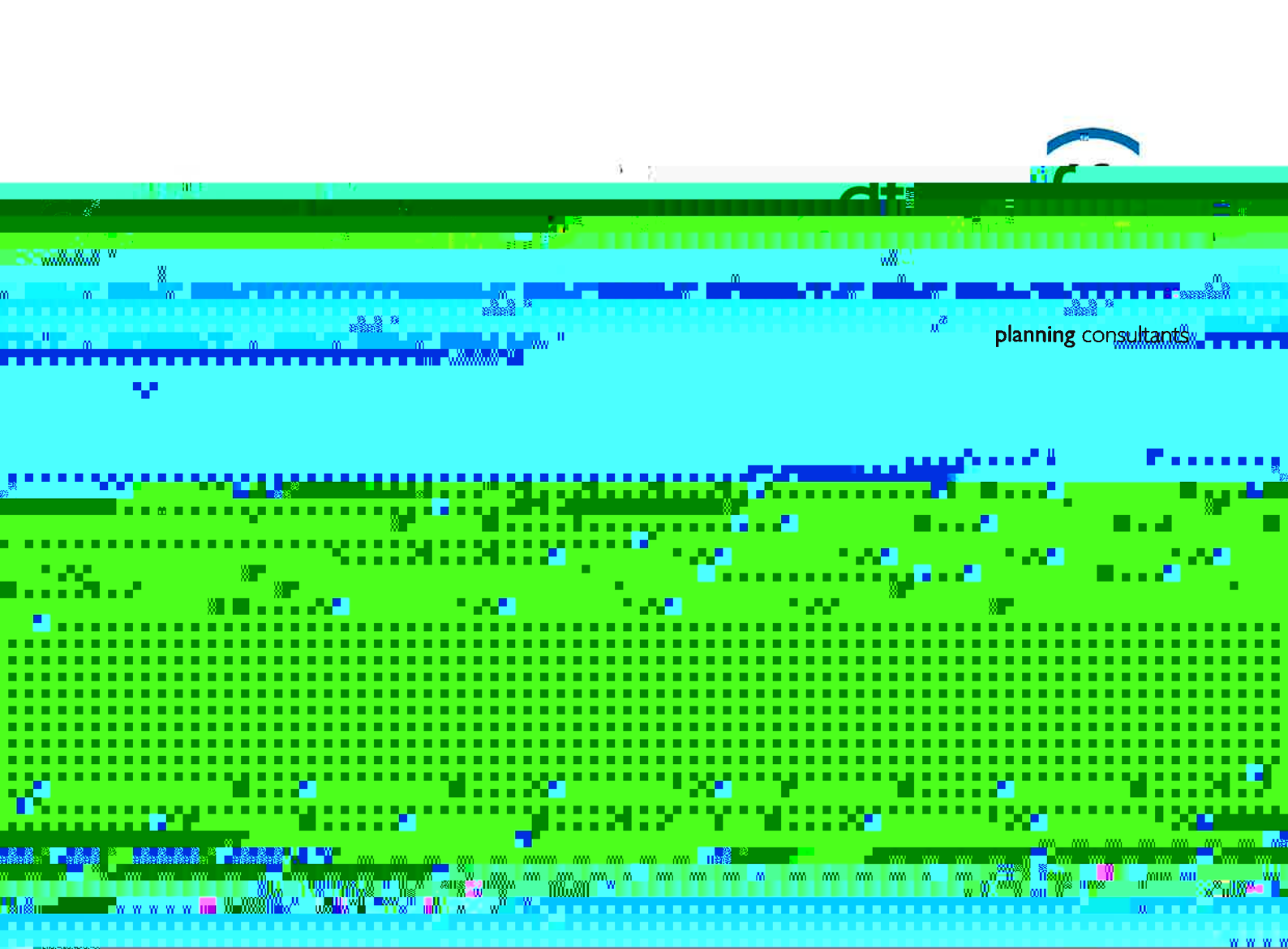
9 October 2023

Andrew Ward
Oxley College
Burradon

Dear Andrew,

I have reviewed the POD 3 IMMEDIATE AREA WORKS plan as requested.

Please be advised that POD 3 does intersect the drip line which therefore carries risk for the health of the



planning consultants

N X

Bowral NSW 2576
Australia

A | 2/369 Illawarra Road
Marrickville NSW 2204 Australia
P | 02 9168 9893

E |

W | wmseng.com.au
ABN | 85 700 247 836
Ref | 20160-L01-0

BACKGROUND AND OBJECTIVES

The subject site is located at 11-29 Railway Road, Bowral, approximately 103 km southwest of Sydney, within the Wingecarribee Shire Council (the 'Council') Local Government Area (LGA) in New South Wales. The subject site location is illustrated

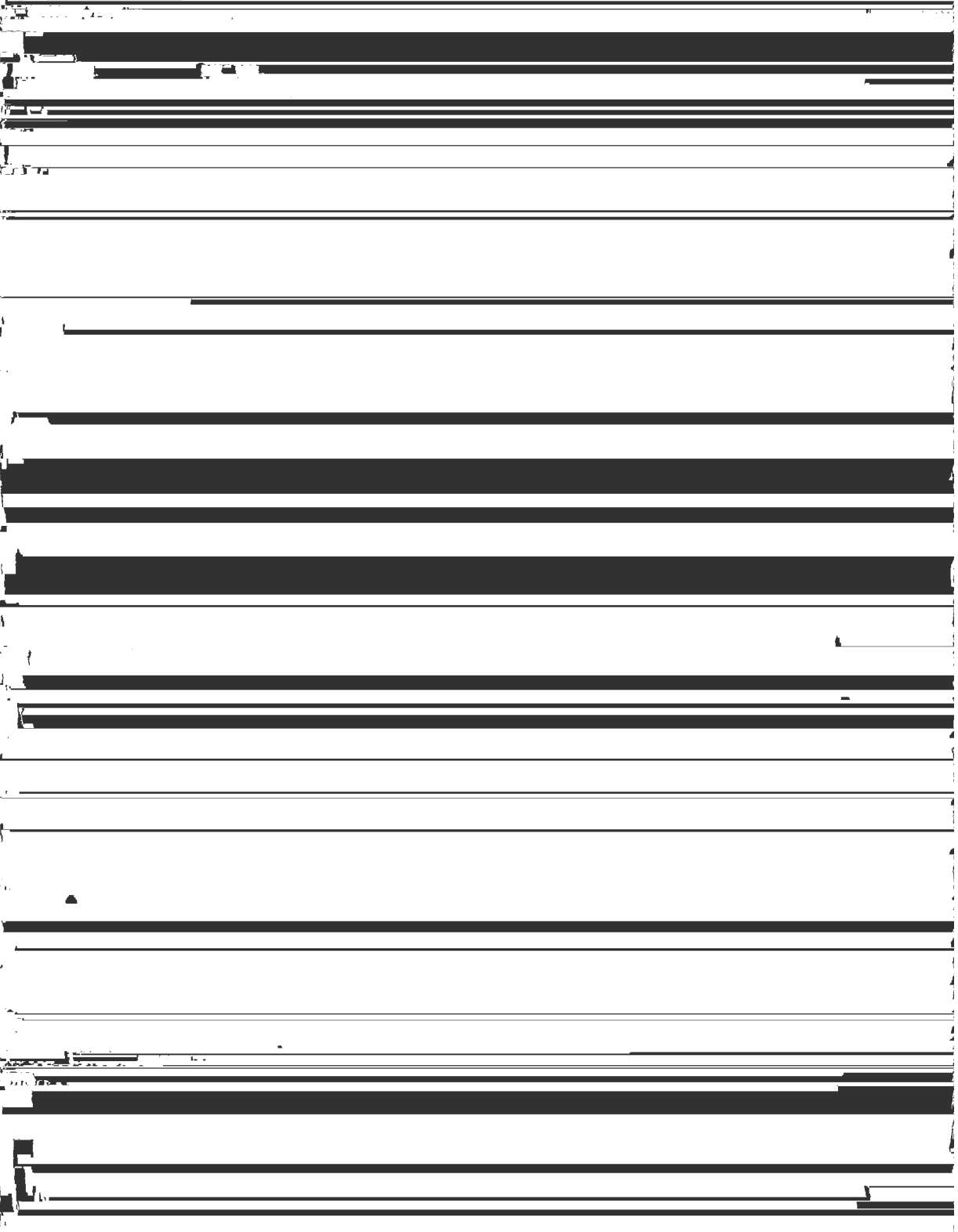
Oxley College Music Pods – Flood Risk Assessment

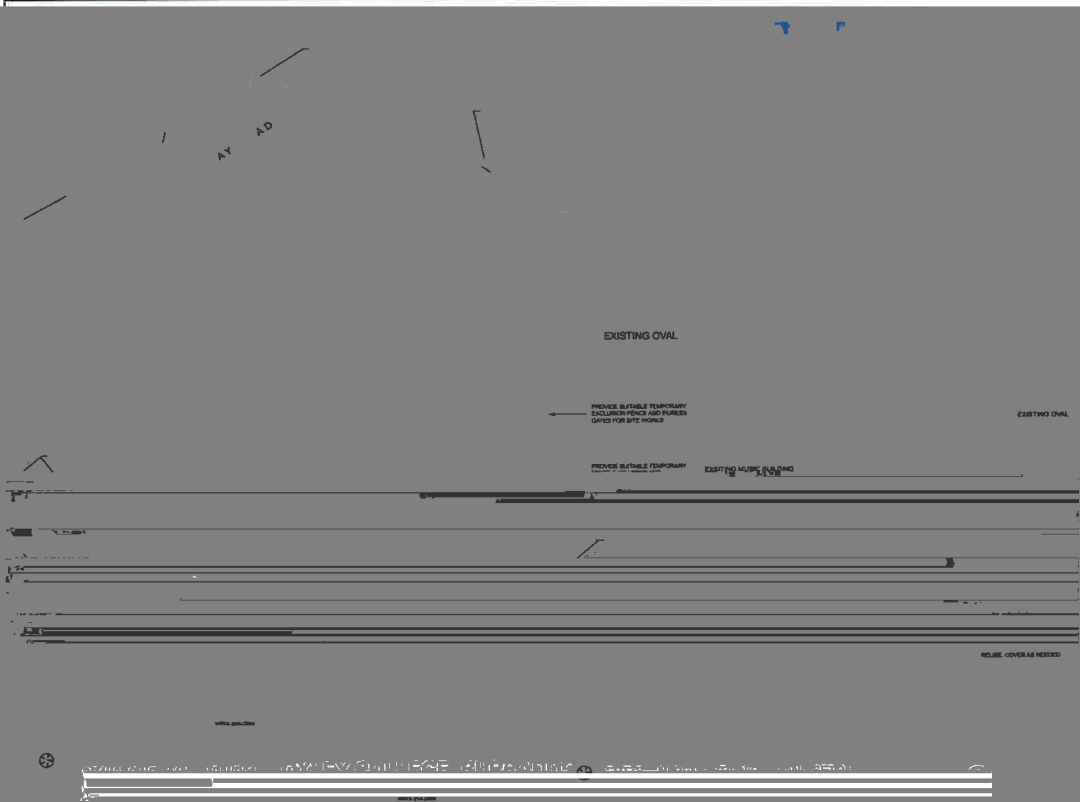
Dear Kendal,



2 PROPOSED DEVELOPMENT

The College's existing campus, like many school campus developments, is characterised by a collection of buildings and facilities which have been developed over time. The addition of music pods is an external facility on the eastern side of the music building overlooking the playing fields that will allow students to perform music with minimal disturbance to surrounding students' education





1 SITE AND DECK PLAN
1:200 @ A1

2 DEMOLITION PLAN
1:200 @ A1



CIVIL | WATER | ENVIRONMENT



000.105



000.102

000.102

000.102

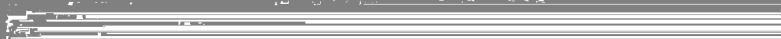


Figure 3-2 Pod Plan (BNMH Architects, Rev 3, 24/08/2023)



Figure 3-3 Study Area Topography

4 FLOOD RISK ASSESSMENT

CIVIL | WATER | ENVIRONMENT

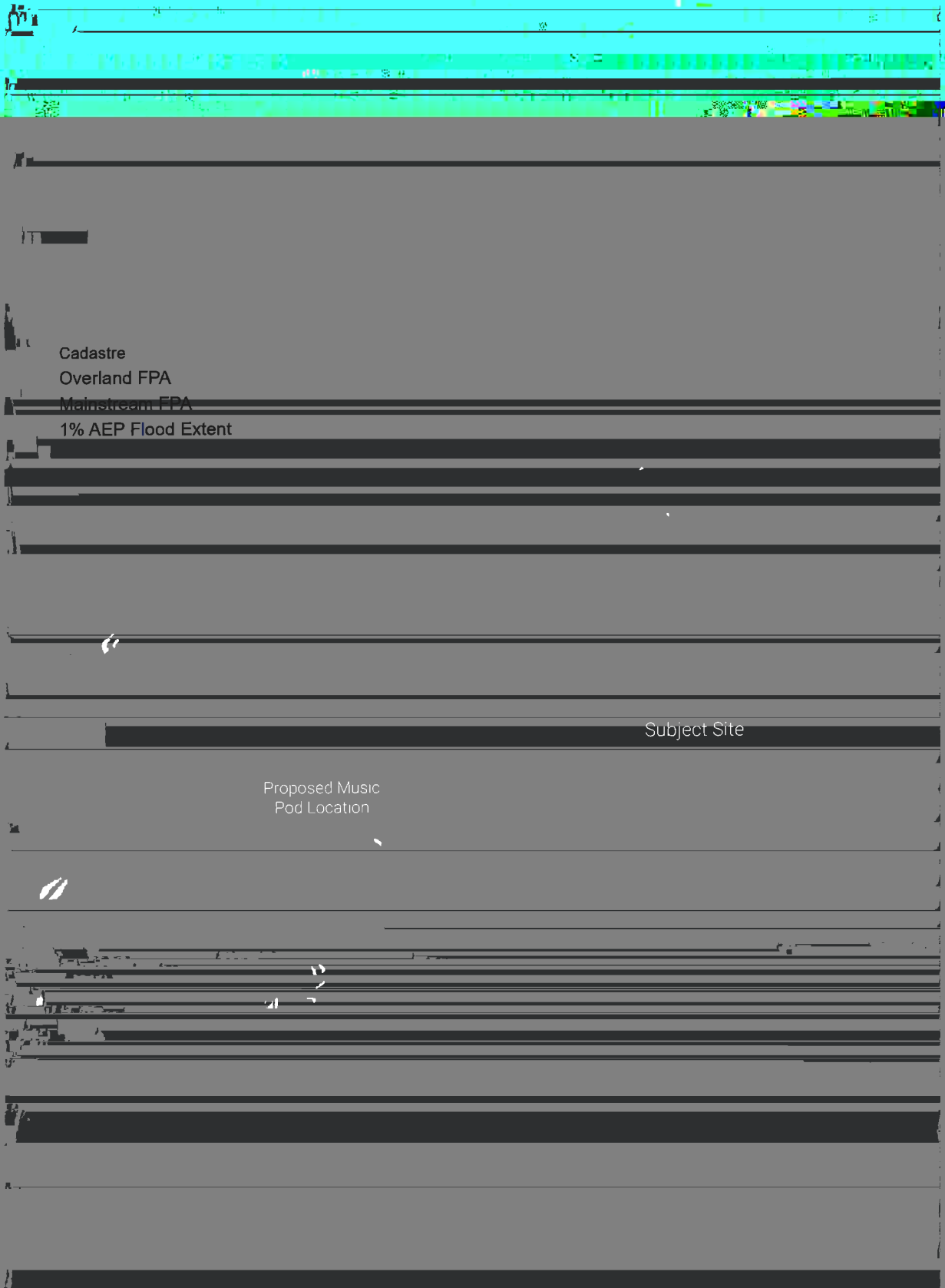
4.1 AVAILABLE FLOOD INFORMATION

The mainstream and overland flow flood behaviour at and in the vicinity of the subject site has been assessed in accordance with the following criteria:



4.3 OVERLAND FLOW FLOOD RISK

The overland flow flood risk to the site of the subject site is consistent to the DMF has been modelled as part of the Wingoerribee



4.4 FLOOD IMPACT ASSESSMENT

[REDACTED]

the mainstream and overland flow flood extents. As such, WMS considers that the "pre-development" and "post-development" flood

[REDACTED]

A A X B
A G S C A C A T O S

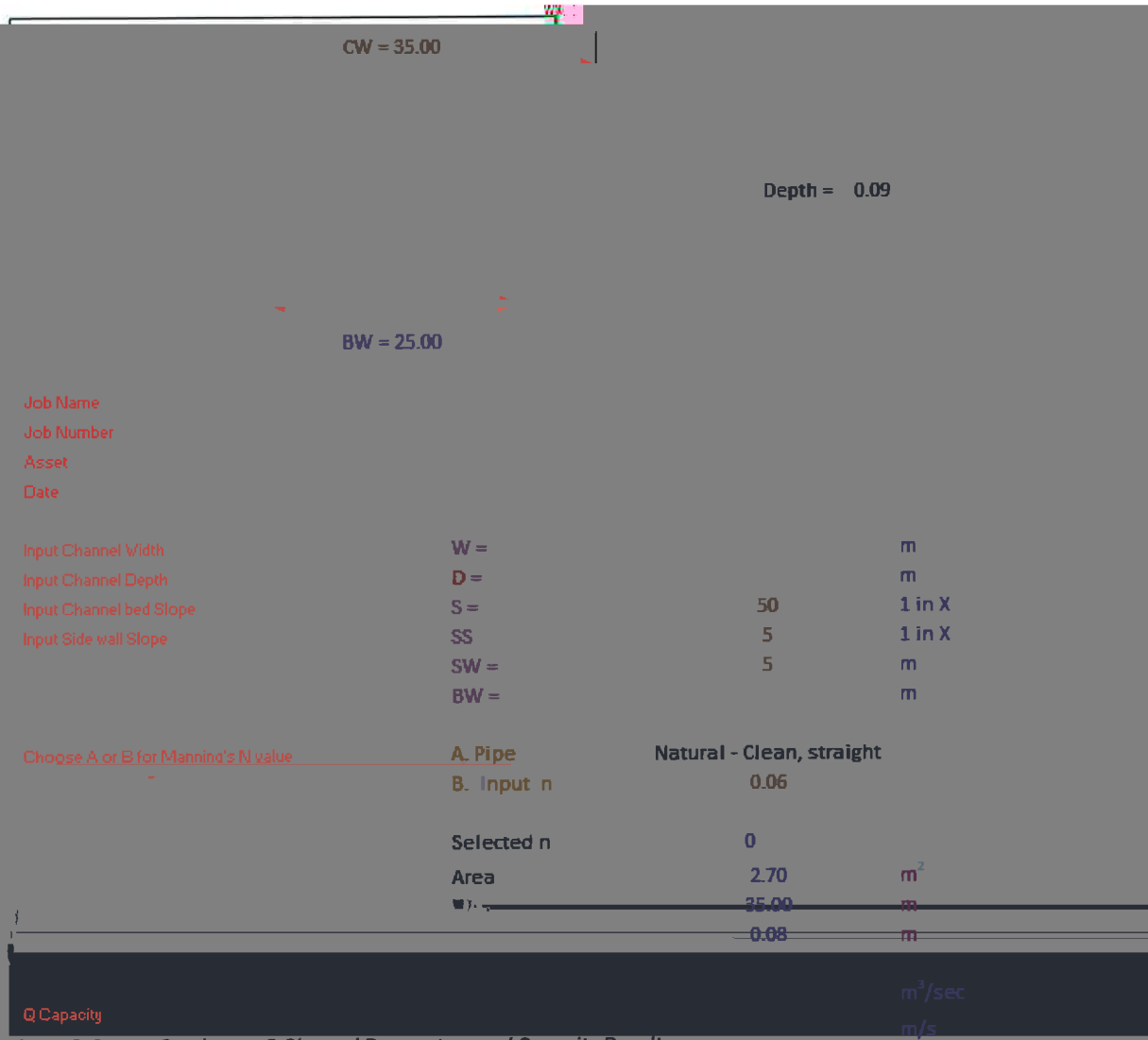


Figure B-2 Catchment 2 Channel Parameters and Capacity Results



NOTES

- 1. WALKWAY TO EXISTING SITE
- 2. ELIMINATE THE NEW

650.5

639.9

MUSIC CLASSROOM 1 (DR AND CONAL LOCATION)

650.450

RELOC. CONCRET. NEW RETAINING WALL AB. LINE TO THIS PNT.

ATTACHED TO BUILDING EAVES

POWER

RS

650.155

NEED FINISHED FLOOR WITH 1/4" SLOPE TO DRAINAGE

(1/4" SLOPE TO DRAINAGE)

MUSIC

1



planning consultants

N X



WASTE MANAGEMENT PLAN

Site Address Oxley New Music Pods
11-29 Railway Parade
Burradoo NSW 2576

Builders Name and Address

KELA Building Group
Level 1, 405 Argyle St
Sydney NSW 2009

All Correspondence to:
Southern Highlands Office:
PO Box 1074, Burradoo NSW 2576/91

james@kelabuilding.com.au

Buildings and Other Structures Contact

02 8012 7272
(Email)



planning consultants

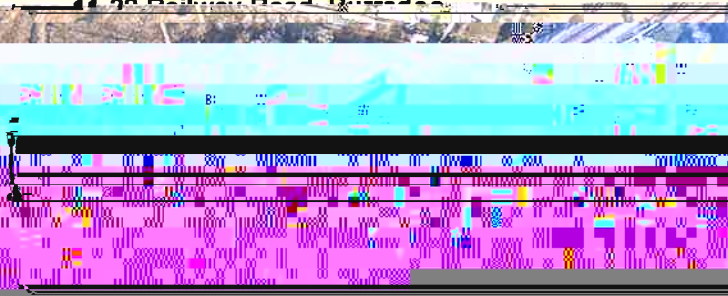




REF Development Assessment

Oxley College – Music Pods

44-22 Railway Road, Burwood



Lot 14 DP 858747



3.8 Consultation with councils—development with impacts on council-related infrastructure or services

- (1) This section
this Chapter
of the public
- (a) will have a substantial impact on stormwater management services provided by

N/A
The proposed development will not likely impact on council-related infrastructure or services. As a result, referral to Council is not required pursuant to Section 3.8 of SFPP T!

- (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or
- (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or
- (d) involves connection to, and use of a substantial volume of water from a council



State Environmental Planning Policy (Transport and Infrastructure) 2021

3.9 Consultation with councils—development with impacts on local heritage

(1) This section applies to development carried out by or on behalf of a public authority if the development is likely to be of a kind that is likely to have a significant impact on the environment.	N/A The site does not comprise an item of heritage significance and is not
--	---

[Redacted content]



Table 2: State Environment Planning Policy – Bush Fire Protection (2013)

(2) A public authority, or a person acting on behalf of a public authority, must consider Planning for Bush Fire Protection before carrying out the development in an area that is

[REDACTED]

(3) In this section—
bush fire prone land means land recorded for the time being as bush fire prone land;

[REDACTED]



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APPENDIX 12

Appendix 13: Mitigation Measures

- (d) Deliveries may occur between 7am and 6pm, Mondays to Friday and 7am to 5pm, Saturdays.
- (e) No truck movements during school zones times.

1.4.6 Demolition and Construction Noise Limits

[Redacted text]

1.4.7 Unexpected Finds Protocol – Aboriginal Heritage

[Redacted text]

1.4.8 Unexpected Finds Protocol – Historic Heritage

[Redacted text]

1.4.9

[Redacted text]

1.4.10

[Redacted text]

Appendix 13: Mitigation Measures

7. Waste classification (for materials to be removed) and validation (for materials to be retained)

1.3.4 Utilities and Services

1.3.5 Works in the Road Reserve

1.3.6 Tree Protection Measures

1.4 Mitigation Measures to be implemented during Demolition and Construction

1.4.1 Site Notice

A site notice must be prominently displayed in a prominent position at the site during

1.4.2 No Obstruction of Public Way

1.4.3 Implementation of OMR and Cut Plans

1.4.4

1.4.5

Demolition

Appendix 13: Mitigation Measures

1.2.1 Amendment Tracking

Where amendments to the approved plans are required, an amendments register is required to be prepared which discusses the proposed changes and demonstrates how these changes will result in development that is substantially the same as that approved in this PEE

1.2.2 Compliance with the Building Code of Australia and Australian Standard

1.2.3 Access for People with Disabilities

1.2.4 Student Capacity

1.3 Mitigation Measures to be Implemented Prior to Works Commencing

1.3.1

Wingecarribee Shire Council shall be advised in writing of the date it is intended to commence work, including demolition. A minimum period of seven (7) days notification shall be given.

1.3.2

Adjoining land owners shall be advised in writing of the date it is intended to commence work, including demolition. A minimum period of seven (7) days notification shall be given.

1.3.3

Prior to the commencement of work, including demolition works, a Construction Management

Council Notification

Notification to occupiers of adjoining land

Construction Management Plan (CMP)

Appendix 13: Mitigation Measures

1.1 Introduction

Part 5 of the Environmental Planning & Assessment Act 1979 (EP&A Act) provides for the

[REDACTED]

1.2 Details of the Activity

The documents appended to the REF are authorised for the carrying out of works as development without consent. The activity will be implemented in accordance with the plans

[REDACTED]

Table 1 Identified requirements

Architectural Drawings prepared by BMU Architects & Colman Architects Pty Ltd

[REDACTED]

Name of Plan	Number	Rev	Date
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[REDACTED]

Floor Plan	1	B	26/06/22
Front & Side Elevation	6	B	26/06/22
Rear & Side Elevation	7	B	26/06/22
Electrical Plan	4	B	26/06/22



30 October 2023

To Whom it May Concern

RE DEVELOPMENT WITHOUT CONSENT

RECONSTRUCTION OF THREE (3) PORTABLE CLASSROOMS

[REDACTED]

OXLEY COLLEGE - 11-29 RAILWAY ROAD, BURRADOO

Oxley College is proposing minor upgrades to the school campus, located at 11-29 Railway Road, Burradoo (the site) including works defined as 'development without consent' under Section 3.17(1)(a) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI).

The works include the reconstruction of three (3) portable classrooms (known as 'music pods') and

[REDACTED]

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