

REVIEW OF ENVIRONMENTAL FACTORS

PROPOSED INSTALLATION OF A NEW LIFT

PROPERTY: 62 Horizon Drive, West Ballina
PROPONENT: Emmanuel Anglican College
OUR REF: 230429
DATE: October 2023



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DOCUMENT AND PROJECT DETAILS

| | |
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1. Executive Summary

Emmanuel Anglican College has engaged Newton Denny Chapelle to prepare a Review of Environmental Factors (REF) in relation to proposed installation of a new lift to service an existing building at Emmanuel Anglican College located at 62 Horizon Drive, West Ballina. The proposed works are permitted as 'development without consent' under Section 3.37 of State Environmental Planning Policy (Transport & Infrastructure) 2021 (TI SEPP).

The REF has been prepared in accordance with the NSW Code of Practice for Part 5 Activities, for registered non-government schools (the Code).

The purpose of this REF is to assess the nature, scale and extent of the proposed activity on the environment. This report will:

- Describe the existing site context;
- Identify and evaluate all matters affecting or likely to affect the environment by reason of the activity;
- Assess the likely impacts of the proposed activity in accordance with Section 5.5 of the Environmental Planning and Assessment Act (EP&A Act) and Section 171 of the Environmental Planning and Assessment Regulation (EP&A Regulation);
- Recommend mitigation measures, if required.

The proposed activity which involves the installation of a new lift to service an existing building will be 'development permitted without consent' under the State Environmental Planning Policy (Transport and Infrastructure) 2021.

The proposal is satisfactory when assessed against the relevant requirements. It will improve the efficiency of the school and make a positive contribution to the community. It is visually sympathetic to its setting and will not have any detrimental environmental or amenity impacts.

1.1 The Proposal

In summary the proposal involves the following:

- Installation of a new lift on the western elevation of an existing school building.
- Minor demolition works to enable to installation of the new lift.

A more detailed description of the project is provided in **Section 3**.

1.2 Statutory and Planning Framework

All relevant statutory planning instruments have been examined in relation to the Proposal. Development consent is not required for the subject activity by virtue of Section 3.37 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP).

For development that is permitted without consent, Section 5.5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) requires the determining authority to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity. To support this duty, Section 171 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) identifies the factors to be considered in relation to the likely impact of an activity on the environment. This REF has been prepared in order to document this assessment.

Accordingly, the likely impacts of the proposal have been examined in depth, and the assessments undertaken demonstrate that all potential environmental impacts may be suitably managed through the mitigation measures documented herein. This REF therefore forms the conclusion that the proposed activity is unlikely to significantly affect the environment, and therefore an Environmental Impact Statement (EIS) would not be required.

1.3 Community and Stakeholder Consultation

In accordance with Clause 3.10 of the T&I SEPP, referral to Ballina Shire Council has been undertaken regarding the proposed development. Council provided a response on 22nd September 2023, with the following comments being provided:

From a review of the proposal, it is evident that the new lift will not require an alteration of traffic arrangements, will not result in a prohibited increase in student or staff numbers, nor will it contravene any existing condition of development consent that applies to the existing school.

In this regard, development consent from Council is not required and the proposal can proceed under Part V of the Environmental Planning and Assessment Act 1979.

As the subject land is mapped as flood liable land, in accordance with Section 3.10 of the SEPP (Transport and Infrastructure) 2021 written notice has been provided to Council.

Council raises no concerns or objections to the proposed development of the new lift. It is required that flood compatible building materials and methods are to be used up to Flood Planning Level 2 2050 + 0.5m (2.3m AHD + 0.5m) being 2.8m AHD.

In accordance with Section 3.10 of the T&ISEPP, consultation has been undertaken with NSW State Emergency Service (SES) regarding the proposed development. NSW SES raised no concerns with the proposed development, however provided the following advice:

- *Consider the impact of flooding on the infrastructure up to and including the PMF.*
- *Pursue, if relevant, site design and stormwater management that minimises any risk to the community.*
- *Ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example by using signage.*

- *During site works, check the Bureau of Meteorology website prior to start of the workday for any Flood Warnings, and consider closing the worksite prior to the start of the working day if there is a risk of riverine flooding.*
- *Develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.*

1.4 Environmental Impacts

By virtue of the nature of the project and the associated location on an urbanised site, no significant environmental impacts have been identified. The primary environmental impact/risk is associated with managing construction activities within a school setting. This impact will be managed through effective implementation of conditions as provided in **Section 7** of this report.

1.5 Justification and Recommendation

The Proposal would result in the provision of improved access to the existing building for students and staff at the Emmanuel Anglican College. With effective implementation of the mitigation measures of this REF, the Proposal is considered unlikely to have any significant environmental impacts.

2. Site Context and Analysis

2.1 Overview and Background

This Review of Environmental Factors (REF) for proposed alterations and additions to install a new lift to service an existing building at Emmanuel Anglican College has been prepared by Newton Denny Chapelle on behalf of Emmanuel Anglican College.

Emmanuel Anglican College is a co-educational school catering for Kindergarten to Year 12 students. The school is situated at 62 Horizon Drive, West Ballina, with the proposed works being undertaken internally on the site, and will not be visible from the street. A range of works have been undertaken on the site, which has been subject to separate approvals.

This REF relates to the proposed alterations and additions to install a new lift to service an existing building currently located at the site. The existing building is currently serviced by an existing lift that does not comply with the relevant requirements. As a result of its location in the building, the existing lift cannot be retrofitted to comply. The new lift is being provided to ensure a compliant lift is provided at the site to provide access for people with disability. The purpose of this REF is to assess the potential degree of environmental impacts of the proposed alterations and additions to install the new lift, and where relevant, identify ameliorative measures to minimise potential impacts.

The environmental assessment has been undertaken under the provisions of Clause 171 of the *Environmental Planning and Assessment Regulation 2021 (EPA Regulation)*. If the findings of the REF indicate that the proposal is likely to result in “significant” impacts, an Environmental Impact Statement (EIS) will be required to be prepared and evaluated prior to the determining authority deciding whether to proceed with the project.

The proponent and determining authority for the project is Emmanuel Anglican College.

2.2 Location and Description of Site

The Emmanuel Anglican College is located at 62 Horizon Drive, West Ballina which is identified as Lot 1 DP 1278708 and has a total land area of 5.9370 hectares. The subject site is identified within **Plate 1**, whilst the deposited plan for the subject site is provided at **Plate 2**. The location of the existing proposed new lift is identified in **Plate 3**.

The site is currently occupied by Emmanuel Anglican College (EAC). EAC provides education from pre-school through to Year 12. The school buildings occupy the central to northern parts of the property with sporting fields and basketball courts located to the south. An approved Multi-Purpose Centre (DA2018/756) has recently been completed near the corner of River Street and Horizon Drive.

The existing school contains a combination of one and two storey buildings predominately of brick veneer construction. A number of demountable buildings are also located throughout the site.



Plate 1: Aerial View of Subject Site

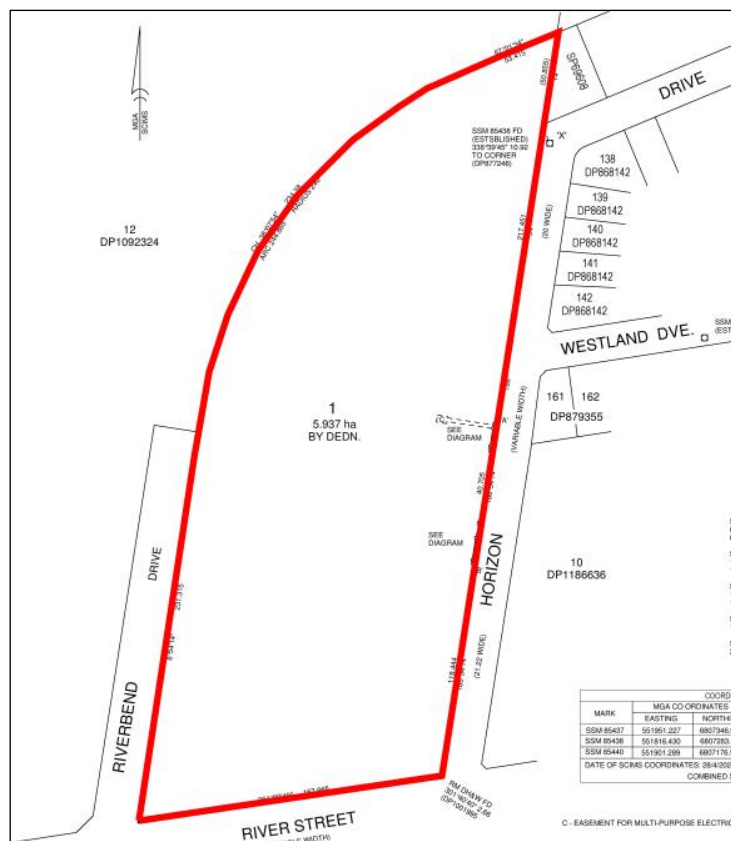


Plate 2: Deposited Plan (DP1278708)



Plate 3: Location of Proposed Lift Subject to REF

The locality is characterised by the following uses:

- **North:** Low-lying vacant rural land and sugar cane;
- **North-East:** Low density one and two storey residential housing;
- **East:** Bunnings Hardware Store;
- **South:** Medium density one and two storey residential housing; and
- **West and North-West:** Riverbend Manufactured Home Estate.

The property is currently supplied with reticulated water, sewer, drainage, electricity and telecommunication services which will continue being provided to the subject site under normal operating conditions.

2.3 Local Context

The site is located within the suburb of West Ballina which forms part of the Ballina Shire Council Local Government Area (LGA). West Ballina is a suburb of Ballina and maintains a population of 3,230 (as at 2021 census). West Ballina spans from Fishery Creek Bridge at the east, to Emigrant Creek to the north and west, and adjoins the Richmond River to the south. The M1 Pacific Motorway traverse through West Ballina, with interchange access being provided within the centre of the suburb.



Plate 4: Regional Context

3. Proposed Activity

3.1 Concept Development

3.1.1 Objectives and Aims of the Proposal

The objective of the proposal is to facilitate the installation of a new lift servicing the existing science building at the existing Emmanuel Anglican College. The proposed works seek to improve the accessibility to the existing building. The proposed works are located at Lot 1 DP 12788708, being 62 Horizon Drive, West Ballina.

3.1.2 Need for the Proposal

The proposal seeks to improve the accessibility provided at the existing science building through the installation of a new lift. The existing lift provided within the building does not comply with current relevant requirements. As a result of the location of the existing lift, retrofitting the existing facility to provide compliance is not able to be undertaken.

3.1.3 Justification

The proposed works will address the needs identified in Section 3.1.2. With effective implementation of the mitigation measures of this REF, the proposal is considered unlikely to have any significant environmental impacts.

3.1.4 Options Considered

The following options were considered by the proponent.

Table 1: Options Considered

| # | Option | Proponent Consideration |
|---|--|---|
| 1 | Alterations and additions to install a new lift to service the existing building | The preferred option is to undertake alterations and additions to install the new lift in the existing building, providing compliant accessible access to the building. |
| 2 | Do nothing | This option would not address the need for compliant access to be provided at the building. |

3.2 Project Overview

The proposal subject to the current REF involves alterations and additions to install a new lift to service an existing building (Science Building) at Emmanuel Anglican College. The works are located on Lot 1 DP 1278708, being 62 Horizon Drive, West Ballina.

The main components of the proposed works are:

- Installation of a new compliant lift on the western elevation of an existing building; and
- Minor demolition works to facilitate the installation the new lift.

Design drawings by Ardill Payne and Partners are provided at **Attachment 1** and illustrate the proposed alterations and additions to install the new lift.

3.2.1 Installation of New Lift

As detailed within **Section 3.2** above, the project involves alterations and additions to install a new lift to service the existing science building. The new lift provides a compliant accessible entry to the building and will replace the existing lift that currently services the building. The existing lift is currently non-compliant with relevant standards and due to its location cannot be retrofitted to comply.

As detailed within the design plans, the proposed new lift is located on the western elevation of the existing building. As a result, the lift is located entirely internal of the existing school and is not visible from Horizon Drive. It is therefore not considered the proposed new lift will result in any adverse impacts on the streetscape.

The proposed new lift has a maximum height of 5.85 metres, being located well below the maximum building height of the existing building. **Plate 5** below depicts the proposed elevation which details the proposed new lift in relation to the existing building.

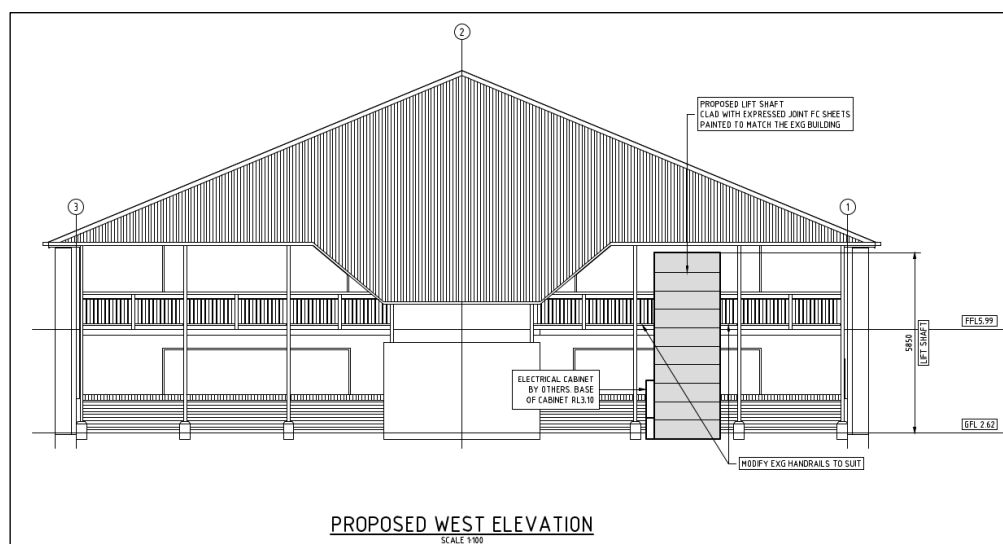


Plate 5: Proposed Western Elevation

3.2.2 Demolition Works

The project will require minor demolition works to be undertaken to facilitate the proposed installation of the new lift. The demolition works will be limited to modification of existing handrails on the first floor to facilitate the opening of the new lift.

3.3 Construction Details

Construction will be managed in accordance with the Construction Environmental Management Plan to be prepared prior to the commencement of construction. The estimated project construction period is 4 weeks.

3.3.1 Construction Hours

Construction works would be limited to:

- Monday to Friday: 7am to 6pm.
- Saturday: 8am to 4pm.
- Sundays, Public Holidays: No work permitted.

3.4 Design Plans

Design plans demonstrating the proposed works have been completed by *Ardill Payne and Partners* provided within **Attachment 1**, and outlined within **Table 2** below.

Table 2: Design Plans

| Sheet # | Title | Dated | Rev |
|---------|-------------------------|------------|-----|
| - | Cover Sheet | - | - |
| S001 | General Notes Sheet 1 | 25/08/2023 | A |
| S002 | General Notes Sheet 2 | 25/08/2023 | A |
| S003 | General Notes Sheet 3 | 25/08/2023 | A |
| S101 | Lift Shaft Plans | 25/08/2023 | A |
| S102 | Site & Location Plan | 25/08/2023 | A |
| S201 | Lift Shaft Slab Details | 10/10/2023 | B |
| S301 | West Elevation | 10/10/2023 | C |
| S302 | South Elevation | 10/10/2023 | C |

4. Legislative and Planning Framework

4.1 Relationship to Planning and Environmental Policies

This section of the REF assesses and responds to the relevant current and draft Commonwealth, State and Local planning controls and policies, including:

- Environment Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Contaminated Lands Management Act 1997
- Fisheries Management Act 1994
- Heritage Act 1977
- Local Government Act 1990
- National Parks and Wildlife Act 1974
- Pesticides Act 1999
- Protection of Environmental Operations Act 1979
- Rural Fires Act 1997
- Water Management Act 2000
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- State Environmental Planning Policy (Transport & Infrastructure) 2021
- North Coast Regional Plan 2041
- NSW Code of Practice for Part 5 Activities

Local Planning Context

- Ballina Local Strategic Planning Statement
- Ballina Local Environmental Plan 2012
- Ballina Shire Development Control Plan 2012

4.2 Commonwealth and State Planning Context

4.2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places, defined in the EPBC Act as Matters of National Environmental Significance (MNES).

Under the EPBC Act, a person must not, without an approval under the Act, take an action that has, will have or is likely to have, a significant impact on a MNES. These MNES are listed as:

- The world heritage values of a declared World Heritage property;
- The ecological character of a declared Ramsar wetland;
- A threatened species or endangered community listed under the Act;
- A migratory species listed under the Act;
- The environment in a Commonwealth marine area or on Commonwealth land.

The assessment of the proposal's impact on matters of national environmental significance and the environment of Commonwealth land found that there is unlikely to be a significant impact on relevant matters of national environmental significance. Accordingly, the proposal has not been referred to the Australian Government Department of the Environment.

An EPBC Act Protected Matter Report is provided in **Attachment 3**. Given the minor nature and location of the proposed works, it is unlikely that the works will impact upon any item listed in this report. It is noted that the following MNES are not listed as being located on the site:

- World Heritage Property;
- National Heritage Places;
- Wetlands of International Importance;
- Great Barrier Reef Marine Park; and
- Commonwealth Marine Area.

4.2.2 Environmental Planning and Assessment Act 1979

The proposal has been assessed under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) and a Review of Environmental Factors (REF) has been prepared.

This REF has been prepared in accordance with Section 5.5 of the Act, which requires that the proponent take into account to the fullest extent possible all matters affecting or likely to affect the environment due to the proposed activity. Consideration of the factors listed under Section 171 of the EP&A Regulation 2021 have been used to assist in assessing the significance of the project and is provided in **Section 6**.

4.2.3 Environmental Planning and Assessment Regulation 2021

This REF has been prepared in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021. The REF has had regard to Clause 171(2) of the Regulations and in doing so addressed the factors that must be taken into account when considering the likely impact of an activity on the environment.

Under the EP&A Regulation 2021, the proposal must address the principles of ecologically sustainable development. The reasons justifying the carrying out of the development in the manner proposed, having regard to biophysical, economic and social considerations, include the following principle of ecologically sustainable development:

- *the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.*

In the application of the precautionary principle, public and private decisions should be guided by:

- a) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and an assessment of the risk-weighted consequences of various options,
- b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,

- c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,
- d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:
 - polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement;
 - the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste; and
 - environmental goals, having been established, should be pursued in the most cost-effective way, by establishing incentive structures, including market mechanisms that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

The proposed alterations and additions to install a new lift to service an existing building provide compliant accessible access to the building. The works that are the subject of this REF propose to utilise the existing building form, with only relatively minor demolition works required to facilitate the installation of the new lift. No vegetation removal or disturbance is required. The proposal provides a cost-effective approach to improving accessibility to the building.

Schedule 1 – Public Authorities

It is noted despite EAC not being a public authority, the provisions contained under Clause 3.37 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 apply to Emmanuel Anglican College, pursuant to Schedule 1 – Public Authorities of the EPA Regulation 2021 which lists non-government schools as being equivalent to public authorities in some limited circumstances (refer below):

5 Non-government schools

- (1) The proprietor of a registered non-government school, but only for the following purposes—*
 - (a) to be a public authority in relation to development at the school that is exempt development under State Environmental Planning Policy (Transport and Infrastructure) 2021, section 3.17,*
 - (b) to be a determining authority for development that is permitted without consent under that Policy, section 3.37 on land in a prescribed zone within the meaning of that Policy, Part 3.4.*
- (2) The Planning Secretary may determine that subsection (1) does not apply to a particular proprietor of a registered non-government school.*
- (3) The Planning Secretary may vary or revoke a determination under subsection (2).*
- (4) A determination, or a variation or revocation of a determination, takes effect—*
 - (a) on the day on which notice of the determination, variation or revocation is published in the Gazette, or*
 - (b) on a later day specified in the determination, variation or revocation.*

4.2.4 Fisheries Management Act 1994

The *Fisheries Management Act 1994* is not applicable to the proposal as it does not relate the waters of the State, a fishery or a recreational fishing activity.

4.2.5 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLA) establishes a process for investigating and (where appropriate) remediating land that the Environment Protection Agency (EPA) considers to be contaminated significantly enough to require regulation.

The proposal requires minor works to facilitate the installation of a new lift on the western façade of the existing building. The proposal does not result in a change of use to the site and remains consistent with the existing land use being an educational establishment. In this regard, the site is considered suitable for the continued use of the site as a school.

4.2.6 Heritage Act 1977

The Heritage Act 1977 (Heritage Act) seeks to identify, conserve, protect and promote an understanding of the State's heritage. Clause 57 of the Heritage Act requires approval to be granted for controlled activities affecting an item with an interim heritage order or listing on the State Heritage Register.

The site is not identified on the State Heritage Register and is not subject to an interim heritage order, and accordingly approval is not required under the Heritage Act. The subject site is not listed as a heritage item under the Ballina Local Environmental Plan 2012, and therefore no further consideration of heritage matters is required.

4.2.7 Local Government Act 1993

The proposed development would be wholly contained within the site boundaries and would not extend over the pathway, roadway or any other Council-owned land.

In the instance that, during the construction phases of the development, temporary road closures or work zones on the Council footpath or roadway were required, a Section 138 approval would be required by Council.

4.2.8 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NPW Act) seeks to conserve nature and cultural heritage, including places, objects and features of significance to Aboriginal people. The site is not part of a National Park.

A basic search of the Aboriginal Heritage Information Management System (AHIMS) identifies no Aboriginal sites or place at or near the site (**Attachment 4**). The site is highly disturbed due to the historical use of the site as a school (including extensive filling) and it is considered that any Aboriginal items or places that may previously have existed, would have already been disturbed.

In accordance with the mitigation measures provided in **Section 7**, if any item of Aboriginal archaeological significance is discovered during the works, work shall cease immediately and the National Parks and Wildlife Service shall be notified.

4.2.9 Pesticides Act 1999

The proposal would not involve large quantities of pesticides, and therefore further consideration to the *Pesticides Act 1999* would not be relevant.

4.2.10 Protection of the Environment Operations Act 1997

The proposal will not involve any activity that would require the issue of an Environmental Protection Licence (EPL).

4.2.11 Rural Fires Act 1997

The subject site is not mapped as containing bushfire prone land in accordance with Ballina Council's Online Mapping System, and therefore further consideration of the *Rural Fire Act 1997* would not be relevant.

4.2.12 Water Management Act 2000

A Controlled Activity Approval is not required as the proposed works are not within 40 metres of a watercourse.

4.2.13 Biodiversity Conservation Act 2016

The land is not mapped as comprising 'biodiversity value' pursuant to the Biodiversity Values Map. Furthermore, no vegetation is required to be removed to facilitate the proposed works. Therefore, the proposed works do not constitute an activity that *'is likely to significantly affect threatened species'* for the purpose of the *Biodiversity Conservation Act 2016*. Therefore, a Biodiversity Development Assessment Report (BDAR) would not be required.

4.2.14 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 – Coastal Management

Comment: Chapter 2 of the Resilience & Hazards SEPP relates to coastal management. The aims of the chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner with the objectives of the Coastal Management Act 2016.

The 'coastal zone' is defined as being the area of land comprising one or more of the following coastal management areas:

- Coastal wetlands and littoral rainforest area;
- Coastal vulnerability area;
- Coastal environment area; and
- Coastal use area.

The development site is mapped as being located within the 'coastal environment area' and 'coastal use area' (see **Plate 6 & 7**) and therefore Clauses 2.10-2.13 of this SEPP are applicable to the proposed development.



Plate 6: Coastal Environment Area



Plate 7: Coastal Use Area

The following comments are made with respect to the aforementioned provisions:

- a) **Foreshore access** – The subject site and proposed development does not impede access to the foreshore area.
- b) **Relationship to surrounding area** – The proposed development is consistent with the design and scale of development found in the locality.
- c) **Impact on amenity of foreshore** – The subject site and the development of the land as proposed will not adversely impact on the amenity of the foreshore area.
- d) **Visual amenity and scenic qualities** – Refer above comments.
- e) **Conservation of Biodiversity and Ecosystems** – The site comprises an existing educational establishment which provides a range of buildings in the northern-central portion of the site and sporting fields. The project does not require the removal of any vegetation. Accordingly, no adverse ecological impacts are envisaged as a result of the proposed development.
- f) **Cumulative impact** – The subject site maintains existing approval for the use of the site as an educational establishment. Accordingly, no adverse cumulative effects are envisaged.
- g) **Potential Aboriginal Cultural Heritage** – The site comprises an established educational establishment within an urban environment. An AHIMS search has been undertaken with zero (0) results being provided. As such, it is considered unlikely that Aboriginal cultural heritage will be disturbed via the current development.

In respect to Clause 15, Development in the coastal zone generally, the proposal is not considered likely to cause an increased risk of coastal hazards on the subject or adjoining sites.

In respect to Clause 16, there are no certified coastal management programs applying to the site.

Chapter 4 – Remediation of Land

Comment: Chapter 4 of the SEPP relates to the remediation of land. The objective of Chapter 4 is to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Clause 4.6 of the SEPP relates to contamination and remediation that should be considered in determining a development application. A consent authority

must firstly consider whether a site is contaminated. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state, or it will be suitable after remediation, for the proposed development.

The site has been utilised for the purposes of a school for a number of years. The proposed works are considered minor in nature and does not result in change of use on the site. In this regard, the site is considered suitable for the continued use of the site as a school.

4.2.15 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4 – Koala Habitat Protection 2021

Chapter 4 of the SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The Ballina Shire LGA is listed in Schedule 2 of the SEPP, and therefore the Chapter 4 provisions apply and must be considered. Ballina Shire LGA has an approved Koala Management Strategy which includes a Comprehensive Koala Plan of Management (CKPoM) for a part of the shire. The SEPP requires the following if there is an approved KPOM as per Section 4.8:

4.8 Development assessment process—approved koala plan of management for land

(1) This section applies to land to which this Chapter applies and to which an approved koala plan of management applies.

(2) The council's determination of the development application must be consistent with the approved koala plan of management that applies to the land.

The subject site is not mapped as being within a Koala Management Precinct or as containing Core Koala Habitat in accordance with the Ballina Shire Koala Management Strategy. No clearing of vegetation is required to be undertaken to facilitate the proposed works and as such the proposed works will not have an impact on Koala populations in the LGA.

4.2.16 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 – Educational establishments and child care facilities

Section 3.37 of the T&I SEPP specifies the circumstances under which development for the purpose of a 'school' may be undertaken by a public authority without development consent. For such works, a 'Review of Environmental Factors' (REF) must occur prior to the works occurring. T&I SEPP defines a 'school' as follows:

| |
|---|
| School means a government school or non-government school within the meaning of the Education Act 1990 . |
|---|

As outlined in the following assessment, the project is consistent with the relevant provisions of Section 3.37. As such, the project does not require the development consent of Council and is able to be assessed via the REF process.

Table 3: Section 3.37 Transport & Infrastructure SEPP

| Section 3.37 T&I SEPP Provision | Development Response |
|--|---|
| (1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school— | The development proposal subject to the current REF provides for the provision of minor alterations and additions at the existing Emmanuel Anglican College. The works will be completed by Emmanuel Anglican College, which is considered to be a public authority in this circumstance pursuant to Schedule 1 – Public Authorities of the EPA Act 2021. |
| (a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of— (i) a library or an administration building that is not more than 1 storey high, or (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or (iii) a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or (iv) a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or (v) a car park that is not more than 1 storey high, | N/A |
| (b) minor alterations or additions, such as— (i) internal fitouts, or (ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or (iii) alterations or additions to the external façade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways), | The project involves alterations and additions to install a new lift to service an existing building within the grounds of an existing school. The proposed works involve minor alterations and additions to provide access for people with a disability. |
| (c) restoration, replacement or repair of damaged buildings or structures | N/A |
| (d) security measures, including fencing, lighting and security cameras | N/A |
| (e) demolition of structures or buildings (unless a State heritage item or local heritage item) | N/A |
| (2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school. | The proposed works do not result in any alterations to the existing traffic arrangements, and do not require any new vehicle access arrangements, or changes to the existing access arrangements. |
| (3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers. | The proposed works will not result in an increase in either staff or student numbers on campus. |
| (4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently | The proposed works will not result in any changes to the existing school operations as they relate to hours of operation, noise, traffic generation, loading, waste |

| | |
|--|---|
| operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers. | management, landscaping or student or staff numbers. |
| (5) A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c). | Noted. |
| (6) This section does not apply to development for the purposes of campus student accommodation. | N/A The project does not relate to campus student accommodation. |

4.2.17 North Coast Regional Plan 2041

The *North Coast Regional Plan 2041* has been prepared by the Department of Planning Industry and Environment to manage expected growth in a sustainable manner. The Regional Plan applies to the Far North Coast and Mid North Coast of NSW (being an area which stretches from Port Macquarie in the south to Tweed Heads in the north). The Plan includes Ballina Shire Council and is therefore applicable to the current proposal. The objectives of the strategy include protecting environmental assets, cultural values and natural resources of the region.

The current proposal provides for relatively minor changes to the existing Emmanuel Anglican College and do not contradict the objectives of the strategy.

4.2.18 NSW Code of Practice for Part 5 Activities

The NSW Code of Practice for Part 5 Activities, for registered non-government schools (the Code) has been developed to regulate how registered non-government schools (RNSs) carry out the environmental assessment and determination of activities permitted without consent by the T & I SEPP. RNSs are required (like other public authorities) to undertake an environmental assessment under Part 5 of the EP&A Act before carrying out the activity.

RNSs must follow the assessment process outlined in Section 3 of the Code before carrying out school development proposals that are identified as 'development without consent' in the T&I SEPP. This REF has been prepared in accordance with the requirements of the Code.

The Code provides a five-stage assessment process for RNSs:

Stage 1 – Classification

The object of Stage 1 is to classify the proposed activity into one of the following three classes:

- A Review of Environmental Factors (REF) is required for the proposed activity,
- Species Impact Assessment (SIS) is also required for the proposed activity,
- Environmental Impact Statement (EIS) is required for the proposed activity.

Comment: The proposal is classified as "Class 1: Review of Environmental Factors, Other School Development Works".

Stage 2 – Assessment

The object of Stage 2 is for the RNS to assess the nature, scale and extent of the proposed activity's impact on the environment.

Comment: A detailed assessment of the proposal has been undertaken including scoping and assessment. Consultation with required government agencies has been completed.

Stage 3 – Documentation

The object of Stage 3 is for the RNS to prepare a REF that enables the person determining the assessment (see Stage 4) to discharge the RNS's duty to comply with this Code.

Comment: This REF represents Stage 3 – Documentation.

Stage 4 – Determination

The object of Stage 4 is for a person authorised by the RNS to discharge the RNS's duty to comply with this Code and produce a Decision Statement.

Comment: Determination will be undertaken by a person authorised by the Emmanuel Anglican College, to discharge their duty, as an RNS, to comply with the Code. A Decision Statement to document the determination will be produced.

Stage 5 – Implementation

The object of Stage 5 is to ensure that the RNS implements the activity only after a determination in accordance with Part 5 of the EP&A Act and any conditions of that determination.

Comment: Implementation includes obtaining other approvals (if required), building certification and preparing management plans. No separate approvals are required to facilitate the proposal.

4.3 Local Strategic and Statutory Framework

4.3.1 Ballina Shire Local Strategic Planning Statement 2020-2040

The *Ballina Shire Local Strategic Planning Statement (LSPS)* has been prepared by Ballina Shire Council to provide a link between the State Government's strategic plans and Council's local land use plans and guidelines. The LSPS presents a 2040 vision and framework for land use within Ballina Shire, outlining how growth and change will be managed to maintain the high levels of environmental amenity, liveability and landscape quality that characterises the Ballina Shire. The LSPS identifies 14 planning priorities to achieve the Council's vision for the Ballina Shire.

The current proposal provides for relatively minor changes to the existing Emmanuel Anglican College. Accordingly, the proposed works are not considered to be antipathetic to the 4 key planning themes and associated planning priorities contained within the LSPS.

4.3.2 Ballina Local Environmental Plan 2012

Zoning and Permissibility

The site is zoned R2 – Low Density Residential zone pursuant to the *Ballina Local Environmental Plan 2012*. The location of the proposed works is wholly contained within the R2 zone. **Plate 8** illustrates the zoning of the subject land and surrounding locality.

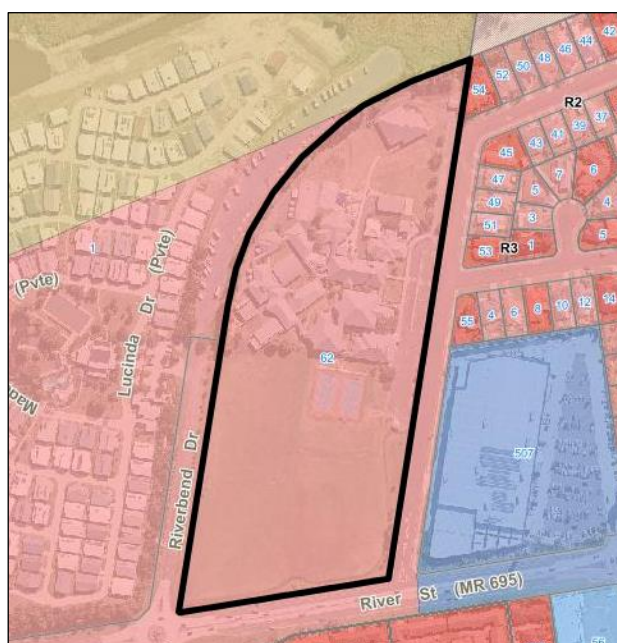


Plate 8: Ballina LEP 2012 Land Zone Extract

The Ballina Local Environmental Plan 2012 provides the following definition for 'Educational Establishment'.

educational establishment means a building or place used for education (including teaching), being—
(a) a school, or
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The existing development on the site fits within the above definition of 'educational establishment' and the proposed alterations and additions to install the new lift will not change the applicable land use definition. Development for the purpose of an Educational Facility is permissible in the zone via Item 3 of the R2 – Low Density Residential Zone Land Use Table.

Zone Objectives

The Ballina Local Environmental Plan 2012 provides the following planning objectives for the R2 Low Density Residential Zone.

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.*
- *To provide for development that meets the social and cultural needs of the community.*
- *To encourage development that achieves the efficient use of resources such as energy and water.*

Comment: The current proposal provides for improved accessibility facilities at an existing educational establishment being Emmanuel Anglican College. The alterations and additions will not increase the bulk and scale of the existing buildings, and does not hinder use of the surrounding R2 zoned land to provide for the housing needs of the community. As such, the current proposal will not adversely impact on the zone objectives for the site.

General Provisions

Clause 4.3 – Height of Buildings

Comment: A 8.5m building height control applies to the property. The proposed new lift provides a maximum height of 5.85 metres which is well below the maximum building height provided at the site.

Clause 4.4 – Floor Space Ratio

Comment: The subject site is not mapped as being subject to a floor space ratio requirement.

Clause 5.10 – Heritage Conservation

Comment: The subject site is not mapped as containing a listed heritage item or being within a heritage conservation zone pursuant to Schedule 5 of the LEP.

Clause 5.21 – Flood Planning

Comment: The subject site is mapped as being flood prone land. The proposed works involve alterations and additions to install a new lift to service an existing building within the boundaries of an existing school. In this regard, the proposed works are not considered likely to have any adverse impacts on the flood function or behaviour in the area, and is not considered likely to impact on the safe evacuation of people in the event of a flood.

Clause 7.1 – Acid sulfate soils

Comment: The subject site is mapped as Class 2 acid sulfate soils. The proposed development involves minor works to install the new lift. The proposed works will be below natural ground level, however are not considered likely to lower the water table. In this regard, an acid sulfate management plan is not considered to be required.

Clause 7.2 – Earthworks

Comment: The proposed works will require minor earthworks associated with the installation of the new lift. The proposed earthworks are considered minor and are not considered to result in any impacts on the surrounding locality, drainage patterns or future use of the site.

Clause 7.7 – Essential Services

Comment: The proposed works will not result in any changes to the existing provision of essential services at the site.

4.3.3 Ballina Development Control Plan

The following chapters of the Ballina Development Control Plan 2012 (DCP) are relevant to the proposed alterations and additions to install a new lift at Emmanuel Anglican College.

Chapter 2: General and Environmental Considerations

The purpose of this Chapter is to identify Council's requirements relating to general and environmental planning elements to all parts of the Shire. The planning controls considered relevant to the proposed development are contained in a number of different elements of Chapter 2, as outlined below.

Table 4: Chapter 2 Ballina DCP

| Element | DCP Requirement | Comment |
|-------------------------------------|---|---|
| 3.3 Natural Areas and Habitat | Development is to be sited, designed and managed to avoid or mitigate potential adverse impacts on natural areas and habitat. | Complies The proposed development does not involve clearing of any significant native vegetation. |
| 3.4 – Potentially Contaminated Land | Consideration must be had for site contamination issues as part of the Development Application process. | Complies. The site has been utilised for the purposes of a school for a number of years. The proposed works are considered minor in nature and does not result in change of use on the site. In this regard, the site is considered suitable for the continued use of the site as a school. |
| 3.9 Stormwater Management | Consideration must be had for the management of stormwater | Complies The proposal does not result in any changes to existing stormwater management measures provided at the site. |
| 3.10 – Sediment and Erosion Control | Sediment and erosion control measures need to be considered as part of the development process. | Complies. Appropriate erosion and sediment control measures will be in place during installation. |
| 3.11 – Provision of Services | Proposed development is to be connected to reticulated water, sewer, electricity and telecommunication services. | Complies. The proposed works will not result in any changes to the existing provision of essential services at the site. |

Chapter 2b: Floodplain Management

Chapter 2b of the DCP identifies Council's requirements relating to land identified as being affected by flood.

Chapter 2b of Council's DCP applies minimum fill and floor levels for non-habitable development of 2.2m AHD and 2.8m AHD respectively. The current proposal provides a ground floor level of 2.62m AHD, and a finished floor level at the second storey of 5.99m AHD. The electrical cabinet required to operate the lift has been elevated to a level of 3.10m AHD, providing additional flood immunity to critical infrastructure.

4.4 Consultation and Notification

A. State Emergency Services

Section 3.10 of the Transport & Infrastructure SEPP specifies as follows:

3.10 Notification of councils and State Emergency Service—development on flood liable land

(1) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Chapter provides may be carried out without development consent (other than demolition of buildings or structures, or internal works to existing buildings) unless the authority or person has—

(a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located and the State Emergency Service, and

(b) taken into consideration any responses to the notice that are received from the council and State Emergency Service within 21 days after the notice is given.

*(2) In this section, **flood liable land** means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual titled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time.*

In accordance with the above requirements, the project was forwarded to the NSW State Emergency Services under Section 3.10 of the T&I SEPP on 8th September 2023.

Consultation Outcomes

SES Comment: A response was received from the SES on 28th September 2023 with respect to the proposal within the nominated timeframe. The response provided the following advice with regards to the proposal:

- *Consider the impact of flooding on the infrastructure up to and including the PMF.*
- *Pursue, if relevant, site design and stormwater management that minimises any risk to the community.*
- *Ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example by using signage.*
- *During site works, check the Bureau of Meteorology website prior to start of the workday for any Flood Warnings, and consider closing the worksite prior to the start of the working day if there is a risk of riverine flooding.*
- *Develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.*

Project Response: The advice provided by NSW SES is noted and has been considered in the design of the project. The College maintains a Critical Incident Management Policy which makes provision for the timely evacuation of the college in the event of a flood.

B. Council

In accordance with Section 3.10 of the Transport & Infrastructure SEPP, consultation was undertaken with Council. Section 3.10 is provided above.

In accordance with the above requirements, the project was forwarded to the Ballina Shire Council under Section 3.10 of the T&I SEPP on 8th September 2023.

Consultation Outcomes

Council Comment: A response was received from Council on 22nd September 2023 with respect to the proposal within the nominated timeframe. The response provided the following:

Council raises no concerns or objections to the proposed development of the new lift. It is required that flood compatible building materials and methods are to be used up to Flood Planning Level 2 2050 + 0.5m (2.3m AHD + 0.5m) being 2.8m AHD.

Project Response: The advice provided by Ballina Shire Council is noted and has been considered in the design of the project.

5. Environmental Impact Assessment

5.1 Potential Impacts

The proposed development subject to this REF involves alterations and additions to install a new lift to service an existing building within the established Emmanuel Anglican College site. Having regard to the nature and location of the proposal, it is considered that there are limited potential impacts associated with the development. The following assessment is provided relative to the key assessment considerations.

5.1.1 Noise and Vibration, WH&S

In the context of the site as a whole, the development subject to this REF does not propose any expansion to the built form on the land or any increase in student numbers and is therefore unlikely to result in ongoing noise or amenity impacts over and above that already generated by the school.

Some construction noise is anticipated. The closest sensitive residential user is located approximately 95 metres from the location of the works, and is separated from the works by existing buildings. As such, no significant construction noise or vibration impacts are expected to occur as the result of the proposed development. The proposal will involve construction and demolition activities to be undertaken within an existing school and the safety of staff and students must be considered.

The safeguards provided at **Section 7** contain detailed requirements with respect to noise and vibration.

5.1.2 Waste Management

The proposal does not involve an increase in either staff or student numbers at the school. As such, no changes are required with respect to the existing waste storage or collection arrangements at the campus. Therefore, the potential impacts for waste management are limited to the construction phase.

The safeguards provided at **Section 7** contain detailed requirements with respect to managing construction waste.

5.1.3 Aboriginal Heritage

A basic Aboriginal Heritage Information Management System (AHIMS) search has been undertaken. Results of this search indicated that there are no sites recorded within or near the site of the proposed alterations and additions (refer **Attachment 4**).

Safeguards and management measures are provided to ensure that if any items of Aboriginal heritage are uncovered during the works are not significantly affected. The safeguards provided at **Section 7** contain detailed requirements with respect to the unexpected finds procedure in relation to Aboriginal heritage.

5.1.4 Flooding

As detailed within **Section 4.3.3** above, the subject site is identified as being within the flood planning area. The proposed works are limited to the installation of a new lift to service an existing building. The current proposal provides a ground floor level of 2.62m AHD, and a finished floor level at the second storey of 5.99m AHD. The electrical cabinet required to operate the lift has been elevated to a level of 3.10m AHD, providing additional flood immunity to critical infrastructure.

6. Summary of Impacts

6.1 Section 171 of the EP&A Regulation 2021

Section 171 of the EP&A Regulation indicates for the purposes of Part 5 of the Act the factors that must be considered in relation to the likely impact of an activity on the environment.

The following table cross-references the factors of Section 171 that must be considered with the sections of this REF where impacts are assessed. Detailed below is an assessment of the proposal against the relevant environmental factors.

| Section 171 Factors & Assessment | Impacts | | | | Reference |
|---|---------|-----|-----|-----|----------------|
| | NA | Neg | Nil | +ve | |
| Any environmental impact on a community. | | | | | |
| Comments: No Endangered or Threatened Ecological Communities are known to be disturbed as a result of this proposal. | | | ✓ | | 4.2.1 & 4.2.3 |
| Comments: Short term increased traffic during construction, short term localised vibration and noise. | | ✓ | | | 5.1.1 |
| Any transformation of a locality. | | | | | |
| Comments: The proposed works will result in a marginal change to the character of the locality. | | ✓ | | | 3.2 |
| Any environmental impact on the ecosystems of the locality. | | | | | |
| Comments: The proposed works will not result in any environmental impact on the ecosystems of the locality. | | | ✓ | | 3.2 & 4.2 |
| Any diminution of the aesthetic, recreational, scientific or other environmental quality or value of a locality. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. | | | ✓ | | 5.1 |
| Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations. | | | | | |
| Comments: Given the nature of works no impacts are envisaged. | | | ✓ | | 3.2 & 5.1 |
| Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974) | | | | | |
| Comments: No impacts are envisaged having regard to the nature and location of the project. | | | ✓ | | 3.2, 4.2 & 5.1 |
| Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air. | | | | | |
| Comments: No impacts are envisaged having regard to the nature and location of the project. | | | ✓ | | 3.2 & 4.2 |
| Any long-term effects on the environment. | | | | | |
| Comments: No impacts are envisaged having regard to the nature, scale, location & design of the project. | | | ✓ | | 4.2 & 5.1 |

| Section 171 Factors & Assessment | Impacts | | | | Reference |
|--|---------|-----|-----|-----|-----------|
| | NA | Neg | Nil | +ve | |
| Any degradation of the quality of the environment. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. | | | ✓ | | 4.2 & 5.1 |
| Any risk to the safety of the environment. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. | | | ✓ | | 4.2 & 5.1 |
| Any reduction in the range of beneficial uses of the environment. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. | | | ✓ | | 4.2 & 5.1 |
| Any pollution of the environment. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. Appropriate safeguards are to be implemented during the construction phase of the project. | | | ✓ | | 5.1 |
| Any environmental problems associated with the disposal of waste. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. The project contractor will be responsible for the disposal of any waste to a licenced facility. | | | ✓ | | 5.1.2 |
| Any increased demands on resources, natural or otherwise, which are, or are likely to become in short supply. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. | | | ✓ | | 3.2 & 4.2 |
| Any cumulative environmental effect with other existing or likely future activities. | | | | | |
| Comments: No impacts are envisaged having regard to the nature of the project. The proposed works will not result in any negative cumulative environmental effects. | | | ✓ | | 3.2 & 4.2 |

7. Management & Mitigation Measures

This report has identified that the proposal is a matter for consideration pursuant to Part 5 of the Environmental Planning and Assessment Act, 1979, with Emmanuel Anglican College being both the proponent and the determining authority.

All matters likely to affect the environment as a result of this proposal have been assessed to the fullest extent possible in this Review of Environmental Factors. In our opinion, an Environmental Impact Statement is not required.

The measures required to mitigate the impacts associated with the proposed works are detailed below. These measures have been derived from the environmental assessment outline above.

Plan and Documents

1. The development is to be carried out in accordance with the following Architectural Drawings prepared *Ardill Payne and Partners*.

| Sheet # | Title | Dated | Rev |
|---------|-------------------------|------------|-----|
| - | Cover Sheet | - | - |
| S001 | General Notes Sheet 1 | 25/08/2023 | A |
| S002 | General Notes Sheet 2 | 25/08/2023 | A |
| S003 | General Notes Sheet 3 | 25/08/2023 | A |
| S101 | Lift Shaft Plans | 25/08/2023 | A |
| S102 | Site & Location Plan | 25/08/2023 | A |
| S201 | Lift Shaft Slab Details | 10/10/2023 | B |
| S301 | West Elevation | 10/10/2023 | C |
| S302 | South Elevation | 10/10/2023 | C |

Building Code of Australia

2. All building work is to be undertaken in accordance with the BCA and referenced Australian Standards.

Prior to the commencement of any work on site

3. Prior to commencement of work, the proponent must notify in writing to the Council and the occupier of any adjoining land of the proposed works, providing a project description and the expected dates for commencement and completion of construction works and details of the construction program.
4. Prior to commencement of works, a full copy of the Review of Environmental Factors report shall be made available on the Emmanuel Anglican College website.
5. Prior commencement of works, the contractor shall prepare a Construction and Environmental Management Plan (CEMP) outlining measures relating to, but not limited to:
 - Public safety and site security;
 - Construction hours;
 - 24-hour contact details of site foreman;
 - Noise & vibration controls;
 - Air and dust management;

- Waste management;
- Demolition works plans;
- Unexpected finds procedures;
- Emergency Management Plan;
- Traffic management; and
- Work Place Health and Safety.

During demolition and construction

6. The demolition and construction works are to be undertaken in accordance with the approved CEMP referred to in Condition 5 above.
7. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person.
8. Demolition and Construction, may only be carried out between the following hours:
 - (a) 7am and 6pm, Mondays to Fridays inclusive.
 - (b) Saturday: 8am to 4pm
 - (c) No work may be carried out on Sundays or public holidays.
9. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the Construction & Environmental Management Plan.
10. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by the NSW Environment, Energy and Science (EES) Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.
11. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.
12. If unexpected contaminated material is encountered during the works, all work shall cease, the site will be secured and a safe work method statement(s) and appropriate documented practices would be implemented to ensure the site is suitable for its use in accordance with the approved CEMP (Condition 5).

8. Recommendation and Conclusion

This REF has been prepared to document the environmental assessment for the proposed alterations and additions to install a new lift to service an existing building on land within the existing campus boundaries of Emmanuel Anglican College.

In accordance with Part 5 of the EP&A Act, this REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity, including with regard to the factors identified pursuant to Section 171 of the EP&A Regulation.

The assessments undertaken demonstrate that all potential environmental impacts may be suitably managed through the mitigation measures documented herein.

Further justification for the proposal is summarized as follows:

- The proposal would provide compliant access to the existing building;
- The proposal would be generally consistent with all relevant legislation, plans and policies;
- The proposal would cause minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address any potential impacts.

It is concluded that the proposed activity is unlikely to significantly affect the environment. As such, an EIS would not be required.

On this basis, it is recommended that Emmanuel Anglican College approve the proposed activity in accordance with Part 5 of the EP&A Act and subject to adoption and implementation of the mitigation measures outlined in **Section 7**.

9. Declaration, Review and Determination


9.1 Declaration and Review


This REF has been prepared for Emmanuel Anglican College to assess the potential environmental impacts which could arise from the proposed alterations and additions to install a new lift to service an existing building on the site of Emmanuel Anglican College.

The REF has been prepared in accordance with the relevant provisions of the EP&A Act, the EP&A Regulation and its associated State Environmental Planning Policies.

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

This REF provides a true and fair review of the proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposal. The information contained in this REF is neither false nor misleading and on balance, although some impacts would occur, the proposal is recommended to proceed given its stated need and justification. Person(s) who prepared the REF:

| Person who prepared the REF | |
|--|---|
| I certify that I have prepared the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under Section 201 of the Environmental Planning and Assessment Regulation 2021, and the information it considered is neither false or misleading. | |
| Name | Megan Yates |
| Position | Town Planner |
| Signature |  |
| Date | 16 th October 2023 |

| Person who reviewed the REF | |
|--|---|
| I certify that I have reviewed the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under Section 201 of the Environmental Planning and Assessment Regulation 2021, and the information it considered is neither false or misleading. | |
| Name | Karina Vikstrom |
| Position | Senior Town Planner |
| Signature |  |
| Date | 16 th October 2023 |

9.2 Determination

Determination By Delegated Officer of Emmanuel Anglican College

I certify that I have reviewed the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under Section 201 of the Environmental Planning and Assessment Regulation 2021, and the information it considered is neither false or misleading.

I accept this Review of Environmental Factors on behalf of Emmanuel Anglican College, as the determining authority and determine that the proposed works at the Science Building as described in **Section 3** of this report can proceed subject to the mitigation measures in **Section 7** being implemented prior to and during works commencing on the site.

| | |
|-------------------------------|--|
| Name of Delegated Officer | |
| Position of Delegated Officer | |
| Signature | |
| Date | |



Attachment 1

Design Plans

STRUCTURAL DRAWINGS

PROPOSED LIFT SHAFT - BLOCK ST

62 HORIZON DRIVE

BALLINA NSW

| DRAWING SCHEDULE | |
|-----------------------|-------------------------|
| SHEET No | SHEET TITLE |
| COVER & NOTES | |
| COVER | COVER-SHEET |
| S001 | GENERAL NOTES SHEET 1 |
| S002 | GENERAL NOTES SHEET 2 |
| S003 | GENERAL NOTES SHEET 3 |
| MARKING PLANS | |
| S101 | LIFT SHAFT PLANS |
| CONCRETE DETAILS 1-20 | |
| S201 | LIFT SHAFT SLAB DETAILS |



Ardill Payne
& PARTNERS

ENGINEERS | PLANNERS | SURVEYORS | ENVIRONMENTAL | PROJECT MANAGEMENT

1. THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS AND THE SPECIFICATION. ANY DISCREPANCY TO BE REFERRED TO THE ENGINEER IN WRITING.
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CONSTRUCTION AND TEMPORARY WORKS ARE STABLE AT ALL TIMES. THE DESIGN AND CERTIFICATION OF ALL FORMWORK AND BACKPROPPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE BCA, CURRENT AUSTRALIAN STANDARDS, AND LOCAL COUNCIL REQUIREMENTS.
6. TERMITE PREVENTATIVE MEASURES TO BE INCORPORATED BY BUILDER AND DETAIL BY OTHERS.

1. REQUIRED MINIMUM SAFE BEARING CAPACITY OF FOUNDATION MATERIAL SHALL BE **100 kPa** (REFER GEOTECHNICAL NOTES & REPORT).
2. THE BUILDER SHALL OBTAIN APPROVAL OF THE FOUNDATION MATERIAL BEFORE PLACING CONCRETE.
5. ALL SURFACE WATER AND STORMWATER DRAINAGE TO BE COLLECTED AND DIVERTED CLEAR OF BUILDING.
6. ON SITES CLASSIFIED AS HIGHLY REACTIVE THE FOLLOWING SHALL APPLY
 - REFER AS2870 SECTIONS 5.6 & 6.6 FOR PLUMBING AND DRAINAGE DETAILING
 - PIPE PENETRATIONS OF FOOTINGS AND OR EDGE BEAMS SHALL BE SLEEVED OR 20 THICK LAGGING
 - TRENCHES AND EXCAVATIONS NEAR PERIMETER FOOTINGS SHALL BE BACKFILLED TO PREVENT THE INGRESS OF WATER

1. REFER TO THE SLAB LAYOUT PLANS FOR SLAB THICKNESSES
2. SLABS ON GROUND, ALL TOPSOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL IN LAYERS NOT EXCEEDING 200mm AND COMPACTED TO ENSURE SETTLEMENT OF SUBSEQUENTLY PLACED SLABS DOES NOT OCCUR.
3. ALL GROUND SLABS SHALL BE LAID ON A 0.2 POLYETHYLENE MEMBRANE OVER A 50 MIN THICK BLINDING LAYER.

THE STRUCTURE HAS BE DESIGNED FOR WIND LOADS IN ACCORDANCE WITH AS4055 FOR THE FOLLOWING CONDITIONS.

WIND LOADS SHALL BE ADJUSTED FOR DIRECTION, AREA REDUCTION, AND LOCAL PRESSURES WHERE APPROPRIATE.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 0 | 5 | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 | 80 | 85 | 90 | 95 | 100 | 105 | 110 | 115 | 120 | 125 | 130 | 135 | 140 | 145 | 150 | 155 | 160 | 165 | 170 | 175 | 180 | 185 | 190 | 195 | 200 | 205 | 210 | 215 | 220 | 225 | 230 | 235 | 240 | 245 | 250 | 255 | 260 | 265 | 270 | 275 | 280 | 285 | 290 | 295 | 300 | 305 | 310 | 315 | 320 | 325 | 330 | 335 | 340 | 345 | 350 | 355 | 360 | 365 | 370 | 375 | 380 | 385 | 390 | 395 | 400 | 405 | 410 | 415 | 420 | 425 | 430 | 435 | 440 | 445 | 450 | 455 | 460 | 465 | 470 | 475 | 480 | 485 | 490 | 495 | 500 | 505 | 510 | 515 | 520 | 525 | 530 | 535 | 540 | 545 | 550 | 555 | 560 | 565 | 570 | 575 | 580 | 585 | 590 | 595 | 600 | 605 | 610 | 615 | 620 | 625 | 630 | 635 | 640 | 645 | 650 | 655 | 660 | 665 | 670 | 675 | 680 | 685 | 690 | 695 | 700 | 705 | 710 | 715 | 720 | 725 | 730 | 735 | 740 | 745 | 750 | 755 | 760 | 765 | 770 | 775 | 780 | 785 | 790 | 795 | 800 | 805 | 810 | 815 | 820 | 825 | 830 | 835 | 840 | 845 | 850 | 855 | 860 | 865 | 870 | 875 | 880 | 885 | 890 | 895 | 900 | 905 | 910 | 915 | 920 | 925 | 930 | 935 | 940 | 945 | 950 | 955 | 960 | 965 | 970 | 975 | 980 | 985 | 990 | 995 | 1000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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CONCRETE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 3600.
2. THE EXPOSURE CLASSIFICATION IN ACCORDANCE WITH AS3600 IS AS FOLLOWS:

- **SLABS**

- GROUND CONTACT____**A2**
- INTERIOR SLAB____**A2**
- EXTERIOR SLAB____**B2**

CONCRETE QUALITY

- ### 1. CHARACTERISTIC COMPRESSIVE STRENGTH f'_c IN AS.1379 AT 28 DAYS

- | | | | |
|----------------|------------|----------|--------------|
| • LOCATION | F' c MPa | SLUMP mm | AGGREGATE mm |
| • FOOTINGS | N25 | 80 | 20 |
| • GROUND SLABS | N25 | 80 | 20 |

2. S20 DENOTES 20 MPa CONCRETE (REFER CONCRETE BLOCK MASONRY NOTES & S40 DENOTES 40 MPa CONCRETE, BOTH TO CONTAIN "XYPEX" ADDITIVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO PROVIDE A WATERPROOF CONSTRUCTION.

CONCRETE COVER

1. PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING CONCRETE COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE ON DRAWINGS.

- | | |
|------------------------|----------|
| • LOCATION | COVER mm |
| • FOOTINGS (ALL FACES) | 50 |
| • GROUND SLABS (TOP) | 30 |

2. COVER TO REINFORCEMENT ENDS TO BE 45mm UNO.

3. ALL CONCRETE IS TO BE VIBRATED.

4. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

BAR CHAIRS

1. PLASTIC CHAIRS ONLY SHALL BE USED (EXCEPT FOR SLABS ON GROUND AND FOOTINGS).
2. ALL CHAIRS SHALL BE LOCATED AT 800 MAX. CTRS (BOTH TO SUPPORT REINFORCEMENT AND GIVE THE CORRECT CONCRETE COVER) CONDUITS, PIPES, ETC. ARE NOT TO BE PLACED IN CONCRETE COVER.
3. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
5. ALL CONCRETE SURFACES ARE TO BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY AFTER CONCRETE IS HARD.

CONCRETE NOTES

REINFORCEMENT SYMBOLS

- N - DENOTES GRADE 500 NORMAL DUCTILITY DEFORMED BAR.
- R - DENOTES GRADE 250 R HOT ROLLED PLAIN BAR.
- W - DENOTES HARD-DRAWN PLAIN WIRE.
- RF- DENOTES GRADE 500 RIBBED WIRE REINFORCING FABRIC.
- SL/RL- DENOTES GRADE 500 LOW DUCTILITY RIBBED FABRIC.

1. THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER.

2. REINFORCEMENT SHALL COMPLY WITH AS. 4671.

3. BAR BENDING SHAPES ARE IN ACCORDANCE WITH THE CONCRETE INST OF AUST.

4. TYPICAL REINFORCEMENT NOTATION SHOWN THUS 3-N12-LL-300-D

REINFORCEMENT LAYERS

- BARS MARKED "A" - LAY FIRST IN BOTTOM
- BARS MARKED "B" - LAY SECOND IN BOTTOM
- BARS MARKED "C" - LAY FIRST IN TOP
- BARS MARKED "D" - LAY SECOND IN TOP

CAST-IN STEELWORK

1. UNLESS NOTED OTHERWISE ALL CAST-IN STEELWORK INCLUDING HD BOLTS TO BE HOT DIPPED GALVANISED

FORMWORK

1. THE FORMWORK CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CERTIFICATION AND STRIPPING PROCEDURE.
2. MINIMUM STRIPPING TIMES FOR FORMWORK SHALL BE AS RECOMMENDED IN AS3610 OR AS DIRECTED BY THE ENGINEER.

REINFORCEMENT LAPS

1. LAPS AND SPLICES TO REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS AND TO THE DIMENSIONS SHOWN.

| BAR SIZE | LAP LENGTH |
|----------|------------|
| N12 | 500 |
| N16 | 750 |
| N20 | 1100 |

CONCRETE LEGEND AND NOTATIONS

- | | |
|-----|---|
| AF | DENOTES ABELFLEX |
| NS | DENOTES NEAR SIDE |
| FS | DENOTES FAR SIDE |
| B | DENOTES BOTTOM |
| T | DENOTES TOP |
| TB | DENOTES TOP & BOTTOM |
| NF | DENOTES NEAR FACE |
| FF | DENOTES FAR FACE |
| EF | DENOTES EACH FACE |
| EW | DENOTES EACH WAY |
| G15 | DENOTES 15 MPa STRUCTURAL CONCRETE BLOCKS |

[illegible]

STRUCTURAL STEELWORK NOTES

1.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 AND AS1554 EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
2.

ALL STRUCTURAL STEEL FIXING DETAILS ARE TO BE BASED ON A.I.S.C.STANDARDISED STRUCTURAL CONNECTIONS (UNO)
3.

ALL BEAMS HAVING A NATURAL CAMBER WITHIN THE STRAIGHTNESS TOLERANCE SHALL BE ERECTED WITH THE CAMBER UP.
4.

STEEL GRADES

HOT ROLLED SECTIONS

C300

SHS SECTIONS

C350

RHS SECTIONS

C350

CHS SECTIONS

C350
5.

WELDED CONNECTIONS BETWEEN STRUCTURAL MEMBERS SHALL BE 6mm CONTINUOUS FILLET WELDS (OR SIZE EQUIVALENT TO THE MINIMUM THICKNESS OF CONNECTING MEMBERS WHERE LESS THAN 6mm) UNO.
6.

ALL WELDS SHALL BE CATEGORY **GP** TO AS1554 PART 1 (UNO)
7.

WELDS TO PURLIN CLEATS CAN BE CATEGORY GP.
8.

WELD MATERIAL SHALL HAVE A NOMINAL TENSILE STRENGTH OF 490 MPa AS PER AS4100-2020, TABLE 9.6.3.10 (A).
9.

ALL PLATES SHALL BE 10mm THICK UNO.
10.

INSTALL A MINIMUM OF **2-M20** (8.8S) BOLTS PER CONNECTION (UNO)
11.

HOLDING DOWN BOLTS AND PURLIN / GIRT BOLTS SHALL BE GRADE 4.6/S UNO.
12.

BOLTED CONNECTIONS BETWEEN STRUCTURAL MEMBERS SHALL BE AS FOLLOWS

BOLT TYPES (AND DESIGNATIONS, WHERE USED) SHALL BE AS FOLLOWS:

4.6S - COMMERCIAL BOLTS TO AS1111. SNUG TIGHTENED.

8.8S - HIGH STRENGTH STRUCTURAL BOLTS TO AS1252. SNUG TIGHTENED

13.

BOLT HOLE DIAMETERS SHALL BE AS FOLLOWS

STEEL TO STEEL SHALL BE BOLT DIAMETER + 2mm

STEEL TO CONCRETE CONNECTIONS SHALL BE BOLT DIAMETER + 3mm

BASE PLATES SHALL BE BOLT DIAMETER + 4mm.

14.

THE STEEL FABRICATOR SHALL PROVIDE ALL HOLES, BOLTS AND CLEATS NECESSARY FOR THE ERECTION OF THE STEELWORK AND ANY ATTACHED TIMBERS AS SHOWN, NOTED OR IMPLIED ON THESE DRAWINGS, THE ARCHITECTS DRAWINGS AND OR SPECIFICATIONS.

15.

WHEN SHOP SPLICES ARE NECESSARY IN BEAMS OR TRUSSES THE POSITION AND DETAIL OF THE SPLICES ARE TO BE APPROVED BY THE ENGINEER

16.

THE ROOF STRUCTURE HAS BEEN DESIGNED FOR NORMAL ROOF LOADS ONLY AND DOES NOT ALLOW FOR ANY EXTRANEIOUS LOADS SUCH AS HOISTS MONORAILS, ETC. EXCEPT WHERE SHOWN ON DRAWING.

17.

TWO COPIES OF SHOP DETAIL DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEERS AND APPROVAL SHALL BE OBTAINED BEFORE COMMENCING ANY FABRICATION. APPROVAL WILL NOT COVER ANY DIMENSIONS.

18.

UNLESS OTHERWISE NOTED IN THE DOCUMENTATION, STEELWORK TO BE ENCASED IN CONCRETE SHALL BE GALVANISED AND LEFT UNPAINTED.

19.

ALL GALVANISED COMPONENTS TO BE CAST INTO CONCRETE MUST BE PASSIVATED.

20.

MEMBERS TO BE ENCASED IN CONCRETE SHALL BE WRAPPED WITH F41 FABRIC OR 5mm WIRE AT 150mm PITCH AND ENCASED IN N25 CONCRETE. REINFORCEMENT COVER SHALL BE MAINTAINED.

21.

PROVIDE AT LEAST 50mm COVER TO STEELWORK.

STEELWORK EXPOSED TO VIEW OR EXTERIOR ATMOSPHERE

1.

GALVANISING

HOT DIP GALVANISE AFTER FABRICATION "HDG600" AS/NZS2312

2.

ALTERNATIVE SYSTEM PUR5 AS/NZS2312

SURFACE PREPARATION

ABRASIVE BLAST CLEAN TO CLASS 2 1/2. (AS1627.4)

PRIMER COAT: ZINC RICH PRIMER (PRN) [1(a),1(b),1(c),2] TO 75 MICRON DFT.

1st COAT: HIGH BUILD EPOXY (PRN 13) TO 200 MICRON DFT.

2nd COAT: POLYURETHANE GLOSS (PRN 26) TO 75 MICRON DFT.

PAINT COLOUR / FINISH TO BE CONFIRMED IN WRITING BY THE CLIENT AND ARCHITECT.

STEELWORK CAST INTO CONCRETE

1.

UNLESS OTHERWISE NOTED IN THE DOCUMENTATION, ALL STEELWORK (INCLUDING HD BOLTS) TO BE ENCASED IN CONCRETE SHALL BE GALVANISED AND LEFT UNPAINTED.

2.

MEMBERS TO BE ENCASED IN CONCRETE SHALL BE WRAPPED WITH F41 FABRIC OR 5mm WIRE AT 150mm PITCH AND ENCASED IN N25 CONCRETE.

3.

PROVIDE AT LEAST 50mm COVER TO STEELWORK.

STEEL FULLY ENCLOSED

1.

SYSTEM "IZS2" AS/NZS 2312

2.

SURFACE PREPARATION

ABRASIVE BLAST CLEAN TO CLASS 2 ½ (AS1627.4)

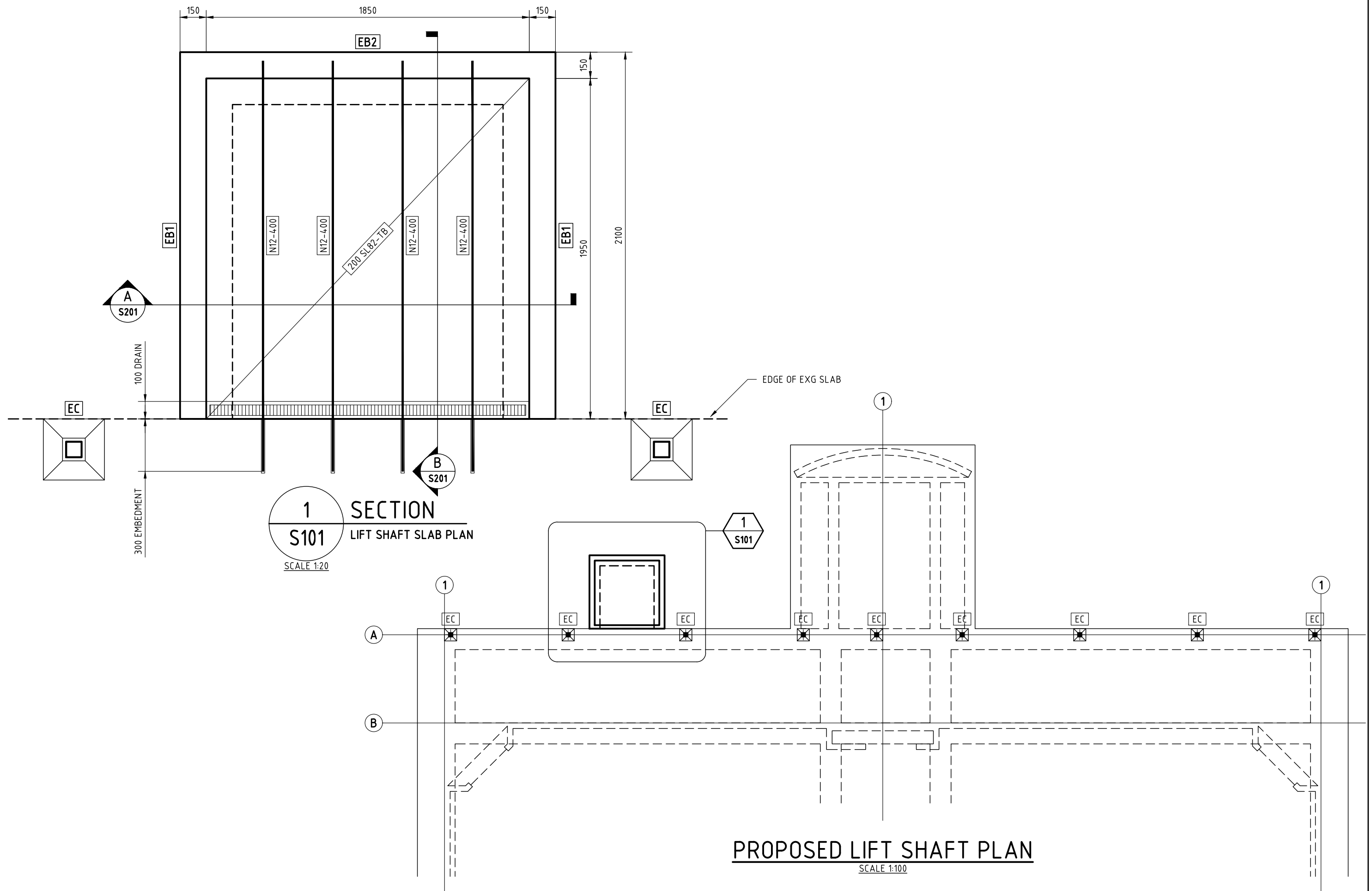
3.

PRIMER COAT:

INORGANIC ZINC SILICATE WATER BORNE TO 75

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 0 | 5 | 10 | 15 | 20 | 25 | 50 | 75 | 100 | 125 | 150 | 175 | 200 | 225 | 250 | 275 | 300 | 325 | CONSTRUCTION CERTIFICATE ISSUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | CLIENT: Emmanuel Anglican College | | PROJECT: PROPOSED LIFT SHAFT - BLOCK ST 62 HORIZON DRIVE BALLINA NSW | | TITLE: GENERAL NOTES SHEET 3 | | <div><div><div><div></div></div><div><div></div></div></div><div><div>ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECT MANAGEMENT</div><div>BALLINA GUNNEDAH ABN51808558977</div></div><div><div>45 RIVER STREET 285 CONADILLY STREET</div><div>02 66863280 02 67429955 info@ardillpayne.com.au</div></div></div> <div><div>ISSUED FOR APPROVAL - ANY AMENDMENTS DURING CONSTRUCTION TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR AND ENGINEER</div><table><tr><td>DESIGNED</td><td>RB</td><td>DRAWN</td><td>PKC</td><td>SCALE</td><td>1:1 - A3 (UNO)</td></tr><tr><td>CHECKED</td><td>RB</td><td>DATE</td><td>25/08/2023</td><td>DATUM</td><td>AHD</td></tr><tr><td colspan="4">APPROVED R.G.BEAVIS - MIE Aust 3199502</td><td colspan="2">CAD FILE Notes.dwg</td></tr><tr><td colspan="3">JOB No</td><td>5001-15</td><td>DWG No</td><td>S003</td></tr><tr><td colspan="3"></td><td></td><td>ISSUE</td><td>A</td></tr></table></div> | | | | DESIGNED | RB | DRAWN | PKC | SCALE | 1:1 - A3 (UNO) | CHECKED | RB | DATE | 25/08/2023 | DATUM | AHD | APPROVED R.G.BEAVIS - MIE Aust 3199502 | | | | CAD FILE Notes.dwg | | JOB No | | | 5001-15 | DWG No | S003 | | | | | ISSUE | A |
| DESIGNED | RB | DRAWN | PKC | SCALE | 1:1 - A3 (UNO) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHECKED | RB | DATE | 25/08/2023 | DATUM | AHD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| JOB No | | | 5001-15 | DWG No | S003 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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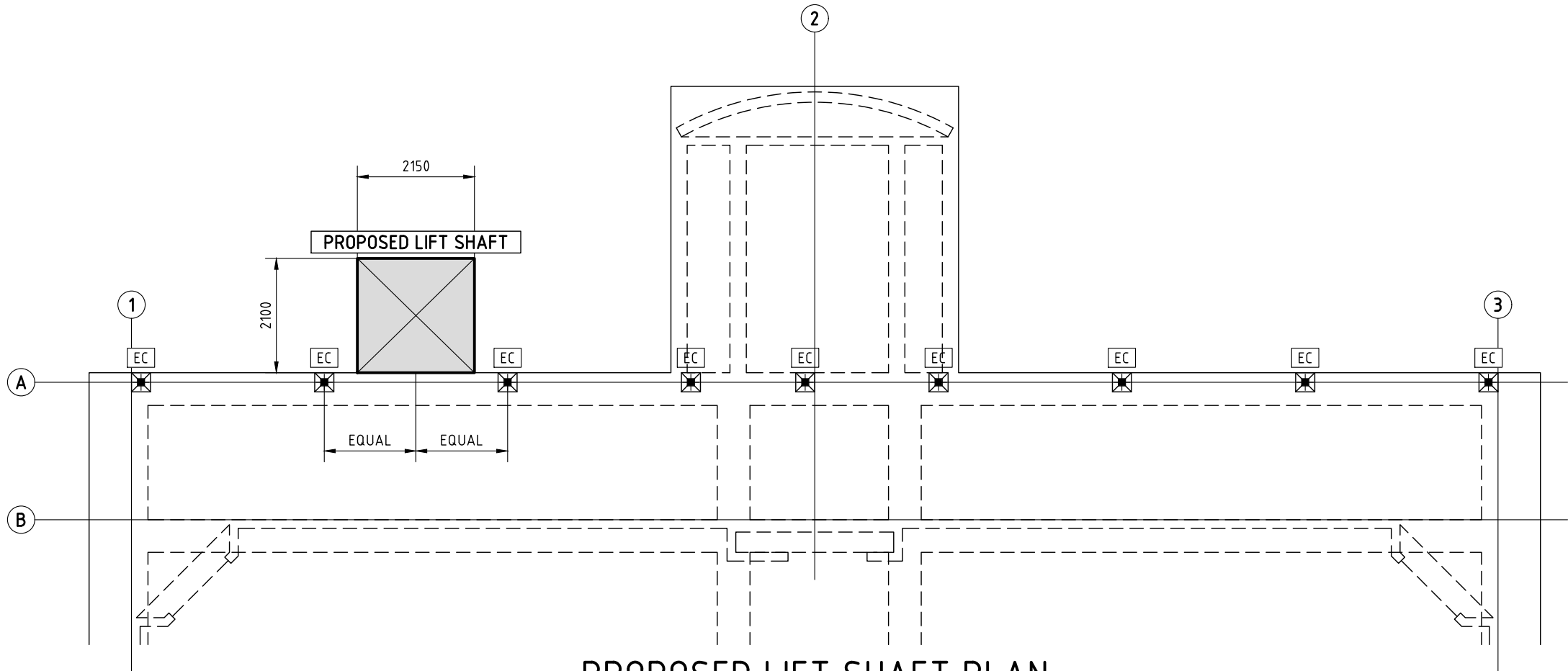
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LOCALITY PLAN
SCALE 1:2000



PROPOSED LIFT SHAFT PLAN
SCALE 1:100

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| CLIENT: | Emmanuel Anglican College |
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| PROJECT: | PROPOSED LIFT SHAFT - BLOCK ST 62 HORIZON DRIVE BALLINA NSW |
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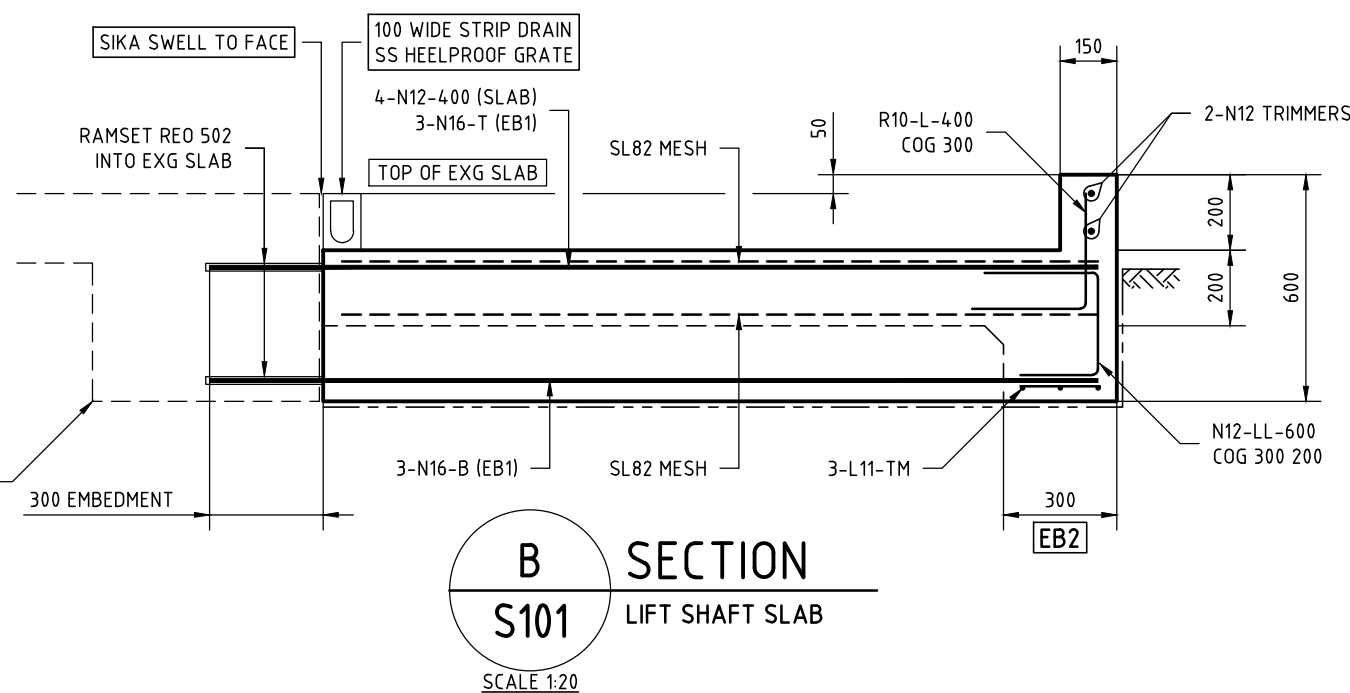
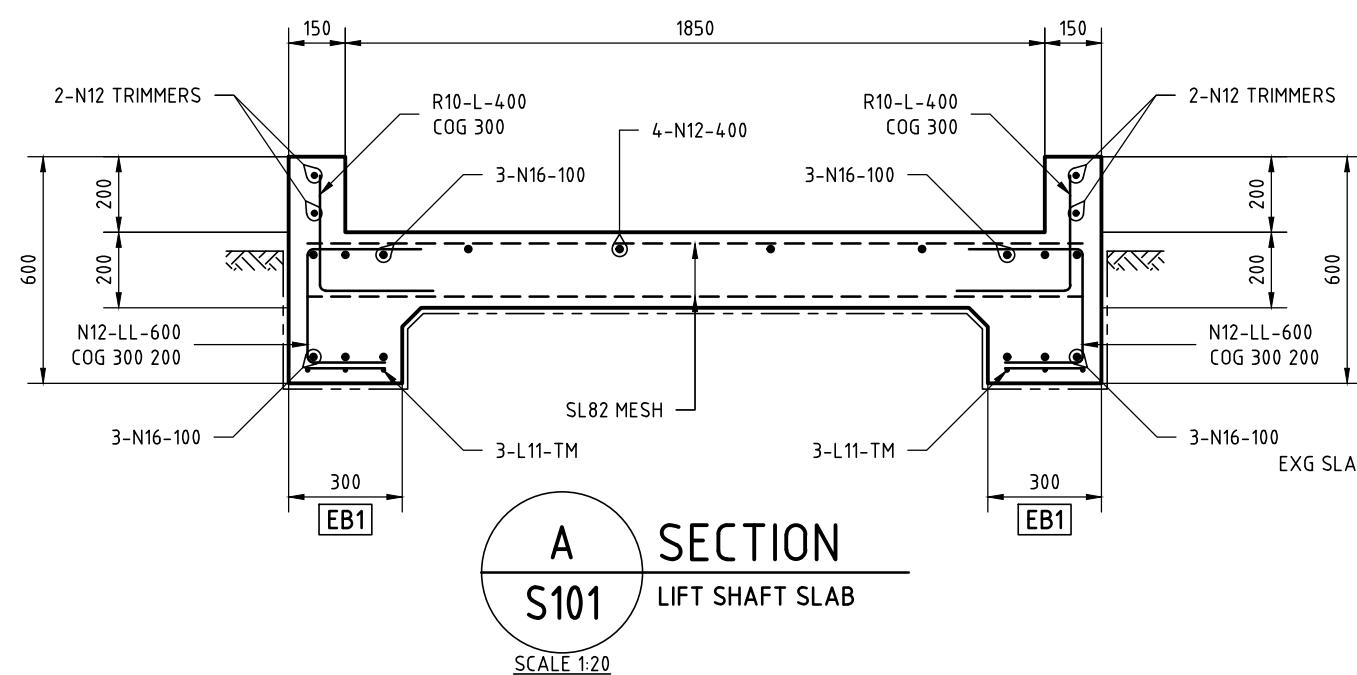
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| TITLE: | SITE & LOCATION PLAN |
| DO NOT SCALE DRAWING. USE WRITTEN DIMENSIONS ONLY THIS PLAN IS COPYRIGHT © ALL RIGHTS RESERVED. | |




**Ardill Payne
& PARTNERS**

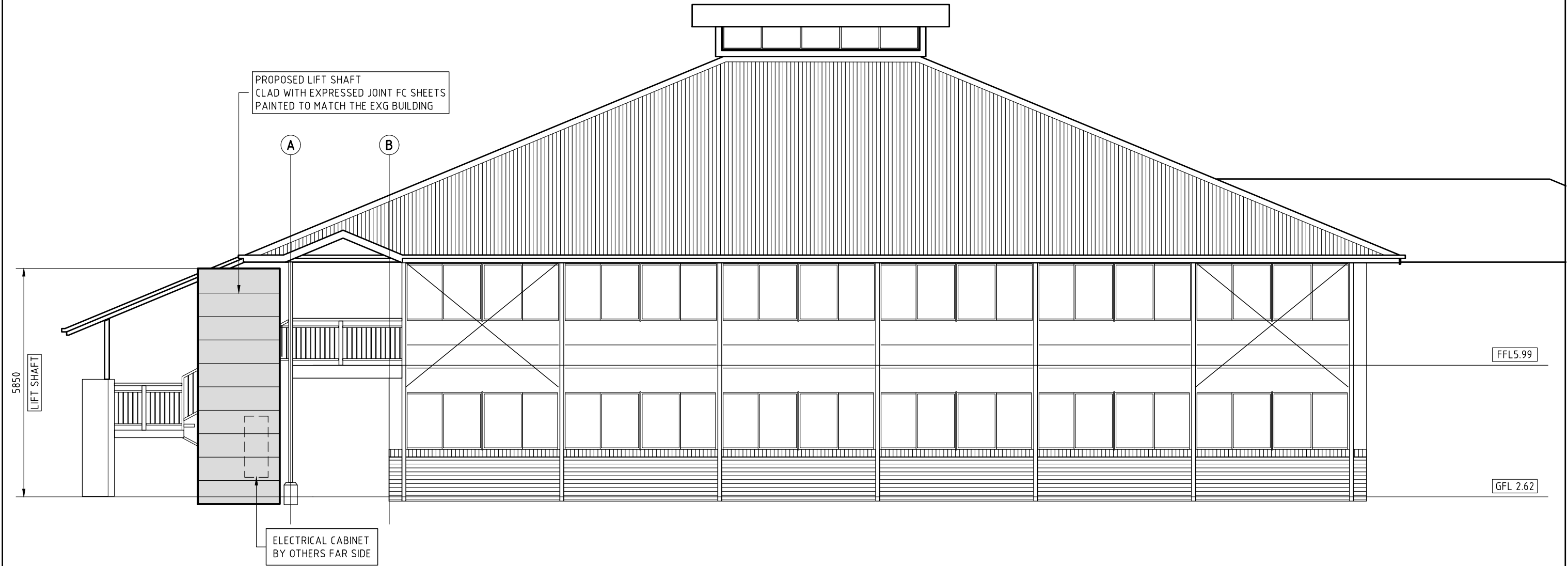
ENGINEERS | PLANNERS | SURVEYORS | ENVIRONMENTAL | PROJECT MANAGEMENT
BALLINA 45 RIVER STREET 02 66863280
GUNNEDAH 285 CONADILLY STREET 02 67429955
ABN51808558977 info@ardillpayne.com.au

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| CONSTRUCTION CERTIFICATE ISSUE | | | |
| ISSUED FOR APPROVAL - ANY AMENDMENTS DURING CONSTRUCTION TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR AND ENGINEER | | | |
| DESIGNED RB | DRAWN PKC | SCALE 1:100 - A3 (UNO) | |
| CHECKED RB | DATE 28/08/2023 | DATUM AHD | |
| APPROVED R.G.BEAVIS - MIE Aust 3199502 | CAD FILE 5001-15S1.dwg | | |
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| | | | | | | | | | | CLIENT: | | | | | PROJECT: | | | | | TITLE: | | | | |  Ardill Payne & PARTNERS ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECT MANAGEMENT BALLINA 45 RIVER STREET 02 66863280 GUNDEDAH 285 CONADILLY STREET 02 67429555 ABN51808558977 info@ardillpayne.com.au | | | | | CONSTRUCTION CERTIFICATE ISSUE ISSUED FOR APPROVAL - ANY AMENDMENTS DURING CONSTRUCTION TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR AND ENGINEER DESIGNED RB DRAWN PKC SCALE 1:100 - A3 (LIND) CHECKED RB DATE 01/09/2023 DATUM AHD APPROVED R.G.BEAVIS - MIE Aust 3199502 CAD FILE 5001-15EL1.dwg JOB No 5001-15 DWG No S301 ISSUE C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | 10/10/2023 | | ELECTRICAL CABINET ADDED | | PC | Emmanuel Anglican College | | | | | PROPOSED LIFT SHAFT - BLOCK ST 62 HORIZON DRIVE BALLINA NSW | | | | | WEST ELEVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 07/09/2023 | | FLOOR LEVELS ADDED | | PC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| ISSUE | DATE | DESCRIPTION | | | APP'D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



PROPOSED SOUTH ELEVATION
SCALE 1:100

| | | | | | | | | | | | | | | | | | | |
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| C | 10/10/2023 | ELECTRICAL CABINET ADDED | PC | | | | | | | | | | | | | | | DESIGNED RB DRAWN PKC SCALE 1:100 - A3 (UNO) |
| B | 07/09/2023 | FLOOR LEVELS ADDED | PC | | | | | | | | | | | | | | | CHECKED RB DATE 01/09/2023 DATUM AHD |
| A | 01/09/2023 | CONSTRUCTION CERTIFICATE ISSUE | PC | | | | | | | | | | | | | | | APPROVED R.G.BEAVIS - MIE Aust 3199502 CAD FILE 5001-15EL1.dwg |
| ISSUE | DATE | DESCRIPTION | APP'D | | | | | | | | | | | | | | | JOB No 5001-15 DWG No S302 ISSUE C |
| CLIENT: Emmanuel Anglican College | | | | PROJECT: PROPOSED LIFT SHAFT - BLOCK ST 62 HORIZON DRIVE BALLINA NSW | | | | TITLE: SOUTH ELEVATION | | | | DO NOT SCALE DRAWING. USE WRITTEN DIMENSIONS ONLY THIS PLAN IS COPYRIGHT © ALL RIGHTS RESERVED. | | | | Ardill Payne & PARTNERS | | |
| | | | | | | | | | | | | ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECT MANAGEMENT | | | | BALLINA 45 RIVER STREET 02 66863280 | | |
| | | | | | | | | | | | | GUNNEDAH 285 CONADILLY STREET 02 67429955 | | | | ABN51808558977 info@ardillpayne.com.au | | |



Attachment 2

Consultancy Letters & Agency Responses

Date: 8th September 2023
Our Ref: 230429

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Delivered via email: council@ballina.nsw.gov.au

Dear Sir,

**Re: Emmanuel Anglican College – Alterations and Additions to install a New Lift
Referral Pursuant to State Environmental Planning Policy (Transport and Infrastructure) 2021**

A. Introduction

Newton Denny Chapelle (NDC) has been engaged by Emmanuel Anglican College (EAC) to complete a Review of Environmental Factors (REF) for proposed alterations and additions to the install a new lift at 62 Horizon Drive, West Ballina.

The purpose of this letter is to satisfy the prescribed notification requirements under Clause 3.10 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&ISEPP) given the land is mapped as being flood prone and the proposal is development permitted without consent.

We note, despite EAC not being a public authority, the provisions contained under Clause 3.37 apply to EAC, pursuant to Schedule 1 – Public Authorities of the EPA Regulation 2021 which lists non-government schools as public authorities (refer below):

5 Non-government schools

- (1) The proprietor of a registered non-government school, but only for the following purposes—
 - (a) to be a public authority in relation to development at the school that is exempt development under State Environmental Planning Policy (Transport and Infrastructure) 2021, section 3.17,*
 - (b) to be a determining authority for development that is permitted without consent under that Policy, section 3.37 on land in a prescribed zone within the meaning of that Policy, Part 3.4.**
- (2) The Planning Secretary may determine that subsection (1) does not apply to a particular proprietor of a registered non-government school.*
- (3) The Planning Secretary may vary or revoke a determination under subsection (2).*
- (4) A determination, or a variation or revocation of a determination, takes effect—
 - (a) on the day on which notice of the determination, variation or revocation is published in the Gazette, or*
 - (b) on a later day specified in the determination, variation or revocation.**

C. Development Proposal

The proposal currently being assessed is illustrated on the attached plan set prepared by Ardill Payne and Partners.

The proposal involves the installation of a new lift on the western elevation of an existing school building located on the site. The current lift servicing the building does not comply with relevant requirements, and as a result its location, cannot be retrofitted to comply. The new lift is being provided to ensure a compliant lift is provided at the site to provide access for people with a disability.

NDC has reviewed the provisions of the T&ISEPP and has concluded that the development is permitted without consent in accordance with Clause 3.37(1)(b)(ii) as the proposal relates to minor alterations and additions to provide access for people with a disability. The proposal also does not alter traffic arrangements, nor does it increase the number of staff or students at the school.

As such, development consent from Ballina Shire Council is not required and the proposal can proceed under Part V of the *Environmental Planning and Assessment Act 1979*.

D. T&ISEPP Referral

Pursuant to Clause 3.10 of the T&I SEPP, as the proposal involves land designated as being flood prone, written notice to Ballina Shire Council is required to be provided.

We note, the proposal involves the installation of a lift only, and does not involve any significant changes to existing buildings / development footprint at the site.

Any comments received from the SES within 21 days will be considered within the preparation of the Review of Environmental Factors for the proposed works.

E. Conclusion

NDC, on behalf of EAC, seeks comments from Ballina Shire Council pertinent to the project which will be considered within the REF.

Our clients are anxious to commence the project as soon as possible and, accordingly, your early consideration of this matter will be appreciated. To this end, please do not hesitate contacting me should you have any queries which arise during your review of this referral letter.

All comments should be emailed to the below email address by **29th September 2023**:

office@ndc.com.au

We note the high volume of applications currently lodged within Council, hence to assist Council, in the event that no comments are received within 21 days, NDC will assume that Council does not raise any key concerns to the project.

We trust this is the necessary information Council requires, however should you have any questions, please do not hesitate contacting Mr Damian Chapelle of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE



DAMIAN CHAPELLE

Town Planner. BTP. CPP.

enquiries refer
Jessica Hutley
in reply please quote
CM: 23/67856



22 September 2023

Damian Chapelle
Newton Denny Chapelle
By email: office@ndc.com.au

Dear Damian,

**Re: Response to Referral Pursuant to *SEPP (Transport and Infrastructure) 2021*
Emmanuel Anglican College, 62 Horizon Drive, West Ballina
Alterations and Additions to Install a New Lift**

I refer to your letter dated 8 September 2023 and associated plans regarding the intention to complete a Review of Environmental Factors for proposed alterations and additions to install a new lift at the abovementioned premises.

It is understood from your letter that the intention is to construct the new lift in the existing Seniors Classroom Building in accordance with the design plans prepared by Ardill Payne and Partners, dated 28/08/2023. The intention is to complete the proposal in accordance with Section 3.37(1)(b)(ii) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

From a review of the proposal, it is evident that the new lift will not require an alteration of traffic arrangements, will not result in a prohibited increase in student or staff numbers, nor will it contravene any existing condition of development consent that applies to the existing school.

In this regard, development consent from Council is not required and the proposal can proceed under Part V of the *Environmental Planning and Assessment Act 1979*.

As the subject land is mapped as flood liable land, in accordance with Section 3.10 of the *SEPP (Transport and Infrastructure) 2021* written notice has been provided to Council.

Council raises no concerns or objections to the proposed development of the new lift. It is required that flood compatible building materials and methods are to be used up to Flood Planning Level 2 2050 + 0.5m (2.3m AHD + 0.5m) being 2.8m AHD.

If you have any enquiries in regard to this matter please contact Jessica Hutley on 6686 1254.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Hutley', written in a cursive style.

Jessica Hutley

Town Planner

Planning and Environmental Health Division

Date: 8th September 2023
Our Ref: 230429

General Manager
Northern Zone
NSW State Emergency Service

Delivered via email: rra@ses.nsw.gov.au

Dear Sir,

**Re: Emmanuel Anglican College – Alterations and Additions to install a New Lift
Referral Pursuant to State Environmental Planning Policy (Transport and Infrastructure) 2021**

A. Introduction

Newton Denny Chapelle (NDC) has been engaged by Emmanuel Anglican College (EAC) to complete a Review of Environmental Factors (REF) for proposed alterations and additions to the install a new lift at 62 Horizon Drive, West Ballina.

The purpose of this letter is to satisfy the prescribed notification requirements under Clause 3.10 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&ISEPP) given the land is mapped as being flood prone and the proposal is development permitted without consent.

B. Description of Site

The Emmanuel Anglican College is located at 62 Horizon Drive, West Ballina and is known as Lot 1 DP 1278708.

The property has a total area of 5.937 hectares and is irregularly shaped as illustrated in **Plates 1 & 2**. The school obtains vehicular access from Horizon Drive (eastern boundary). The school also enjoys frontage to River Street along the southern property boundary, and Riverbend Drive along the western property boundary.

A site plan is provided within the attached architectural plan set.



Plate 1: Deposited Plan 1278708



Plate 2: Aerial Photo of Subject Site (Lot 1 DP 1278708)

C. Development Proposal

The proposal currently being assessed is illustrated on the attached plan set prepared by Ardill Payne and Partners.

The proposal involves the installation of a new lift on the western elevation of an existing school building located on the site. The current lift servicing the building does not comply with relevant requirements, and as a result its location, cannot be retrofitted to comply. The new lift is being provided to ensure a compliant lift is provided at the site to provide access for people with a disability.

NDC has reviewed the provisions of the T&ISEPP and has concluded that the development is permitted without consent in accordance with Clause 3.37(1)(b)(ii) as the proposal relates to minor alterations and additions to provide access for people with a disability. The proposal also does not alter traffic arrangements, nor does it increase the number of staff or students at the school.

As such, development consent from Ballina Shire Council is not required and the proposal can proceed under Part V of the *Environmental Planning and Assessment Act 1979*.

D. T&ISEPP Referral

Pursuant to Clause 3.10 of the T&I SEPP, as the proposal involves land designated as being flood prone, written notice to the SES is required to be provided.

We note, the proposal involves the installation of a lift only, and does not involve any significant changes to existing buildings / development footprint at the site.

Any comments received from the SES within 21 days will be considered within the preparation of the Review of Environmental Factors for the proposed works.

E. Conclusion

NDC, on behalf of EAC, seeks comments from the SES pertinent to the project which will be considered within the REF.

Our clients are anxious to commence the project as soon as possible and, accordingly, your early consideration of this matter will be appreciated. To this end, please do not hesitate contacting me should you have any queries which arise during your review of this referral letter.

All comments should be emailed to the below email address by **29th September 2023**:

office@ndc.com.au

We note in the event that no comments are received within 21 days, NDC will assume that the SES does not raise any key matters for consideration to the project.

We trust this is the necessary information the SES requires, however should you have any questions, please do not hesitate contacting Mr Damian Chapelle of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE

A handwritten signature in black ink that reads "Damian Chapelle". The signature is written in a cursive, flowing style.

DAMIAN CHAPELLE

Town Planner. BTP. CPP.

Our Ref: ID 2110
Your Ref: 230429

28 September 2023

Damien Chapelle
Newton Denny Chapelle
PO Box 1138
Lismore NSW 2480

email: office@ndc.com.au
cc: michael.stubbs@one.ses.nsw.gov.au

Dear Damien,

Notification under section 3.10 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 in relation to the proposed Emmanuel Anglican College Alterations and Additions

Thank you for the notification under section 3.10 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* in relation to the proposed upgrade of Emmanuel Anglican College Alterations and Additions at 62 Horizon Drive, West Ballina. It is understood that the proposed works include the installation of a new lift on the western elevation of an existing school.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunami in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The NSW SES has reviewed the proposed upgrade and the flood risk information (e.g. Ballina Flood Study Update 2008, Richmond River Flood Mapping Study 2010 and Local Flood Plan) available to the NSW SES and have identified that parts of the school grounds are risk of inundation as frequently as a 20% Annual Exceedance Probability (AEP) flood extent. The NSW SES also notes the site is isolated at 5% AEP and completely inundated in a Probable Maximum Flood (PMF).

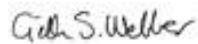
Based on this review, the NSW SES provides the following advice:

- Consider the impact of flooding on the infrastructure up to and including the PMF.
- Pursue, if relevant, site design and stormwater management that minimises any risk to the community.
- Ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example by using signage.

- During site works, check the Bureau of Meteorology website prior to start of the workday for any Flood Warnings, and consider closing the worksite prior to the start of the working day if there is a risk of riverine flooding.
- Develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.

Please feel free to contact Gillian Webber via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely

A handwritten signature in blue ink that reads 'Gillian S. Webber'.

Gillian Webber
Coordinator Emergency Risk Management - Regional
NSW State Emergency Service



Attachment 3

EPBC Act Protected Matter Report



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 03-Oct-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

| | |
|--|------|
| World Heritage Properties: | None |
| National Heritage Places: | None |
| Wetlands of International Importance (Ramsar | None |
| Great Barrier Reef Marine Park: | None |
| Commonwealth Marine Area: | None |
| Listed Threatened Ecological Communities: | 3 |
| Listed Threatened Species: | 77 |
| Listed Migratory Species: | 67 |

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

| | |
|---|------|
| Commonwealth Lands: | None |
| Commonwealth Heritage Places: | None |
| Listed Marine Species: | 73 |
| Whales and Other Cetaceans: | 1 |
| Critical Habitats: | None |
| Commonwealth Reserves Terrestrial: | None |
| Australian Marine Parks: | None |
| Habitat Critical to the Survival of Marine Turtles: | None |

Extra Information

This part of the report provides information that may also be relevant to the area you have

| | |
|---|------|
| State and Territory Reserves: | 1 |
| Regional Forest Agreements: | 1 |
| Nationally Important Wetlands: | None |
| EPBC Act Referrals: | 1 |
| Key Ecological Features (Marine): | None |
| Biologically Important Areas: | 2 |
| Bioregional Assessments: | None |
| Geological and Bioregional Assessments: | None |

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

| Community Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|-----------------|
| Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community | Endangered | Community likely to occur within area | In feature area |
| Lowland Rainforest of Subtropical Australia | Critically Endangered | Community may occurIn feature area within area | |
| Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions | Endangered | Community may occurIn feature area within area | |

Listed Threatened Species

[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|---------------------|--|-----------------|
| null | | | |
| Mordacia praecox | | | |
| Non-parasitic Lamprey, Precocious Lamprey [81530] | Endangered | Species or species habitat likely to occur within area | In feature area |

BIRD

| | | | |
|--|-----------------------|--|-----------------|
| Anthochaera phrygia | | | |
| Regent Honeyeater [82338] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Botaurus poiciloptilus | | | |
| Australasian Bittern [1001] | Endangered | Species or species habitat known to occur within area | In feature area |
| Calidris canutus | | | |
| Red Knot, Knot [855] | Endangered | Species or species habitat known to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat known to occur within area | In feature area |
| Calidris tenuirostris Great Knot [862] | Critically Endangered | Roosting known to occur within area | In feature area |
| Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879] | Endangered | Roosting known to occur within area | In feature area |
| Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Diomedea antipodensis Antipodean Albatross [64458] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea antipodensis gibsoni Gibson's Albatross [82270] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea epomophora Southern Royal Albatross [89221] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea exulans Wandering Albatross [89223] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Erythrotriorchis radiatus Red Goshawk [942] | Endangered | Species or species habitat may occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|-----------------|
| Falco hypoleucos Grey Falcon [929] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060] | Endangered | Species or species habitat may occur within area | In feature area |
| Macronectes halli Northern Giant Petrel [1061] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat known to occur within area | In feature area |
| Pachyptila turtur subantarctica Fairy Prion (southern) [64445] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Rostratula australis Australian Painted Snipe [77037] | Endangered | Species or species habitat known to occur within area | In feature area |
| Stagonopleura guttata Diamond Firetail [59398] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Sternula nereis nereis Australian Fairy Tern [82950] | Vulnerable | Species or species habitat may occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|------------------------|--|-----------------|
| Thalassarche cauta Shy Albatross [89224] | Endangered | Species or species habitat may occur within area | In feature area |
| Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche melanophris Black-browed Albatross [66472] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche salvini Salvin's Albatross [64463] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche steadi White-capped Albatross [64462] | Vulnerable | Species or species habitat may occur within area | In feature area |
| FISH | | | |
| Epinephelus daemeli Black Rockcod, Black Cod, Saddled Rockcod [68449] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Thunnus maccoyii Southern Bluefin Tuna [69402] | Conservation Dependent | Species or species habitat likely to occur within area | In feature area |
| FROG | | | |
| Litoria longburensis Wallum Sedge Frog [1821] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Mixophyes fleayi Fleay's Frog [25960] | Endangered | Species or species habitat may occur within area | In feature area |
| INSECT | | | |
| Argynnis hyperbius inconstans Australian Fritillary [88056] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Phyllodes imperialis smithersi Pink Underwing Moth [86084] | Endangered | Species or species habitat may occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|---|---------------------|
| MAMMAL | | | |
| Chalinolobus dwyeri | | | |
| Large-eared Pied Bat, Large Pied Bat [183] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Dasyurus maculatus maculatus (SE mainland population) | | | |
| Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Petaurus australis australis | | | |
| Yellow-bellied Glider (south-eastern) [87600] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) | | | |
| Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104] | Endangered | Species or species habitat known to occur within area | In feature area |
| Potorous tridactylus tridactylus | | | |
| Long-nosed Potoroo (northern) [66645] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Pseudomys novaehollandiae | | | |
| New Holland Mouse, Pookila [96] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Pteropus poliocephalus | | | |
| Grey-headed Flying-fox [186] | Vulnerable | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Xeromys myoides | | | |
| Water Mouse, False Water Rat, Yirrkoo [66] | Vulnerable | Species or species habitat may occur within area | In buffer area only |
| PLANT | | | |
| Acronychia littoralis | | | |
| Scented Acronychia [8582] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Arthraxon hispidus | | | |
| Hairy-joint Grass [9338] | Vulnerable | Species or species habitat likely to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|---------------------|--|---------------------|
| Baloghia marmorata Marbled Balogia, Jointed Baloghia [8463] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Cryptocarya foetida Stinking Cryptocarya, Stinking Laurel [11976] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Cryptostylis hunteriana Leafless Tongue-orchid [19533] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Cynanchum elegans White-flowered Wax Plant [12533] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Davidsonia johnsonii Smooth Davidsonia, Smooth Davidson's Plum, Small-leaved Davidson's Plum [67178] | Endangered | Species or species habitat may occur within area | In buffer area only |
| Diploglottis campbellii Small-leaved Tamarind [21484] | Endangered | Species or species habitat may occur within area | In feature area |
| Endiandra floydii Floyd's Walnut, Crystal Creek Walnut [52955] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Endiandra hayesii Rusty Rose Walnut, Velvet Laurel [13866] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Floydia praealta Ball Nut, Possum Nut, Big Nut, Beefwood [15762] | Vulnerable | Species or species habitat may occur within area | In buffer area only |
| Leichhardtia longiloba listed as Marsdenia longiloba Clear Milkvine [91911] | Vulnerable | Species or species habitat likely to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|--|---------------------|
| Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581] | Vulnerable | Species or species habitat known to occur within area | In buffer area only |
| Ochrosia moorei Southern Ochrosia [11350] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Phaius australis Lesser Swamp-orchid [5872] | Endangered | Species or species habitat likely to occur within area | In feature area |
| Rhodamnia maideniana Smooth Scrub Turpentine [20665] | Critically Endangered | Species or species habitat may occur within area | In feature area |
| Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Rhodomyrtus psidioides Native Guava [19162] | Critically Endangered | Species or species habitat likely to occur within area | In feature area |
| Syzygium hodgkinsoniae Smooth-bark Rose Apple, Red Lilly Pilly [3539] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Syzygium moorei Rose Apple, Coolamon, Robby, Durobby, Watermelon Tree, Coolamon Rose Apple [12284] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thesium australe Austral Toadflax, Toadflax [15202] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Vincetoxicum woollsii listed as Tylophora woollsii [40080] | Endangered | Species or species habitat may occur within area | In feature area |

REPTILE

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|---|-----------------|
| Caretta caretta Loggerhead Turtle [1763] | Endangered | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Chelonia mydas Green Turtle [1765] | Vulnerable | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768] | Endangered | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Eretmochelys imbricata Hawksbill Turtle [1766] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Natator depressus Flatback Turtle [59257] | Vulnerable | Species or species habitat known to occur within area | In feature area |

| SHARK | | | |
|--|------------------------|--|-----------------|
| Sphyrna lewini Scalloped Hammerhead [85267] | Conservation Dependent | Species or species habitat likely to occur within area | In feature area |

| SNAIL | | | |
|---|-----------------------|--|-----------------|
| Thersites mitchellae Mitchell's Rainforest Snail [66774] | Critically Endangered | Species or species habitat may occur within area | In feature area |

| Listed Migratory Species | | [Resource Information] | |
|---|---------------------|--|-----------------|
| Scientific Name | Threatened Category | Presence Text | Buffer Status |
| Migratory Marine Birds | | | |
| Anous stolidus Common Noddy [825] | | Species or species habitat likely to occur within area | In feature area |
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|--|-----------------|
| Ardenna grisea Sooty Shearwater [82651] | | Species or species habitat likely to occur within area | In feature area |
| Calonectris leucomelas Streaked Shearwater [1077] | | Species or species habitat known to occur within area | In feature area |
| Diomedea antipodensis Antipodean Albatross [64458] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea epomophora Southern Royal Albatross [89221] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea exulans Wandering Albatross [89223] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Fregata ariel Lesser Frigatebird, Least Frigatebird [1012] | | Species or species habitat known to occur within area | In feature area |
| Fregata minor Great Frigatebird, Greater Frigatebird [1013] | | Species or species habitat known to occur within area | In feature area |
| Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060] | Endangered | Species or species habitat may occur within area | In feature area |
| Macronectes halli Northern Giant Petrel [1061] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Phaethon lepturus White-tailed Tropicbird [1014] | | Species or species habitat may occur within area | In feature area |
| Thalassarche cauta Shy Albatross [89224] | Endangered | Species or species habitat may occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|---|-----------------|
| Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche melanophris Black-browed Albatross [66472] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche salvini Salvin's Albatross [64463] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche steadi White-capped Albatross [64462] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Migratory Marine Species | | | |
| Caretta caretta Loggerhead Turtle [1763] | Endangered | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Chelonia mydas Green Turtle [1765] | Vulnerable | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768] | Endangered | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Dugong dugon Dugong [28] | | Species or species habitat may occur within area | In feature area |
| Eretmochelys imbricata Hawksbill Turtle [1766] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Lamna nasus Porbeagle, Mackerel Shark [83288] | | Species or species habitat may occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|---------------------|--|-----------------|
| Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Mobula birostris as Manta birostris Giant Manta Ray [90034] | | Species or species habitat may occur within area | In feature area |
| Natator depressus Flatback Turtle [59257] | | Species or species habitat known to occur within area | In feature area |
| Sousa sahalensis as Sousa chinensis Australian Humpback Dolphin [87942] | | Species or species habitat may occur within area | In feature area |
| Migratory Terrestrial Species | | | |
| Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Hirundapus caudacutus White-throated Needletail [682] | | Species or species habitat known to occur within area | In feature area |
| Monarcha melanopsis Black-faced Monarch [609] | | Species or species habitat known to occur within area | In feature area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area | In feature area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat known to occur within area | In feature area |
| Rhipidura rufifrons Rufous Fantail [592] | | Species or species habitat likely to occur within area | In feature area |
| Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946] | | Species or species habitat known to occur within area | In feature area |
| Migratory Wetlands Species | | | |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat known to occur within area | In feature area |
| Arenaria interpres Ruddy Turnstone [872] | | Roosting known to occur within area | In feature area |
| Calidris acuminata Sharp-tailed Sandpiper [874] | | Roosting known to occur within area | In feature area |
| Calidris alba Sanderling [875] | | Roosting known to occur within area | In feature area |
| Calidris canutus Red Knot, Knot [855] | Endangered | Species or species habitat known to occur within area | In feature area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat known to occur within area | In feature area |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat known to occur within area | In feature area |
| Calidris ruficollis Red-necked Stint [860] | | Roosting known to occur within area | In feature area |
| Calidris subminuta Long-toed Stint [861] | | Roosting known to occur within area | In feature area |
| Calidris tenuirostris Great Knot [862] | Critically Endangered | Roosting known to occur within area | In feature area |
| Charadrius bicinctus Double-banded Plover [895] | | Roosting known to occur within area | In feature area |
| Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879] | Endangered | Roosting known to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|-----------------------|---|-----------------|
| Charadrius veredus Oriental Plover, Oriental Dotterel [882] | Critically Endangered | Roosting known to occur within area | In feature area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | | Species or species habitat known to occur within area | In feature area |
| Gallinago megala Swinhoe's Snipe [864] | | Roosting likely to occur within area | In feature area |
| Gallinago stenura Pin-tailed Snipe [841] | | Roosting likely to occur within area | In feature area |
| Limicola falcinellus Broad-billed Sandpiper [842] | | Roosting known to occur within area | In feature area |
| Limosa lapponica Bar-tailed Godwit [844] | | Species or species habitat known to occur within area | In feature area |
| Limosa limosa Black-tailed Godwit [845] | | Roosting known to occur within area | In feature area |
| Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847] | | Species or species habitat known to occur within area | In feature area |
| Numenius minutus Little Curlew, Little Whimbrel [848] | | Roosting known to occur within area | In feature area |
| Numenius phaeopus Whimbrel [849] | | Roosting known to occur within area | In feature area |
| Pandion haliaetus Osprey [952] | Threatened | Breeding known to occur within area | In feature area |
| Philomachus pugnax Ruff (Reeve) [850] | | Roosting known to occur within area | In feature area |
| Pluvialis fulva Pacific Golden Plover [25545] | | Roosting known to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|---|-----------------|
| Pluvialis squatarola Grey Plover [865] | | Roosting known to occur within area | In feature area |
| Tringa brevipes Grey-tailed Tattler [851] | | Roosting known to occur within area | In feature area |
| Tringa glareola Wood Sandpiper [829] | | Roosting known to occur within area | In feature area |
| Tringa incana Wandering Tattler [831] | | Roosting known to occur within area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | | Species or species habitat known to occur within area | In feature area |
| Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833] | | Roosting known to occur within area | In feature area |
| Xenus cinereus Terek Sandpiper [59300] | | Roosting known to occur within area | In feature area |

Other Matters Protected by the EPBC Act

| Listed Marine Species | [Resource Information] | | |
|--|--------------------------|--|-----------------|
| Scientific Name | Threatened Category | Presence Text | Buffer Status |
| Bird | | | |
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat known to occur within area | In feature area |
| Anous stolidus Common Noddy [825] | | Species or species habitat likely to occur within area | In feature area |
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area overfly marine area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|---|-----------------|
| Ardenna grisea as Puffinus griseus Sooty Shearwater [82651] | | Species or species habitat likely to occur within area | In feature area |
| Arenaria interpres Ruddy Turnstone [872] | | Roosting known to occur within area | In feature area |
| Bubulcus ibis as Ardea ibis Cattle Egret [66521] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Calidris acuminata Sharp-tailed Sandpiper [874] | | Roosting known to occur within area | In feature area |
| Calidris alba Sanderling [875] | Endangered | Roosting known to occur within area | In feature area |
| Calidris canutus Red Knot, Knot [855] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Calidris ferruginea Curlew Sandpiper [856] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Calidris ruficollis Red-necked Stint [860] | | Roosting known to occur within area overfly marine area | In feature area |
| Calidris subminuta Long-toed Stint [861] | | Roosting known to occur within area overfly marine area | In feature area |
| Calidris tenuirostris Great Knot [862] | | Roosting known to occur within area overfly marine area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|---------------------|--|-----------------|
| Calonectris leucomelas Streaked Shearwater [1077] | | Species or species habitat known to occur within area | In feature area |
| Charadrius bicinctus Double-banded Plover [895] | | Roosting known to occur within area overfly marine area | In feature area |
| Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877] | Vulnerable | Species or species habitat likely to occur within area | In feature area |
| Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879] | Endangered | Roosting known to occur within area | In feature area |
| Charadrius ruficapillus Red-capped Plover [881] | | Roosting known to occur within area overfly marine area | In feature area |
| Charadrius veredus Oriental Plover, Oriental Dotterel [882] | | Roosting known to occur within area overfly marine area | In feature area |
| Diomedea antipodensis Antipodean Albatross [64458] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea epomophora Southern Royal Albatross [89221] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Diomedea exulans Wandering Albatross [89223] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Fregata ariel Lesser Frigatebird, Least Frigatebird [1012] | | Species or species habitat known to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|--|-----------------|
| Fregata minor Great Frigatebird, Greater Frigatebird [1013] | | Species or species habitat known to occur within area | In feature area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Gallinago megala Swinhoe's Snipe [864] | | Roosting likely to occur within area overfly marine area | In feature area |
| Gallinago stenura Pin-tailed Snipe [841] | | Roosting likely to occur within area overfly marine area | In feature area |
| Haliaeetus leucogaster White-bellied Sea-Eagle [943] | | Species or species habitat known to occur within area | In feature area |
| Himantopus himantopus Pied Stilt, Black-winged Stilt [870] | | Roosting known to occur within area overfly marine area | In feature area |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area overfly marine area | In feature area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Limicola falcinellus Broad-billed Sandpiper [842] | | Roosting known to occur within area overfly marine area | In feature area |
| Limosa lapponica Bar-tailed Godwit [844] | | Species or species habitat known to occur within area | In feature area |
| Limosa limosa Black-tailed Godwit [845] | | Roosting known to occur within area overfly marine area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|-----------------------|---|-----------------|
| Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060] | Endangered | Species or species habitat may occur within area | In feature area |
| Macronectes halli Northern Giant Petrel [1061] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Merops ornatus Rainbow Bee-eater [670] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Monarcha melanopsis Black-faced Monarch [609] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area overfly marine area | In feature area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat known to occur within area | In feature area |
| Numenius minutus Little Curlew, Little Whimbrel [848] | | Roosting known to occur within area overfly marine area | In feature area |
| Numenius phaeopus Whimbrel [849] | | Roosting known to occur within area | In feature area |
| Pachyptila turtur Fairy Prion [1066] | | Species or species habitat known to occur within area | In feature area |
| Pandion haliaetus Osprey [952] | | Breeding known to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|--|-----------------|
| Phaethon lepturus White-tailed Tropicbird [1014] | | Species or species habitat may occur within area | In feature area |
| Philomachus pugnax Ruff (Reeve) [850] | | Roosting known to occur within area overfly marine area | In feature area |
| Pluvialis fulva Pacific Golden Plover [25545] | | Roosting known to occur within area | In feature area |
| Pluvialis squatarola Grey Plover [865] | | Roosting known to occur within area overfly marine area | In feature area |
| Pterodroma cervicalis White-necked Petrel [59642] | | Species or species habitat may occur within area | In feature area |
| Rhipidura rufifrons Rufous Fantail [592] | | Species or species habitat likely to occur within area overfly marine area | In feature area |
| Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037] | Endangered | Species or species habitat known to occur within area overfly marine area | In feature area |
| Sterna striata White-fronted Tern [799] | | Migration route may occur within area | In feature area |
| Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Thalassarche cauta Shy Albatross [89224] | Endangered | Species or species habitat may occur within area | In feature area |
| Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459] | Vulnerable | Species or species habitat may occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|---|---------------------|--|-----------------|
| Thalassarche melanophris Black-browed Albatross [66472] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche salvini Salvin's Albatross [64463] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Thalassarche steadi White-capped Albatross [64462] | Vulnerable | Species or species habitat may occur within area | In feature area |
| Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851] | | Roosting known to occur within area | In feature area |
| Tringa glareola Wood Sandpiper [829] | | Roosting known to occur within area overfly marine area | In feature area |
| Tringa incana as Heteroscelus incanus Wandering Tattler [831] | | Roosting known to occur within area | In feature area |
| Tringa nebularia Common Greenshank, Greenshank [832] | | Species or species habitat known to occur within area overfly marine area | In feature area |
| Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833] | | Roosting known to occur within area overfly marine area | In feature area |
| Xenus cinereus Terek Sandpiper [59300] | | Roosting known to occur within area overfly marine area | In feature area |
| Mammal | | | |
| Dugong dugon Dugong [28] | | Species or species habitat may occur within area | In feature area |
| Reptile | | | |
| Caretta caretta Loggerhead Turtle [1763] | Endangered | Foraging, feeding or related behaviour known to occur within area | In feature area |

| Scientific Name | Threatened Category | Presence Text | Buffer Status |
|--|---------------------|---|-----------------|
| Chelonia mydas Green Turtle [1765] | Vulnerable | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768] | Endangered | Foraging, feeding or related behaviour known to occur within area | In feature area |
| Eretmochelys imbricata Hawksbill Turtle [1766] | Vulnerable | Species or species habitat known to occur within area | In feature area |
| Natator depressus Flatback Turtle [59257] | Vulnerable | Species or species habitat known to occur within area | In feature area |

| Whales and Other Cetaceans | | [Resource Information] | |
|---|--------|--|-----------------|
| Current Scientific Name | Status | Type of Presence | Buffer Status |
| Mammal | | | |
| Sousa sahalensis Australian Humpback Dolphin [87942] | | Species or species habitat may occur within area | In feature area |

Extra Information

| State and Territory Reserves | | [Resource Information] | |
|------------------------------|----------------|--|---------------------|
| Protected Area Name | Reserve Type | State | Buffer Status |
| Richmond River | Nature Reserve | NSW | In buffer area only |

| Regional Forest Agreements | | [Resource Information] | |
|---|--|--|--|
| Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information. | | | |

| RFA Name | State | Buffer Status |
|------------------------------------|-----------------|-----------------|
| North East NSW RFA | New South Wales | In feature area |

| EPBC Act Referrals | | [Resource Information] | | |
|--|-----------|--|-------------------|-----------------|
| Title of referral | Reference | Referral Outcome | Assessment Status | Buffer Status |
| Not controlled action | | | | |
| Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia | 2015/7522 | Not Controlled Action | Completed | In feature area |

| Biologically Important Areas | | | |
|---|-----------|----------------|-----------------|
| Scientific Name | Behaviour | Presence | Buffer Status |
| Dolphins | | | |
| Tursiops aduncus | | | |
| Indo-Pacific/Spotted Bottlenose Dolphin [68418] | Breeding | Known to occur | In feature area |
| | | | |
| Marine Turtles | | | |
| Caretta caretta | | | |
| Loggerhead Turtle [1763] | Nesting | Known to occur | In feature area |

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Attachment 4

AHIMS Search

Newton Denny Chapelle Ndc

Date: 09 October 2023

PO Box 1138

LISMORE New South Wales 2480

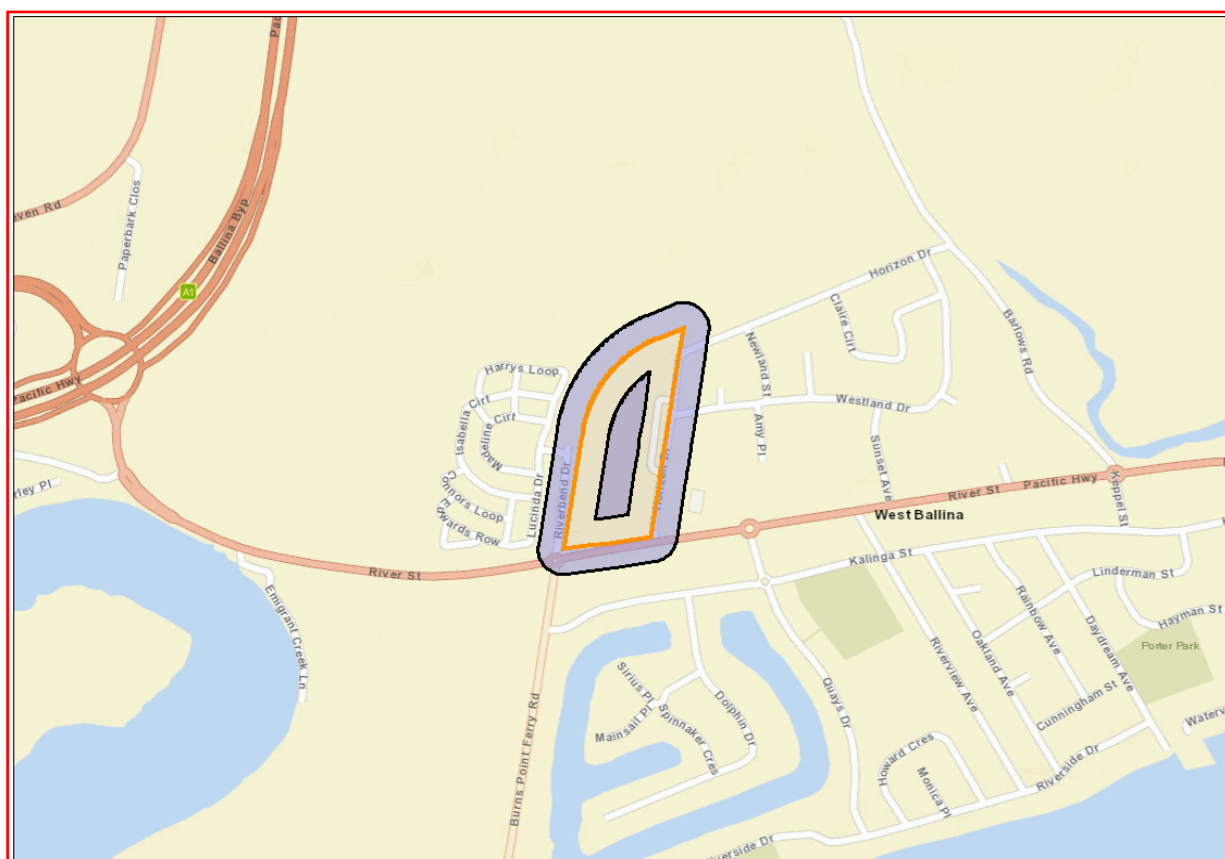
Attention: Newton Denny Chapelle Ndc

Email: admin@newtondennychapelle.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP1278708, Section : - with a Buffer of 50 meters, conducted by Newton Denny Chapelle Ndc on 09 October 2023.

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:

| | |
|---|---|
| 0 | 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.