



Review of Environmental Factors

New School Building for Manning Valley Anglican College

February 2024

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1. Introduction

1.1 The Purpose of this Review of Environmental Factors

The purpose of this Review of Environmental Factors (REF) is to describe the proposal, to document the likely impacts of the proposal on the environment, to detail mitigation measures to be implemented and to determine whether or not the project can proceed. For the purposes of this work, Manning Valley Anglican College (MVAC) is the proponent and determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The description of the proposed works and associated environmental impacts have been undertaken in the context of Clause 228 of the Environmental Planning and Assessment Regulation 2000, the factors in *Guidelines for Division 5.1 assessments* (DPE June 2022), the *Biodiversity Conservation Act 2016* (BC Act), the *Fisheries Management Act 1994* (FM Act), the *NSW Code of Practice for Part 5 Activities for Registered Non-Government Schools 2017* and the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

In doing so, the REF helps to fulfil the requirements of section 111 of the EP&A Act that MVAC examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity.

The findings of the REF would be considered when assessing:

- Whether the proposal is likely to have a significant impact on the environment and therefore the necessity for an environmental impact statement to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Part 5.1 of the EP&A Act,
- The significance of any impact on threatened species as defined by the BC Act and/or FM Act, in section 5A of the EP&A Act and therefore the requirement for a species impact statement; and
- The potential for the proposal to significantly impact a matter of national environmental significance, including nationally listed threatened biodiversity matters, or Commonwealth land.

1.2 Manning Valley Anglican College

MVAC is an existing Anglican College located at 94 Princes Street, Cundletown (Lot 16 DP 856622), approximately 8 kilometres east of the township of Taree on the Mid North Coast of NSW. MVAC is registered and accredited with the NSW Education Standards Authority and teaches Pre-Kindergarten to Year 12.

MVAC is a school of the Newcastle Anglican Schools Corporation in the Anglican Diocese of Newcastle and has been operating within the location at Cundletown since 2003.

1.3 Site and Surrounding Land Uses

The MVAC site is 4.556 hectares in size and adjoins the Pacific Highway to the south, Princes Street to the north and east and the Bishop Tyrrell Place Anglican Care facility and private residences to the west.

Land use to the south of the site is of a rural nature and is zoned RU1 – Primary Production under the Greater Taree Local Environmental Plan 2010. The ‘Northern Gateway Transport Hub’ (NGTH), zoned E4 - General Industrial is located to the north and east of the site. At the time of the preparation of this document, land within the NGTH to the east of the site was under development.

Land use to the west of the site is generally of a residential nature and is zoned R1 – General Residential. A former motel, now a short term residential facility, is located to the north east of the site and is zoned E3 - Productivity Support.

The site of the proposal and surrounding areas are generally devoid of mature native vegetation, with ornamental and landscape plantings scattered throughout and adjoining the site.

The location of the site and the indicative proposal location within the site are illustrated within Figures 1 and 2 below respectively.

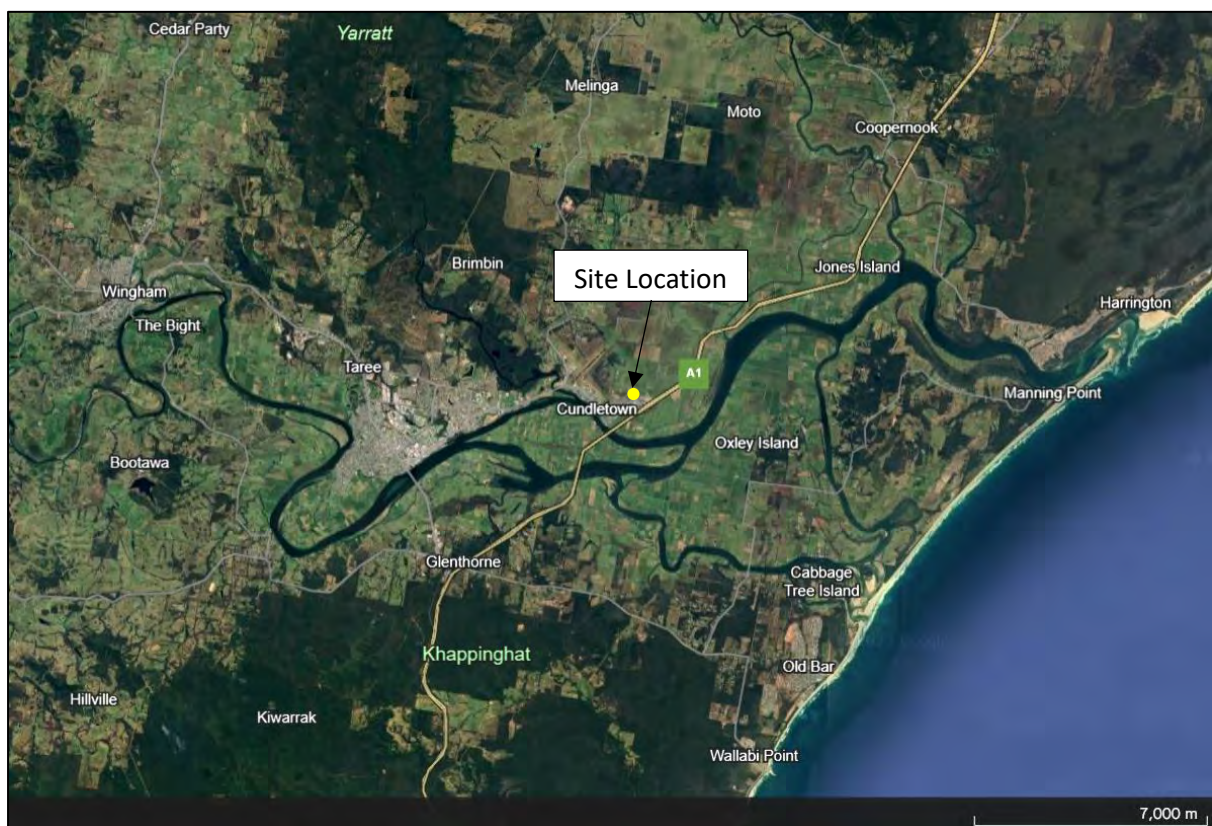


Figure 1 – Site Location (source: Google Earth 2024)



Figure 2 – Indicative Location of Proposal (source: Google Earth 2024)

2. The Proposal

2.1 Description of Proposed Works

MVAC is currently operating at close to capacity and requires the provision of additional classroom facilities in order to cater for the existing school community.

Given the above, MVAC proposes to construct a new classroom building within the existing school site. The new building would replace a smaller existing school building currently positioned in this location. The new building would be comprised of a 1 storey prefabricated metal framed building built to architectural specification and local energy requirements.

The building includes an open learning space, toilet facilities, classrooms and walkways as detailed within Appendix 2 to this REF. It can be noted that the specifics of the design included within Appendix 2 may be subject to some change during the final stages of project design. Any such changes would not affect the overall objectives and features of the proposal.

The proposal is anticipated to involve the following work methodology:

- Demolition of existing school building and site preparation,
- Transportation of prefabricated building components to site,
- Installation of the building on-site; and
- Finishing and connection to infrastructure and services.

The works are proposed to be undertaken in early 2024 and will take approximately 8 weeks to complete.

2.2 Need and Justification

2.2.1 Options Analysis

The options considered for the proposal included:

Option 1 – Do nothing. This option would result in no potential environmental impacts. However, this option would not address the need for additional classroom facilities to cater for the school community.

Option 2 – Install additional classroom facilities. This option would result in the provision of additional classroom facilities required at MVAC. In relation to this option, any minor environmental impacts attributable to the works are able to be mitigated in accordance with the recommendations of this REF. As such, this has been identified as the preferred option.

2.2.2 Justification

MVAC is currently operating at close to capacity and requires the provision of additional classroom facilities in order to cater for the school community.

Given the above, MVAC proposes to construct a new classroom building within the existing school site. This proposal is considered the only practicable means of ensuring adequate facilities are available to cater for the existing school community.

3. Statutory and Planning Framework

The following section considers the statutory and planning framework applicable to the proposed activity.

3.1 Relevant Principal Planning Provisions

The site of the proposed activity is zoned R1 – General Residential under the provisions of the Greater Taree Local Environmental Plan 2010. The zoning of the site and surrounding area is illustrated within Figure 3 below.



Figure 3 – Land Use Zoning (Source: NSW DPHI Online Mapping)

3.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

In accordance with the provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP), registered non-Government schools can undertake certain routine or minor development in connection with an existing educational establishment without needing development consent from council under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Before commencing works, the school (known as the 'determining authority') must undertake an assessment under Part 5 of the EP&A Act to determine whether there will be any potential impacts on the environment caused by the works. In this regard, this REF meets the relevant requirements under Part 5 of the EP&A Act in relation to the proposed works.

The NSW Code of Practice for Part 5 Activities for registered non-government schools (the Code) provides a framework to ensure that the environmental assessment of these school developments is undertaken appropriately and leads to good on-ground outcomes.

By applying the Code, this REF:

- Classifies the proposal into the right assessment category,
- Assesses the activity in an appropriate level of detail, including community consultation,
- Documents the assessment process accurately and transparently,
- Determines the assessment in a clear, practical and enforceable way; and
- Facilitates the implementation of the activity with the best possible measures in place to protect the environment and the community.

Section 3.37 of the T&I SEPP sets out a range of activities that can be undertaken by registered non-government schools as 'development without consent' as detailed below:

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

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

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

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

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

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

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

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

(b) minor alterations or additions, such as:

(i) internal fitouts, or

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

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

(c) restoration, replacement or repair of damaged facilities,

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

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

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.

3. Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers.

4. Nothing in this clause authorises the carrying out of development in contravention of any existing condition of a development consent (other than a comply 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.

5. A reference in this clause to development for a purpose referred to in subclause (1) (a), (b) or (c) includes a reference to development for the purpose of construction works if that development is in connection with the purpose referred to in subclause (1) (a), (b) or (c).

6. This section does not apply to development for the purposes of campus student accommodation.

7. In this section—

prohibited increase in student or staff numbers means—

(a) an increase in the number of students that the school can accommodate that is more than the greater of 10% or 30 students, compared with the average number of students for the 12 months immediately before the commencement of the development, or

(b) an increase in the number of staff employed at the school that is more than 10%, compared with the average number of staff for the 12 months immediately before the commencement of the development.

Note. Section 100B(3) of the Rural Fires Act 1997 requires a person to obtain a bush fire safety authority under that Act before developing bush fire prone land for a special fire protection purpose such as a school.

The subject proposal is classified as development permitted without consent in accordance with Clause 1 (a) (ii) of the above, being a portable classroom (including a modular or prefabricated classroom) that is within the boundary of an existing school, that is not more than two storeys high and that is more than 5 metres from the property boundary within a residential zone.

It can be noted that the proposal does not require an alteration of transport or traffic arrangements and will not allow for an increase in the number of students the school can accommodate, or the number of staff employed at the school in the nature outlined within Clauses (7) (a) and (b).

In accordance with Section 3.2.1 of the Code, the proposal has been classified as Class 1 works (development permitted without consent with relatively minor environmental impacts). Within this class, the proposal has been classified as '*Other School Development Works*' being construction of a school building.

3.2.1 Consistency of the Proposal with the Code Planning Principles

The Code provides seven planning principles which have guided MVAC in its assessment of this proposal in order to ensure consistency with the Code and the T&I SEPP. Consistency with each of these planning principles is discussed under the following headings.

Table 1 – Consideration of Principles from Appendix C of the Code

Principle	Response
Context, built form and landscape	The design and spatial organisation of the proposed building has been informed by the existing site conditions. As such, the proposed building will be arranged and integrated with existing school buildings. The building will also take advantage of the existing school buildings to the south and west and existing vegetation to the north and east, which will act as a visual buffer between the proposed development and adjacent areas.
Sustainable, efficient and durable	The building has been designed to be energy, water, natural resource and waste efficient. This has been achieved through the choice of pre-fabricated school classrooms as opposed to permanent structures which would use more concrete, steel and other products. This will allow the school to efficiently cater for an existing demand, while facilitating adaptability over time with the flexibility to efficiently remove or repurpose the building should demand for the facility change in the future.
Accessible and inclusive	The proposed building and its grounds will benefit from existing good wayfinding and accessibility, being within close proximity to existing school buildings. MVAC also seeks opportunities for their facilities to be shared with the community and to cater for activities outside of school hours. However, it can also be noted that this aspect is likely to be not applicable, with such uses being catered for by other more fit for purpose school buildings and facilities within the site.
Health and safety	The proposal optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment. This is achieved through ensuring equitable access to the classrooms through design and the location of the building adjacent to existing school buildings, with vegetation being retained between the buildings and nearby areas to the north and east.
Amenity	The proposal provides pleasant, engaging and accessible spaces through design and orientation, including being within close proximity to existing school buildings. The proposal also

	considers the amenity of adjacent development and the local neighbourhood through locating the proposed building adjacent to existing school buildings, with a buffer of existing school buildings and vegetation being retained between the building and adjacent properties. Access to sunlight and outlook have also been achieved through design and orientation, whilst privacy has been maintained through the retention of buildings and vegetation between the building and adjacent properties.
Whole of life, flexible and adaptive	The design of the proposal considers the future needs of the school through investment in infrastructure to cater for existing demand, whilst allowing adaptability for this infrastructure. This is achieved through the use of pre-fabricated classrooms within a location adjacent to existing school buildings which can be efficiently removed or repurposed should demand for this infrastructure change into the future.
Aesthetics	The proposed building and its landscape setting is aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements with existing buildings. The proposal also responds to positive elements from the site and surrounding neighbourhood by locating the building adjacent to existing school buildings and retaining a buffer between the building and adjacent properties.

3.3 Section 111(1) of the EP&A Act

In accordance with section 111(1) of the EP&A Act, a determining authority must examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity. This has been achieved in relation to the proposal through the environmental assessment detailed within Section 4 of this REF. Further consideration of related provisions of the EP&A Act and consideration of respective State and Commonwealth environmental factors is provided within Section 6 of this REF.

3.4 Effect on Threatened Species, Populations or Ecological Communities or their Habitats

The EP&A Act requires certain factors to be taken into account when deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities or their habitats. If it is determined that there may be a significant effect, a Species Impact Statement (SIS) will be required that specifically addresses the impacts of the activity on threatened species, populations and ecological communities.

It has been determined within this REF that a SIS will not be required in relation to the proposal. Specifically, it can be noted that the site of the proposal is not critical habitat and that the proposal is not likely to significantly affect threatened species, populations or ecological communities or their habitats. Further information in relation to this determination is provided within Sections 4 and 6 of this REF.

4. Environmental Assessment

The following section considers the environmental aspects of the site, the potential environmental impacts associated with the proposal and subsequent mitigation measures to minimise these potential environmental impacts.

4.1 Soil and Water Quality

Aspects

The proposal would be undertaken on a relatively level landscape which is underlined by clay soil and has been modified by the development of MVAC. The site slopes gently to the north east towards Princes Street. The nearest waterway to the site is located approximately 280 metres to the north of the proposal.

The south eastern section of the subject lot is identified as flood prone land. However, the site of the proposed building and access to Princes Street to the north is not identified as being flood prone (*source: MidCoast Council On-line Mapping*).

The site of the proposal is mapped as Class 5 for potential acid sulphate soils. Class 3 and 2b acid sulphate soils occur within the south eastern section of the subject lot. Class 4 acid sulphate soils exist to the north of the site (*DPHI On-line Mapping*). This means that acid sulphate soils are unlikely to occur in the location of the proposal. However, excavation works and changes to the water table could impact on adjacent acid sulphate soils.

Potential Impacts

The proposal would require localised modification, leveling and excavation of the site and subsequent ground disturbance. Excavated material may also be stockpiled at the site during works.

No waterways are likely to be impacted as a result of the proposed works, given the substantial distance between the proposal and the nearest waterways.

Whilst the site is relatively level, highly modified and while the building generally aligns with the existing contours of the site, excavation will be required in relation to the proposal. This excavation would be undertaken in an elevated area and is unlikely to impact upon the water table. As such, impact to acid sulphate soils as a result of the proposal is considered unlikely. Notwithstanding this, measures to manage potential risks associated with acid sulphate soils are detailed below.

Mitigation Measures

- The proposal is to be designed and constructed to minimise excavation where practicable.
- Prior to ground disturbance works, an erosion and sediment control (ESC) plan is to be developed and implemented in accordance with: *Managing Urban Stormwater: Soils and Construction* (blue book) Landcom, 4th edition, March 2004.
- The project induction is to include methods to identify potential acid sulphate soils.
- If potential acid sulphate soils are encountered during works, the following procedure is to be followed:

- All works in the vicinity of the find must cease and the MVAC project manager contacted immediately.
- The MVAC project manager is to liaise with an appropriately qualified environmental scientist to determine appropriate management measures, which may include testing and treatment of acid sulphate soils and changes to works practices to minimise impacts.
- Works are not to recommence within the vicinity of the find until approved by the MVAC project manager in consultation with an appropriately qualified environmental scientist.
- Maintain ESC measures, particularly following rainfall events, to ensure their ongoing functionality.
- Concreting tools and equipment are to be washed down into a bunded area.
- Ensure spill response material is available on-site during the use of machinery and ensure any spills are cleaned up promptly.

4.2 Noise and Vibration

Aspects

Several sensitive receivers exist to the north and west of the site. The closest of these receivers, a short term residential facility, is located approximately 50 metres north of the site of the proposed works, on the northern side of Princes Street. The Bishop Tyrrell Place Anglican Care facility is located approximately 220 metres to the west and the nearest private residence is located approximately 140 metres to the west of the proposed works.

Potential Impacts

While noise and vibration impacts during construction would be significantly mitigated through the substantial prefabrication of the classroom structure off-site, some short term impacts would be expected during construction. These impacts would be attributable to activities such as site and foundation preparation, building installation and finishing works.

Given the relatively close proximity of the nearest sensitive receiver to the works, the Transport for NSW construction noise estimator was used to quantify the potential noise impact of the works on nearby sensitive receivers.

The representative noise environment 'R2' (representing a low density developed settlement with nearby highway) was used to determine potential existing background noise within the location. The noise management levels associated with this representative noise environment are presented within the table below.

Table 2 – Noise Management Levels

LAeq(15minute) Noise management level (dB(A))	Day	55
	Day (OOHW)	50
	Evening	45
	Night	40

The construction scenario 'compound operation' was used as the representative likely highest impact activity that would take place at the site during construction, with a representative noise level of 114 LAeq (dBA). The resulting noise level at the closest sensitive receiver to the works (50 metres to the north) was calculated to be 68 dB(A), which is a 13 dB(A) exceedance of the 55 dB(A) noise management level for the site.

Given the above, relevant measures to mitigate the potential impacts of noise at the nearest sensitive receivers from the construction noise estimator have been proposed below.

As detailed within the construction noise estimator, vibration impacts associated with the work that would cause cosmetic structure damage would likely be experienced up to a maximum distance of 20 metres from the works. Given the distance between the location of the proposed works and the nearest sensitive receiver of 50 metres, vibration impacts that may have the potential to cause cosmetic structure damage outside of the site are not anticipated at any sensitive receiver.

In relation to potential operational impacts, as existing school buildings exist within the immediate vicinity of the proposal, any additional impacts associated with the proposal would be similar to existing impacts at the site.

Mitigation Measures

The following mitigation measures are proposed to be implemented in order to minimise potential noise and vibration impacts associated with the proposal:

- Nearby sensitive receivers on Princes Street are to be notified of the works at least one week prior to the commencement of construction. The notification is to include:
 - Details of the proposal,
 - The duration of works and working hours,
 - Any changed traffic or access arrangements,
 - How to lodge a complaint or obtain more information; and
 - Contact name and details.
- Works are to be carried out during standard construction hours (i.e. 7am to 6pm Monday to Friday; 8am to 1pm Saturdays). Any work that is performed outside normal work hours or on Sundays or public holidays must have measures in place to minimise noise impacts in accordance with the NSW Government's Construction Noise Guideline.
- Any complaints are to be recorded on a complaints register and attended to promptly. Verification noise monitoring by a suitably qualified person following reasonable complaints should be undertaken and subsequent additional mitigation measures implemented to effectively manage potential noise impacts associated with noise exceedances.
- The community must be notified of all work outside standard hours which have the potential to impact noise sensitive receivers.
- Vehicles and machinery are to be maintained in good working order.
- All project personnel are to be inducted on importance of minimising noise generation and associated noise mitigation measures as detailed within this REF.
- No swearing or unnecessary shouting or loud stereos/radios on site.
- No dropping of materials from height, throwing of metal items and slamming of doors.
- Use quieter and less vibration emitting construction methods where feasible and reasonable.

- The offset distance between noisy plant and adjacent sensitive receivers is to be maximised.
- Plant used intermittently to be throttled down or shut down.
- Noise-emitting plant to be directed away from sensitive receivers where practicable.
- Only have necessary equipment on site.
- Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site.
- Loading and unloading of materials/deliveries is to occur as far as possible from sensitive receivers.

4.3 Air Quality

Aspects

The site of the proposal is within a low density urban and semi rural landscape with good air quality.

Potential Impacts

The proposal may result in some dust generation due to ground disturbance. However, any such impacts are likely to be minimal and localised due to the relatively modest scope of the proposed works within the existing school site.

Given the nature of the proposed works, no operational air quality impacts are considered likely.

Mitigation Measures

- Measures (including watering or covering exposed areas) are to be implemented as required to minimise or prevent air pollution and dust.
- Works (including the spraying of paint and other materials) are not to be carried out during strong winds or in weather conditions where high levels of dust or air borne particulates are likely.
- Vehicles transporting waste or other materials that may produce odours or dust are to be covered during transportation.
- Vehicles and machinery are to be maintained in good working order.
- Site access points are to be stabilised during construction to minimise the potential for tracking of dirt from the construction site onto public roads. Any material tracked onto public roads is to be removed as soon as practicable.

4.4 Heritage

Aspects

The site is not identified as being of heritage significance. The nearest know heritage site is located approximately 700 metres to the west (*source: DPHI On-line Mapping*).

An Aboriginal Heritage Information Management System (AHIMS) Search has also been undertaken. The search did not identify any Aboriginal Sites or Places within the location of the proposed works. The results of this search are included within Appendix 3 of this REF.

The site of the proposed works is highly disturbed, having been modified to facilitate the construction of MVAC. No mature native trees will be removed as a result of the proposed works.

Potential Impacts

No heritage impacts are anticipated in relation to the proposed works. However, there remains some very limited potential that heritage items could be uncovered during excavation of the site.

Mitigation Measure

- If any heritage items are uncovered during the works, all works in the vicinity of the find must cease and the MVAC project manager contacted immediately. Works are not to recommence within the vicinity of the find until approved by the MVAC project manager.

4.5 Biodiversity

Aspects

The area of proposed works has previously been significantly disturbed to facilitate the development of MVAC and contains no mature native vegetation. Managed lawn and some scattered planted trees is the only vegetation which currently exists on the proposed building site. Some mature native vegetation exists to the north and east of the site along Princes Street. However, this vegetation would not be impacted by the proposed works.

The nearest waterway to the site is approximately 280 metres to the north and would also not be impacted by the proposed works.

Notwithstanding the above, in order to identify the presence of any threatened species records within or adjacent to the site, a search of the NSW Bio Atlas was undertaken and is included within Appendix 3 of this REF. This search identified 270 listed species within a 10 kilometre radius of the site. All species identified within the vicinity of the proposal were bird species. The most relevant of these species include the Black Necked Stork (*Ephippiorhynchus asiaticus*) and the Eastern Osprey (*Pandion cristatus*) and the potential impact of the proposal on these species has been considered within the table below.

Potential Impacts

Given the highly disturbed nature of the site, which substantially contains managed lawn and some scattered planted trees, and the current use of the site for schooling activities, potential construction and operational biodiversity impacts are considered to be negligible. However, given threatened species records have been identified within and adjacent to the site, the most relevant of these species have been considered within the table below.

Table 3 - 5 Part Test of Significance Under the *Biodiversity Conservation Act 2016*

Item	Test of significance for consideration	Does the development trigger a significant impact?
S7.3(1)a	<p>In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction.</p> <p>Relevant species are considered below:</p> <p><u>Black Necked Stork</u></p> <p>The Black-necked Stork is the only species of stork found in Australia. The distinctive black-and-white waterbird stands an impressive 1.3m tall and has a wingspan of around 2m. The head and neck are black with an iridescent green and purple sheen. The massive bill, short tail and parts of the wings are also black and the long legs are a conspicuous orange-red to bright red. The rest of the body is white. Females have a yellow eye, the males dark-brown. Juvenile birds are generally brown. Black-necked Storks are usually seen singly or in pairs in NSW, occasionally in loose family groups. In flight, they may intersperse their slow, heavy wingbeats with short glides, or soar on thermals. Storks are generally silent.</p> <p>Black-necked Storks are widespread in coastal and subcoastal northern and eastern Australia, as far south as central NSW (although vagrants may occur further south or inland, well away from breeding areas). In NSW, the species becomes increasingly uncommon south of the Clarence Valley, and rarely occurs south of Sydney. Since 1995, breeding has been recorded as far south as Buladelah.</p> <p>The habitat and ecology of this species is as follows:</p> <ul style="list-style-type: none"> • Floodplain wetlands (swamps, billabongs, watercourses and dams) of the major coastal rivers are the key habitat in NSW for the Black-necked Stork. Secondary habitat includes minor floodplains, coastal sandplain wetlands and estuaries. • Storks usually forage in water 5-30cm deep for vertebrate and invertebrate prey. Eels regularly contribute the greatest biomass to their diet, but they feed on a wide variety of animals, including other fish, frogs and invertebrates (such as beetles, grasshoppers, crickets and crayfish). 	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

	<ul style="list-style-type: none"> • Black-necked Storks build large nests high in tall trees close to water. Trees usually provide clear observation of the surroundings and are at low elevation (reflecting the floodplain habitat). • In NSW, breeding activity occurs May - January; incubation May - October; nestlings July - January; fledging from September. Parents share nest duties and in one study about 1.3-1.7 birds were fledged per nest. • The NSW breeding population has been estimated at about 75 pairs. Territories are large and variable in size. They have been estimated to average about 9,000ha, ranging from 3,000-6,000ha in high quality habitat and 10,000-15,000ha in areas where habitat is poor or dispersed. <p><u>Eastern Osprey</u></p> <p>The Eastern Osprey is a large, water-dependent bird of prey, distinctive in flight and when perched. Despite its wing-span of up to 1.7 m, it is noticeably smaller than the White-bellied Sea-eagle. In flight it can be recognised by its distinctly bowed wings that are dark brown above, and barred underneath, and with white underwing coverts. Perched, the upperparts are dark brown and the underparts are white. The female has a dark streaky collar. The head is mainly white with a blackish stripe through the eye.</p> <p>Eastern Ospreys are found right around the Australian coast line, except for Victoria and Tasmania. They are common around the northern coast, especially on rocky shorelines, islands and reefs. The species is uncommon to rare or absent from closely settled parts of south-eastern Australia. There are a handful of records from inland areas.</p> <p>The habitat and ecology of this species is as follows:</p> <ul style="list-style-type: none"> • Favour coastal areas, especially the mouths of large rivers, lagoons and lakes. • Feed on fish over clear, open water. • Breed from July to September in NSW. Nests are made high up in dead trees or in dead crowns of live trees, usually within one kilometre of the sea. . • Incubation of 2-3 eggs, usually by the female, is about 40 days. Female remains with young almost until they fly, usually after about nine weeks in the nest. <p>No threatened flora or fauna species were identified within the site of the proposed works during the site inspection.</p>	
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	As the proposed works consist of activities within a highly modified and disturbed area, it is unlikely that the site would provide desired foraging, nesting or roosting areas for the above-mentioned species. As such, the proposal is not likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction. Mitigation measures are proposed to be implemented to minimise any potential impacts to this species as detailed below.	
S7.3(1)b	<p>In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:</p> <p>(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or</p> <p>(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</p> <p>The Proposal exists within a highly modified and disturbed area and is not identified as being an endangered ecological community.</p> <p>Given the above, the proposal is not likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
S7.3(1)c	<p>In relation to the habitat of a threatened species or ecological community:</p> <p>(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and</p> <p>(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and</p> <p>(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,</p> <p>The proposal involves works within a highly modified area. It is not likely to impact the habitat of a threatened species or ecological community to the extent detailed above.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
S7.3(1)d	Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	The proposal is not in a declared area of outstanding biodiversity value.	
S7.3(1)e	<p>Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</p> <p>The proposal involves works within a highly modified area. Mitigation strategies would be applied as detailed within this REF to minimise potential environmental impact and the proposal would not incorporate key threatening processes.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

There is the potential that threatened fauna may utilise the area. However, given the highly modified nature of the site it is considered unlikely that any threatened species would be impacted by the proposal.

Notwithstanding the above assessed minor potential impacts, control measures to mitigate the potential impact of the works are listed below.

Mitigation Measures

- Machinery is to arrive onsite clean to minimise the potential introduction or spreading of any weed species.
- If existing planted trees within the site are to be impacted by the proposed works, pruning should be implemented in preference to removal where practicable.

4.6 Traffic and Access

Aspects

The proposal includes the establishment of an additional school building to cater for student demand and will not result in a change to the existing 'cap' on students at the site.

With the exception of some short-term minor impacts during delivery and construction of the subject building, the operation of the proposal will not impact on current access and traffic arrangements on or adjacent to the site.

Potential Impacts

The proposal will not result in a change to the existing 'cap' on students at the site. As such, no substantial additional traffic will be generated through the operation of the proposal.

Some short-term minor impacts may occur during delivery and construction of the subject building. However, the operation of the proposal will not impact on current access and traffic arrangements on or adjacent to the site.

Mitigation Measures

- Access to nearby properties is to be maintained at all times during the works unless otherwise agreed to by the affected property owner.
- Traffic control measures are to be implemented during construction as required.

4.7 Socio-economic

Aspects

The MVAC site adjoins the Pacific Highway to the south, Princes Street to the north and east and the Bishop Tyrrell Place Anglican Care facility and private residences to the west.

Land use to the south of the site is of a rural nature. The NGTH (currently under construction) is located to the north and east of the site.

Land use to the west of the site is generally of a residential nature. A former motel, now a short term residential facility, is located to the north east of the site.

Notwithstanding the above, the site of the proposed works is an existing school. No changes in land use are therefore proposed.

Potential Impacts

As the works would be undertaken entirely within the boundary of the existing school and would include the installation of only one school building, negligible socio-economic impacts are envisaged as a result of the proposal and may be limited to potential noise impacts and/or minor access impacts during construction.

Mitigation Measures

- Existing access to nearby properties is to be maintained at all times during the works unless otherwise agreed to by the affected property owner.
- Nearby residents on Princes Street are to be notified of the works at least one week prior to the commencement of construction. The notification is to include:
 - Details of the proposal,
 - The duration of works and working hours,
 - Any changed traffic or access arrangements,
 - How to lodge a complaint or obtain more information; and
 - Contact name and details.

4.8 Landscape and Visual Amenity

Aspects

The proposal would be undertaken adjacent to existing school buildings and would be buffered to receivers to the north and west through existing school buildings and the retention of mature vegetation along Princes Street. Further consideration of landscape and visual amenity is provided within Section 3.2.1 of this REF.

Potential Impacts

Given the location of the proposal within an existing school site adjacent to existing school buildings, potential landscape and visual amenity impacts are considered to be minor.

Mitigation Measures

- The existing buffer of mature native vegetation between the proposal and Princes Street is not to be impacted by the proposed works.

4.9 Waste and Contamination

Aspects

Some construction and demolition waste will be generated during the construction phase of the proposal. This is likely to include some earth material from excavation of the site and waste concrete, steel, timber and other similar materials.

Waste generation during the operational phase of the proposal would include commercial waste associated with the use of classrooms and associated facilities. Toilet facilities would also be required to be connected to an appropriate sewerage management system.

Potential Impacts

Potential construction impacts would be limited to the generation of some construction and demolition waste. The operational impacts of the proposal would include the generation of commercial and sewerage waste associated with the use of classrooms and associated facilities.

Mitigation Measures

- Resource management hierarchy principles are to be followed:
 - Avoid unnecessary resource consumption as a priority,
 - Avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling and energy recovery); and
 - Disposal is undertaken as a last resort (in accordance with the *Waste Avoidance and Resource Recovery Act 2001* and the NSW Waste Classification Guidelines 2014).
- Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.
- Chemicals are to be stored within bunded areas with 110% of the capacity of the largest single container within the bund.
- All machinery and vehicles entering the site are to have a full and up to date service history and are to be checked daily at pre-start for any leaks etc.
- A spill containment kit will be kept onsite at all times when machinery is in use.
- Any chemical spills are to be contained and cleaned up promptly. Any waste material generated through the clean up of spills is to be disposed of in accordance with the NSW Waste Classification Guidelines 2014.
- Establishment of toilet facilities and connection to an appropriate sewage management system or network is to be undertaken in accordance with the requirements of the *Local Government Act 1993* as applicable.

4.11 Other Hazards and Risks

Bushfire

The property which incorporates the proposed works is not identified as bushfire prone land or being located within a bushfire vegetation buffer.

Contamination

No visual contamination has been identified on the site. In addition, a search of the EPAs Contaminated Land Register has not identified contamination on the site.

5. Consultation

Consultation in relation to the proposal has been undertaken in accordance with the requirements of the Code and the T&I SEPP. Details of consultation undertaken is provided below.

5.1 Agency Consultation

Agency consultation in relation to the proposal has been undertaken with MidCoast Council (as the relevant local government authority) in accordance with the requirements of the Code and the T&I SEPP. As a result of this consultation MidCoast Council provided the following comments:

Stormwater:

It is requested that a rainwater tank with a minimum capacity of 10KI is installed in association with the new building. All stormwater generated by the roof of the new building should be directed to the rainwater tank for re-use. Tank overflow must be connected to the existing drainage infrastructure serving the site.

Water and Sewer:

It is requested that a s.68 application be submitted to Council for connection of the building to water and sewer.

The above comments have been considered in the finalisation of the Project design. A copy of the above response is also provided within Appendix 4 of this REF.

Given the modest scope of the proposal and subsequent modest potential environmental impacts as outlined within this REF, consultation with other agency stakeholders was not considered warranted.

5.2 Neighbour Consultation

Given the modest scope of the proposal and subsequent modest potential environmental impacts as outlined within this REF, consultation with private landholders adjacent to the site was determined to be the minimum neighbour consultation that would be warranted.

The above consultation was undertaken through letter box drop on 22 January 2022. The subject consultation material is included as Appendix 4 to this REF. No objections to the proposal were received as a result of this consultation.

6. Consideration of State and Commonwealth Environmental Factors

6.1 Environmental Planning and Assessment Regulation 2000 checklist

In addition to the requirements of *Guidelines for Division 5.1 assessments (DPE June 2022)*, the following factors listed in clause 228(2) of the Environmental Planning and Assessment Regulation 2000 have also been considered to assess the likely impacts of the proposal on the natural and built environment. This consideration is required to comply with sections 111 and 112 of the *Environmental Planning and Assessment Act 1979*.

Table 4 - Environmental Planning and Assessment Regulation 2000 checklist

Environmental Factor	Impact
<p>Any environmental impact on a community?</p> <p>The proposed work may cause some minor short-term environmental impacts on the community, such as disruption to traffic during deliveries and minor noise impacts during construction. However, the potential impacts would be minimised with the implementation of the mitigation measures as detailed within this REF.</p>	Minor, short-term.
<p>Any transformation of a locality?</p> <p>The proposed works would not transform the locality, as works would be undertaken adjacent to existing school buildings within the boundary of an existing school.</p>	Minor
<p>Any environmental impact on the ecosystems of a locality?</p> <p>The proposal does not incorporate impact to mature native vegetation and would be undertaken largely on a modified grassed area of the school yard. As such, the proposal would not impact on the ecosystems of the locality.</p>	Nil
<p>Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?</p> <p>The proposal does not incorporate impact to mature native vegetation and would be undertaken largely on a modified grassed area of the school yard. As such, the proposal would not result in reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.</p>	Nil

Environmental Factor	Impact
<p>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 generations?</p> <p>The proposal does not incorporate impact to mature native vegetation and would largely be undertaken on a modified grassed area of the school yard which has no known heritage value. As such, the proposal would not have an effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present generations.</p>	Nil
<p>Any impact on habitat of any protected fauna (within the meaning of the <i>National Parks and Wildlife Act 1974</i>)?</p> <p>The proposal does not incorporate impact to mature native vegetation and would be undertaken largely on a modified grassed area of the school yard. As such, the proposal would not adversely impact upon the environment and will not result in any significant impacts on matters of state environmental significance, including any potential impact on habitat of any protected fauna within the meaning of the <i>National Parks and Wildlife Act 1974</i>.</p>	Nil
<p>Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?</p> <p>The proposal does not incorporate impact to mature native vegetation and would be undertaken largely on a modified grassed area of the school yard. As such, the proposal would not adversely impact upon the environment and will not result in endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air.</p>	Nil
<p>Any long-term effects on the environment?</p> <p>The proposal would not result in any long-term effects on the environment due to the limited scope of these works and the implementation of the mitigation measures provided within Section 4 of this REF.</p>	Nil
<p>Any degradation of the quality of the environment?</p> <p>The proposal would potentially degrade the quality of the environment to a minor and localised extent in the short-term. However, the potential impacts would be minimised with the implementation of the mitigation measures provided within Section 4 of this REF.</p>	Minor, short-term.

Environmental Factor	Impact
<p>Any risk to the safety of the environment?</p> <p>The proposal would have minimal risk to the safety of the environment due to the limited scope of work activities covered in this REF. The potential impacts would be minimised with the implementation of the mitigation measures provided within Section 4 of this REF.</p>	<p>Minor, short-term.</p>
<p>Any reduction in the range of beneficial uses of the environment?</p> <p>There would be no reduction in the range of beneficial uses of the environment as a result of the limited scope of the proposed works.</p>	<p>Nil</p>
<p>Any pollution of the environment?</p> <p>The proposal would potentially cause minor and localised pollution of the environment. However, the potential impacts would be minimised with the implementation of the mitigation measures provided within Section 4 of this REF.</p>	<p>Minor, short-term.</p>
<p>Any environmental problems associated with the disposal of waste?</p> <p>Potential construction impacts would be limited to the generation of some construction waste. The operational impacts of the proposal would include the generation of commercial and sewerage waste associated with the use of classrooms and associated facilities. However, the potential impacts would be minimised with the implementation of the mitigation measures provided within Section 4 of this REF. No environmental problems are anticipated for the disposal of waste.</p>	<p>Nil</p>
<p>Any increased demands on resources, natural or otherwise which are, or are likely to become, in short supply?</p> <p>The proposal would not significantly increase demands on resources, which are, or are likely to become, in short supply. Relatively small amounts of materials would be required for the proposed work. The mitigation measures listed within Section 4 of this REF would be implemented to minimise any potential impacts.</p>	<p>Nil</p>

Environmental Factor	Impact
<p>Any cumulative environmental effect with other existing or likely future activities?</p> <p>The proposal has the potential to have minor and localised cumulative environmental effects with other existing or likely future activities. However, the effects would be minimal due to the limited scope of works for the activities covered in this REF, and the potential impacts on the environment would be minimised with the implementation of the mitigation measures provided within Section 4 in this REF.</p>	Minor
<p>Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?</p> <p>The proposal does not have the potential to impact upon coastal processes and coastal hazards, including those under projected climate change conditions.</p>	Nil

7. Matters of national environmental significance checklist

Under the environmental assessment provisions of the EPBC Act, the following matters of national environmental significance are required to be considered to:

- Assist in determining whether the proposal should be referred to the Australian Government Department of Climate Change, Energy, the Environment and Water; and
- For nationally listed threatened species, ecological communities and migratory species, whether the impacts are significant and should be assessed via a Project REF.

Table 5 - Matters of national environmental significance checklist

Factor	Impact
<p>Any impact on a World Heritage property?</p> <p>The proposal is not within the vicinity of World Heritage property.</p>	Nil
<p>Any impact on a National Heritage place?</p> <p>The proposal is not within the vicinity of a National Heritage place.</p>	Nil
<p>Any impact on a wetland of international importance (often called 'Ramsar' wetlands)?</p> <p>The proposal is not within the vicinity of a wetland of international importance.</p>	Nil

Factor	Impact
<p>Any impact on nationally threatened species, ecological communities or migratory species?</p> <p>The proposal does not incorporate impact to mature native vegetation and would largely be undertaken on a modified grassed area of the school yard. As such, the proposal would not impact on nationally threatened species, ecological communities or migratory species.</p>	Nil
<p>Any impact on a Commonwealth marine area?</p> <p>The proposal is not within the vicinity of a Commonwealth marine area.</p>	Nil
<p>Does the proposal involve a nuclear action (including uranium mining)?</p> <p>The proposal does not involve a nuclear action.</p>	Nil
<p>Additionally, any impact (direct or indirect) on the environment of Commonwealth land?</p>	Nil
<p>Any impact on the Great Barrier Reef Marine Park?</p> <p>The proposal will not impact on the Great Barrier Reef Marine Park.</p>	Nil
<p>Any impact on a water resource, in relation to coal seam gas development and large coal mining development?</p> <p>The proposal will not impact on a water resource, in relation to coal seam gas development or large coal mining development.</p>	Nil

Based on the above assessment, the proposal is not required to be referred to the Australian Government Department of Climate Change, Energy, the Environment and Water and impact to nationally listed threatened species, ecological communities and migratory species is not anticipated.

6. Determination

6.1 Certification

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

Based on consideration of the statutory requirements detailed within Section 3 and the environmental considerations detailed within Section 4 of this REF, no further environmental approvals or licences are required in addition to this REF in relation to the proposed works.

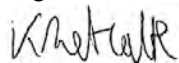
Prepared by:

Name: Kieran Metcalfe

Position/Organisation: Principal - Complete Planning and Environment

Date: 20 February 2024

Signature:



6.2 Decision Statement

As an authorised person of MVAC, I have considered the information contained within this REF and have determined that based on the REF document:

- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.
- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required.
- The proposed activity may proceed and the reasons for the decision based on the information contained within this REF.
- As detailed within this REF mitigation measures are required to eliminate, minimise or manage environmental impacts.

☐ That the works may proceed with no further conditions and that no EIS or SIS is required to be prepared, subject to the implementation of the mitigation measures detailed within this REF.

☐ That the works may proceed with further conditions (provide below if relevant) and that no EIS or SIS is required to be prepared, subject to the implementation of the mitigation measures detailed within this REF.

☐ That either an EIS and/or a SIS is required.

☐ That there is insufficient information contained within this REF to discharge my duty under section 111 of the EP&A Act such that a supplement to the REF should be prepared.

Name:

Position/Organisation:

Date:

Signature:



7 Implementation / Construction Environmental Management Plan

The following table provides a summary of mitigation measures identified within Section 4 of this document. These measures are to be implemented during the undertaking of the proposal and form the project construction environmental management plan (CEMP).

Table 6 - CEMP

Mitigation Measure	When to Implement	Responsible Person
Soil and Water		
<ul style="list-style-type: none"> The proposal is to be designed and constructed to minimise excavation where practicable. 	Pre-construction and Construction	Project Manager / Site Supervisor
<ul style="list-style-type: none"> Prior to ground disturbance works, an erosion and sediment control (ESC) plan is to be developed and implemented in accordance with: <i>Managing Urban Stormwater: Soils and Construction</i> (blue book) Landcom, 4th edition, March 2004. 	Pre-construction and Construction	Project Manager / Site Supervisor / Workers
<ul style="list-style-type: none"> The project induction is to include methods to identify potential acid sulphate soils. 	Pre-construction and Construction	Project Manager / Site Supervisor
<ul style="list-style-type: none"> If potential acid sulphate soils are encountered during works, the following procedure is to be followed: <ul style="list-style-type: none"> All works in the vicinity of the find must cease and the MVAC project manager contacted immediately. The MVAC project manager is to liaise with an appropriately qualified environmental scientist to determine appropriate management measures, which may include testing and treatment of acid sulphate soils and changes to works practices to minimise impacts. Works are not to recommence within the vicinity of the find until approved by the MVAC project manager in consultation with an appropriately qualified environmental scientist. 	Construction	Project Manager / Site Supervisor / Workers
<ul style="list-style-type: none"> Maintain ESC measures, particularly following rainfall events, to ensure their ongoing functionality. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Concreting tools and equipment are to be washed down into a bunded area. 	Construction	Site Supervisor / Workers

Mitigation Measure	When to Implement	Responsible Person
<ul style="list-style-type: none"> Ensure spill response material is available on-site during the use of machinery and ensure any spills are cleaned up promptly. 	Construction	Site Supervisor / Workers
Noise and Vibration		
<ul style="list-style-type: none"> Nearby sensitive receivers on Princes Street are to be notified of the works at least one week prior to the commencement of construction. The notification is to include: <ul style="list-style-type: none"> Details of the proposal, The duration of works and working hours, Any changed traffic or access arrangements, How to lodge a complaint or obtain more information; and Contact name and details. 	Pre-construction	Project Manager
<ul style="list-style-type: none"> Works are to be carried out during standard construction hours (i.e. 7am to 6pm Monday to Friday; 8am to 1pm Saturdays). Any work that is performed outside normal work hours or on Sundays or public holidays must have measures in place to minimise noise impacts in accordance with the NSW Government's Construction Noise Guideline. 	Construction	Project Manager / Site Supervisor / Workers
<ul style="list-style-type: none"> Any complaints are to be recorded on a complaints register and attended to promptly. Verification noise monitoring by a suitably qualified person following reasonable complaints should be undertaken and subsequent additional mitigation measures implemented to effectively manage potential noise impacts associated with noise exceedances. 	Construction	Project Manager / Site Supervisor
<ul style="list-style-type: none"> The community must be notified of all work outside standard hours which have the potential to impact noise sensitive receivers. 	Construction	Project Manager / Site Supervisor
<ul style="list-style-type: none"> Vehicles and machinery are to be maintained in good working order. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> All project personnel are to be inducted on importance of minimising noise generation and associated noise mitigation measures as detailed within this REF. 	Construction	Project Manager / Site Supervisor

Mitigation Measure	When to Implement	Responsible Person
<ul style="list-style-type: none"> No swearing or unnecessary shouting or loud stereos/radios on site. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> No dropping of materials from height, throwing of metal items and slamming of doors. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Use quieter and less vibration emitting construction methods where feasible and reasonable. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> The offset distance between noisy plant and adjacent sensitive receivers is to be maximised. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Plant used intermittently to be throttled down or shut down. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Noise-emitting plant to be directed away from sensitive receivers where practicable. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Only have necessary equipment on site. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site. 	Construction	Site Supervisor / Workers
<ul style="list-style-type: none"> Loading and unloading of materials/deliveries is to occur as far as possible from sensitive receivers. 	Construction	Site Supervisor / Workers
Heritage		
If any heritage items are uncovered during the works, all works in the vicinity of the find must cease and the MVAC project manager contacted immediately. Works are not to recommence within the vicinity of the find until approved by the MVAC project manager.	Construction	Site Supervisor / Project Manager / All site personnel
Biodiversity		
Machinery is to arrive onsite clean to minimise the potential introduction or spreading of any weed species.	Construction	Site Supervisor / Workers
If existing planted trees within the site are to be impacted by the proposed works, pruning should be implemented in preference to removal where practicable.	Construction	Site Supervisor / Workers
Traffic and Access		

Mitigation Measure	When to Implement	Responsible Person
Access to nearby properties is to be maintained at all times during the works unless otherwise agreed to by the affected property owner.	Construction	Site Supervisor / Workers
Traffic control measures are to be implemented during construction as required.	Construction	Site Supervisor / Workers
Socio Economic		
Existing access to nearby properties is to be maintained at all times during the works unless otherwise agreed to by the affected property owner.	Construction	Site Supervisor / Workers
Nearby residents on Princes Street are to be notified of the works at least one week prior to the commencement of construction. The notification is to include: <ul style="list-style-type: none"> – Details of the proposal, – The duration of works and working hours, – Any changed traffic or access arrangements, – How to lodge a complaint or obtain more information; and – Contact name and details. 	Pre-construction	Project Manager
Landscape and Visual Amenity		
The existing buffer of mature native vegetation between the proposal and Princes Street is not to be impacted by the proposed works.	Pre-construction and construction	Project Manager / Site Supervisor
Waste and Contamination		
Resource management hierarchy principles are to be followed: <ul style="list-style-type: none"> – Avoid unnecessary resource consumption as a priority, – Avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling and energy recovery); and – Disposal is undertaken as a last resort (in accordance with the <i>Waste Avoidance and Resource Recovery Act 2001</i> and the NSW Waste Classification Guidelines 2014). 	Construction	Site Supervisor / Workers
Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.	Construction	Site Supervisor / Workers
Chemicals are to be stored within bunded areas with 110% of the capacity of the largest single container within the bund.	Construction	Site Supervisor / Workers

Mitigation Measure	When to Implement	Responsible Person
All machinery and vehicles entering the site are to have a full and up to date service history and are to be checked daily at pre-start for any leaks etc.	Construction	Site Supervisor / Workers
A spill containment kit will be kept onsite at all times when machinery is in use.	Construction	Site Supervisor / Workers
Any chemical spills are to be contained and cleaned up promptly. Any waste material generated through the clean up of spills is to be disposed of in accordance with the NSW Waste Classification Guidelines 2014.	Construction	Site Supervisor / Workers
Establishment of toilet facilities and connection to an appropriate sewage management system or network is to be undertaken in accordance with the requirements of the <i>Local Government Act 1993</i> as applicable.	Construction	Site Supervisor / Workers

Appendix 1 – Site Photos



Plate 1 – Facing north towards the location of the Proposal and the existing building on the site to be removed



Plate 2 – Facing north from the western side of the location of the Proposal towards the nearest sensitive receiver on the opposite side of Princes Street



Plate 3 – Facing east from the location of the Proposal



Plate 4 – Facing north east from the location of the Proposal

Appendix 2 – Project Design



1 LOCATION PLAN
SCALE 1 : 1000 MM



3 Rosella street, Singleton NSW, 2330
www.mgpl.com.au
P. 02 6575 2900

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Rev		
Issue	Date	Description
D	3.11.23	ISSUE FOR INFORMATION
E	20.11.23	CONTRACT
F	01.12.23	FOR CLIENT'S ACCEPTANCE
I	21.12.23	FOR CLIENT'S ACCEPTANCE
J	09.01.24	To Consultants
K	18.01.24	Council Notification

Client
**MANNING VALLEY
ANGLICAN
COLLEGE**

Project
**MANNING VALLEY
ANGLICAN COLLEGE**

94 Princes St, Cundletown
NSW 2430, Australia

Drawing
LOCATION PLAN



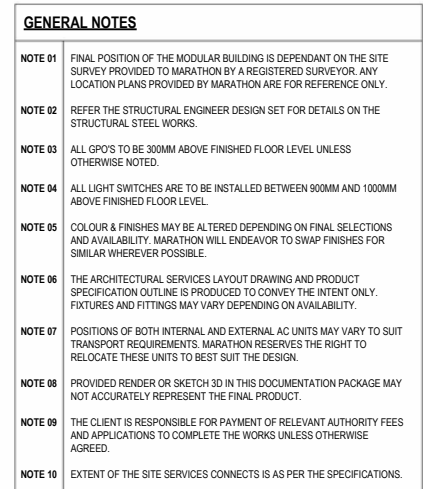
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A1

Date
MARCH
23

Project No.
211
Drawing No.
CC001 K

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1 **SITE PLAN**
SCALE 1:200 MM



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Rev	Issue Date	Description
C	24.10.23	ISSUE FOR INFORMATION
D	3.11.23	ISSUE FOR INFORMATION
E	20.11.23	CONTRACT
I	21.12.23	FOR CLIENT'S ACCEPTANCE
J	09.01.24	To Consultants
K	18.01.24	Council Notification

Client


**MANNING VALLEY
ANGLICAN
COLLEGE**

Project

**MANNING VALLEY
ANGLICAN COLLEGE**

**94 Princes St, Cundletown
NSW 2430, Australia**

Drawing
SITE PLAN

North	Scale	Date	Project No.	Drawing No.
	As indicated @ A1	MARCH 23	211	CC050 K

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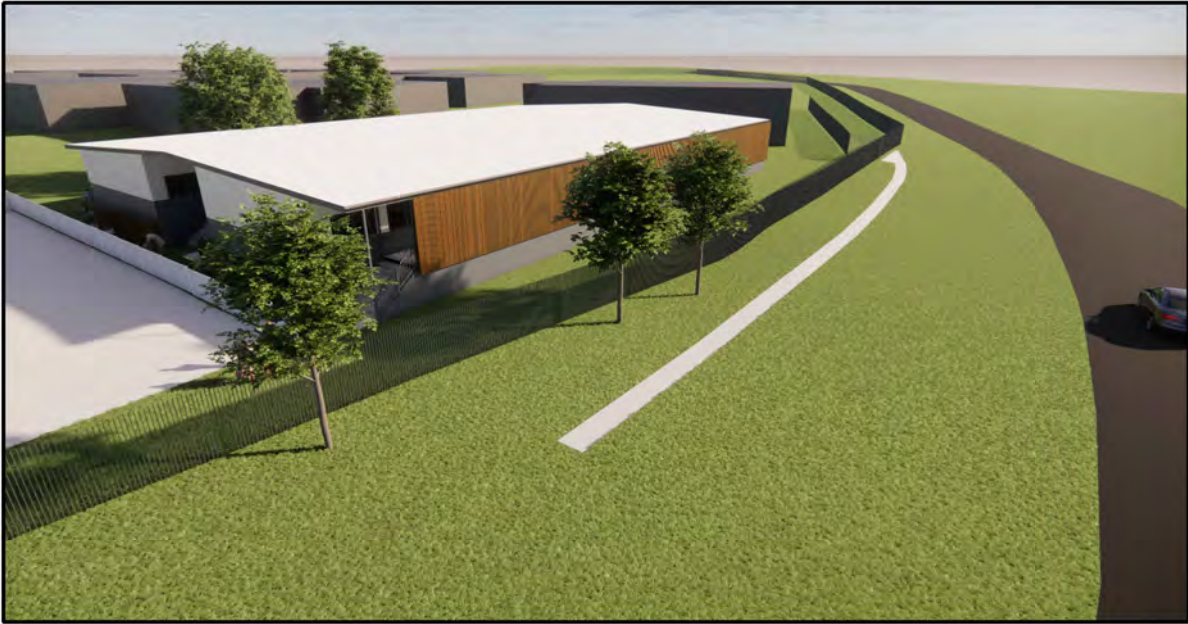
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18.01.24\2311 IVAC - BUILD CONTRACT\4.0 Drawings\Architectural\Revit Files\18.01.24 IVAC - COUNCIL



BIRDS-EYE VIEW 1



BIRDS-EYE VIEW 2



NOTRH EAST VIEW



ENTRANCE VIEW



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F	01.12.23	01.12.23	FOR CLIENT'S ACCEPTANCE
G	08.12.23	08.12.23	FOR CLIENT'S ACCEPTANCE
I	21.12.23	21.12.23	FOR CLIENT'S ACCEPTANCE
K	18.01.24	18.01.24	Council Notification

Client
**MANNING VALLEY
ANGLICAN
COLLEGE**

Project
**MANNING VALLEY
ANGLICAN COLLEGE**

94 Princes St, Cundletown
NSW 2430, Australia

Drawing
3D VIEWS

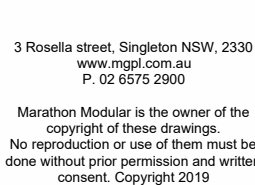
North
Scale
1 : 20 @ A1
Date
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Drawing No.
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Insulation - NCC Section J Requirements		
Roof Insulation	R1.3	Bradford Anticon R1.3 - Or Similar to meet Section J requirement
Ceiling Insulation	R3.5	Bradford Gold Ceiling R3.5 - Or Similar to meet Section J requirement
Wall Insulation	R2.2	Bradford Gold HP R2.2 - Or Similar to meet Section J requirement
Subfloor Insulation	R2.5	Bradford Optimo R2.5 - Or Similar to meet Section J requirement


Window Schedule										
Type	Mark	Height	Width	Sill Height	Glazing Type	Comments	Frame Colour	Screen	BAL Rating	Count
W01		1200	2100	1000	6mm CL LAM.	SLIDING WINDOW	IRON STONE	Standard	NIL	16
W02		1200	1090	1000	6mm CL LAM.	SLIDING WINDOW	IRON STONE	Standard	NIL	8
W03		1200	2100	1000	6mm CL LAM.	SLIDING WINDOW	IRON STONE	NIL	NIL	13
W04		600	1210	1620	6mm OPAQUE	SLIDING WINDOW	IRON STONE	Standard	NIL	1
Grand total: 38										



Project

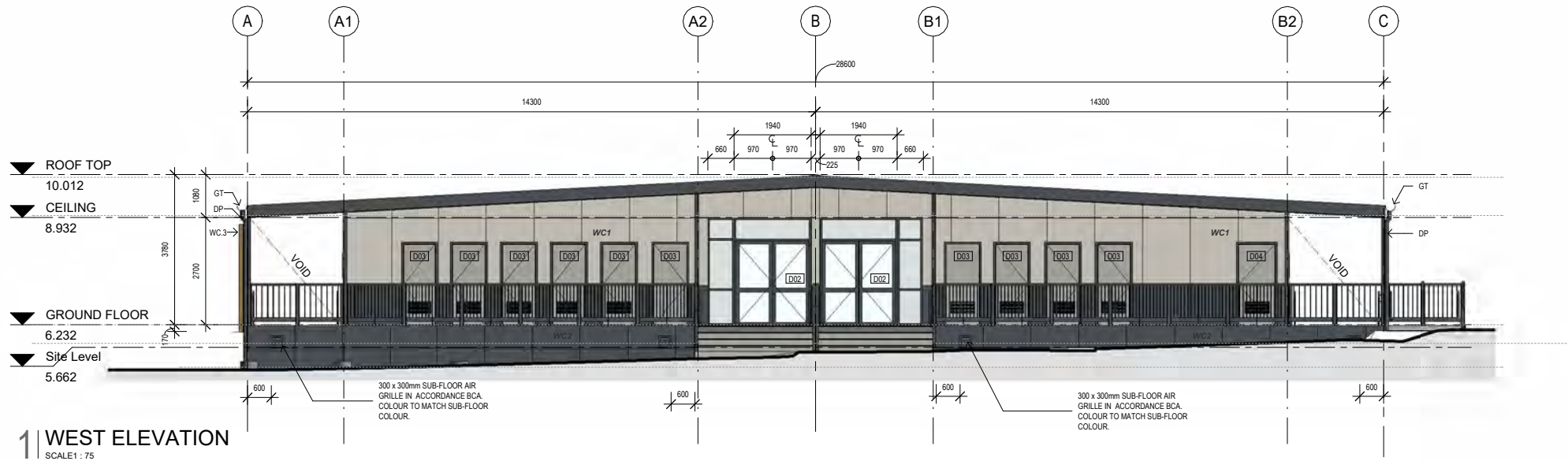
**MANNING VALLEY
ANGLICAN COLLEGE**

**94 Princes St, Cundletown
NSW 2430, Australia**

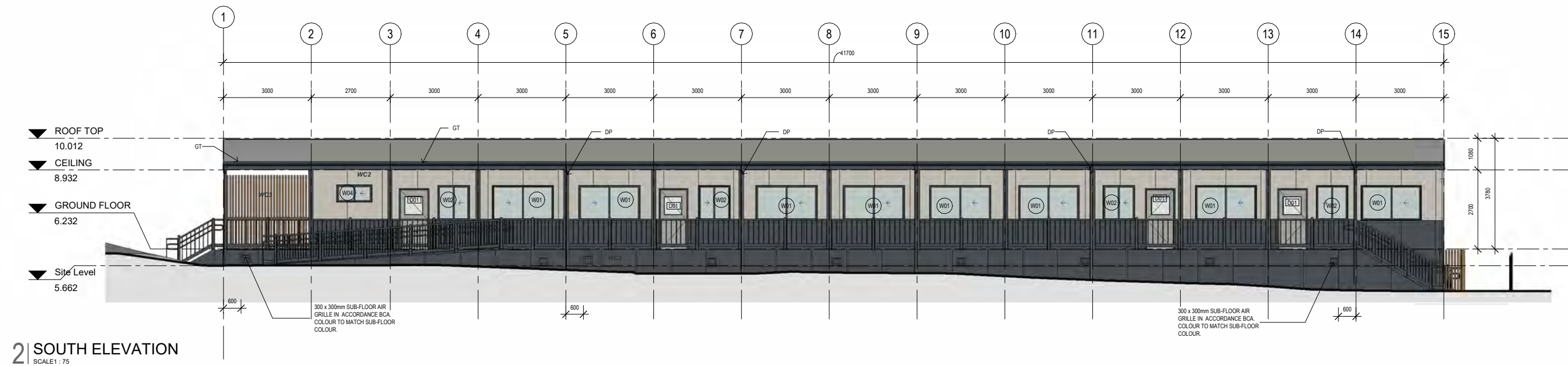
North	Scale	Date	Project No.	Drawing No.
	As indicated @ A1	MARCH 23	211	CC101 I
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Code	Type	Marathon Proposal	Image
FF1	Godfrey Hirst Carpet tiles 500 x 500	Range: Foundation Stone Colour: 770 Cooling Shale	
FF2	External Modwood Deck	Colour: To Be Confirmed	
FF3	Armstrong Vinyl Slip Retardant Flooring	Range: Accolade Foothold Colour: Black Opal	
WC1	Exterior cladding	Fibre Cement Cladding Colour: Surfmist	
WC2	Exterior cladding	Fibre Cement Cladding Colour: Ironstone	
WC3	Sculptform Batten Screen	Colour: Australian Oak	
IF1	Internal lining Wall & Ceiling Plasterboard	Plasterboard Colour: Lexicon	
RF	Trimdad Roof Sheeting	Colour: Shale Grey	
GT	250mm Halfround Gutter - Refer to hyd. Eng. drawings	Colorbond Colour: Ironstone	
DP	100mm PVC painted downpipes Refer to hyd. Eng. drawings	Colorbond Colour: Ironstone	
	Fascias, Awnings, & exposed structural elements	Colour: Ironstone	
EF	Lined with FC eave sheeting	Fibre Cement Cladding Colour: Lexicon	
W(XX) As per Windows schedule	Windows Frames	Colorbond Colour: Ironstone	
D(XX) As per Windows schedule	Door Frames	Colour: Ironstone	
	Door Leafs	Colour: Shale Grey	
	Skirting	Colour: Colour: Lexicon - Semi-Gloss	



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Rev		
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E	20.11.23	CONTRACT
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I	21.12.23	FOR CLIENT'S ACCEPTANCE
K	18.01.24	Council Notification

Client
**MANNING VALLEY
ANGLICAN
COLLEGE**

Project
**MANNING VALLEY
ANGLICAN COLLEGE**

94 Princes St, Cundletown
NSW 2430, Australia

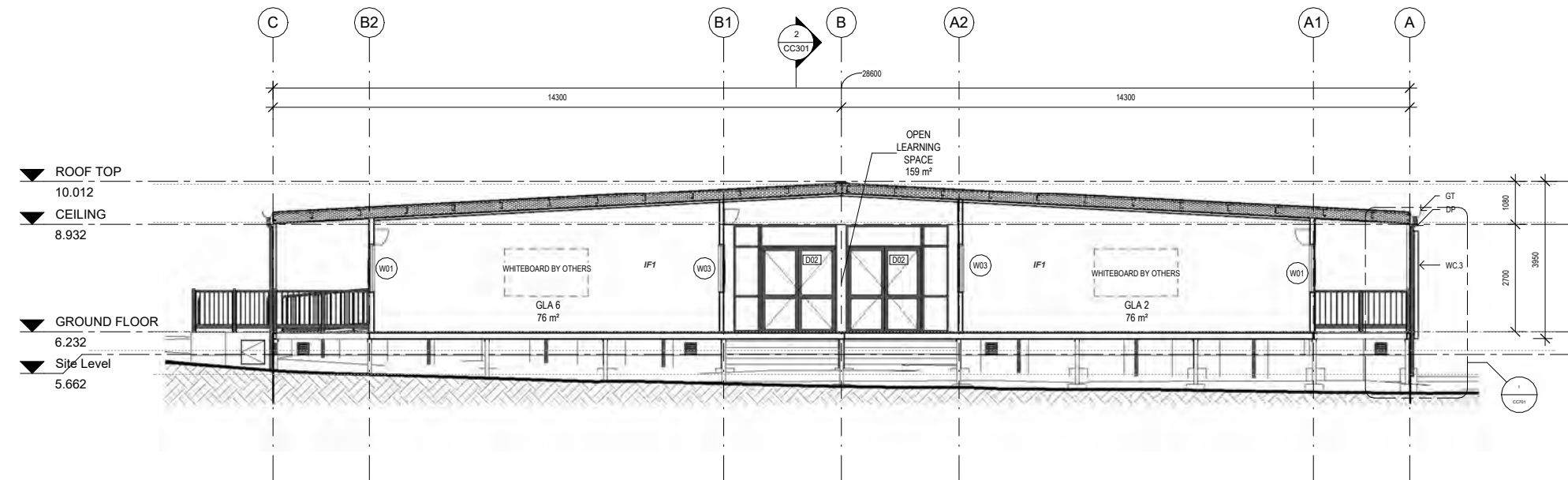
Drawing
ELEVATIONS SHEET 1

North
Scale
As indicated
@ A1
Date
MARCH
23
Project No.
211
Drawing No.
CC201 K

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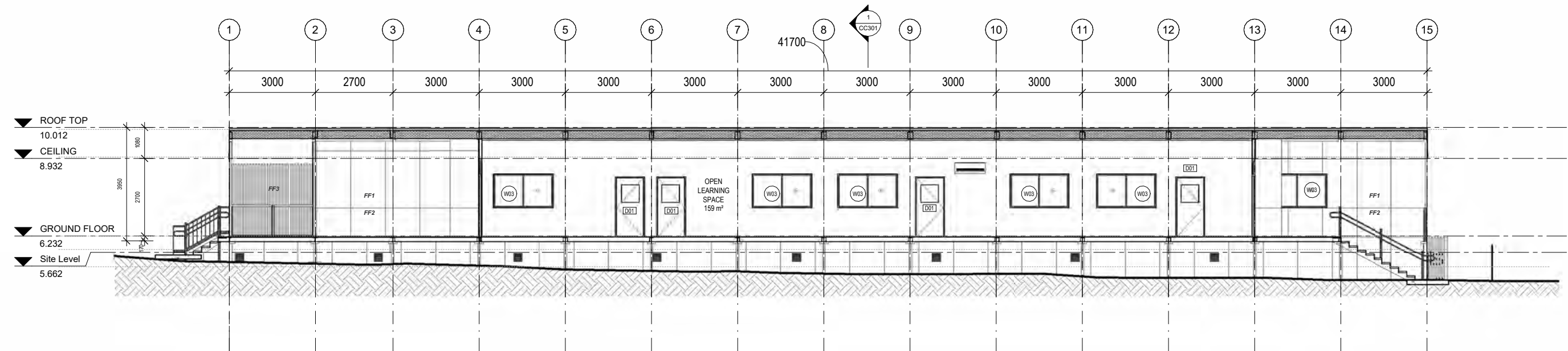
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1 | SECTION 2
SCALE 1 : 75

Code	Type	Marathon Proposal	Image
FF1	Godfrey Hirst Carpet tiles 500 x 500	Range: Foundation Stone Colour: 770 Cooling Shale	
FF2	External Modwood Deck	Colour: To Be Confirmed	
FF3	Armstrong Vinyl Slip Retardant Flooring	Range: Accolade Foothold Colour: Black Opal	
WC1	Exterior cladding	Fibre Cement Cladding Colour: Surfmist	
WC2	Exterior cladding	Fibre Cement Cladding Colour: Ironstone	
WC3	Sculptform Batten Screen	Colour: Australian Oak	
IF1	Internal lining Wall & Ceiling Plasterboard	Plasterboard Colour: Lexicon	
RF	Trimclad Roof Sheetting	Colour: Shale Grey	
GT	250mm Halfround Gutter - Refer to hyd. Eng. drawings	Colorbond Colour: Ironstone	
DP	100mm PVC painted downpipes Refer to hyd. Eng. drawings	Colorbond Colour: Ironstone	
	Fascias, Awnings, & exposed structural elements	Colour: Ironstone	
EF	Lined with FC eave sheetting	Fibre Cement Cladding Colour: Lexicon	
W(OX) As per Windows schedule	Windows Frames	Colorbond Colour: Ironstone	
D(OX) As per Windows schedule	Door Frames	Colour: Ironstone	
	Door Leafs	Colour: Shale Grey	
	Skirting	Colour: Colour: Lexicon - Semi-Gloss	



2 | SECTION 1
SCALE 1 : 75



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E	20.11.23	20.11.23	CONTRACT
F	01.12.23	01.12.23	FOR CLIENT'S ACCEPTANCE
G	08.12.23	08.12.23	FOR CLIENT'S ACCEPTANCE
I	21.12.23	21.12.23	FOR CLIENT'S ACCEPTANCE

Client
**MANNING VALLEY
ANGLICAN
COLLEGE**

Project
**MANNING VALLEY
ANGLICAN COLLEGE**

94 Princes St, Cundletown
NSW 2430, Australia

Drawing
SECTIONS SHEET 1

North
Scale
As indicated
@ A1
Date
MARCH
23
Project No.
211
Drawing No.
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Appendix 3 – Database Searches

Kieran Metcalfe
40 Daley Place
South Kempsey New South Wales 2440
Attention: Kieran Metcalfe

Date: 13 January 2024

Email: completeplanningandenvironment@gmail.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -31.8988, 152.5282 - Lat, Long To : -31.8965, 152.532, conducted by Kieran Metcalfe on 13 January 2024.

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.


Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Threatened (listed on BC Act 2016) ,Commonwealth listed ,Protected ,CAMBA listed ,JAMBA listed or ROKAMBA listed Entities in selected area [North: -31.85 West: 152.48 East: 152.58 South: -31.95] returned a total of 3,287 records of 270 species.

Report generated on 14/01/2024 12:53 PM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm . status	Records	Info
Animalia	Amphibia	Myobatrachidae	3134	<i>Crinia signifera</i>		Common Eastern Froglet	P		10	
Animalia	Amphibia	Myobatrachidae	3118	<i>Pseudophryne coriacea</i>		Red-backed Toadlet	P		1	
Animalia	Amphibia	Myobatrachidae	3158	<i>Uperoleia laevisgata</i>		Smooth Toadlet	P		3	
Animalia	Amphibia	Limnodynastidae	3061	<i>Limnodynastes peronii</i>		Brown-striped Frog	P		4	
Animalia	Amphibia	Limnodynastidae	3063	<i>Limnodynastes tasmaniensis</i>		Spotted Grass Frog	P		1	
Animalia	Amphibia	Hylidae	3171	<i>Litoria caerulea</i>		Green Tree Frog	P		4	
Animalia	Amphibia	Hylidae	3180	<i>Litoria dentata</i>		Bleating Tree Frog	P		3	
Animalia	Amphibia	Hylidae	3183	<i>Litoria fallax</i>		Eastern Dwarf Tree Frog	P		12	
Animalia	Amphibia	Hylidae	3191	<i>Litoria latopalmata</i>		Broad-palmed Frog	P		1	
Animalia	Amphibia	Hylidae	3204	<i>Litoria peronii</i>		Peron's Tree Frog	P		4	
Animalia	Amphibia	Hylidae	9034	<i>Litoria sp.</i>		Unidentified Tree Frog	P		2	
Animalia	Reptilia	Chelidae	2017	<i>Chelodina longicollis</i>		Eastern Snake-necked Turtle	P		17	
Animalia	Reptilia	Scincidae	2331	<i>Cryptoblepharus virgatus</i>		Cream-striped Shinning-skink	P		1	
Animalia	Reptilia	Scincidae	2375	<i>Ctenotus robustus</i>		Robust Ctenotus	P		1	
Animalia	Reptilia	Scincidae	2450	<i>Lampropholis delicata</i>		Dark-flecked Garden Sunskink	P		3	
Animalia	Reptilia	Scincidae	2451	<i>Lampropholis guichenoti</i>		Pale-flecked Garden Sunskink	P		1	
Animalia	Reptilia	Scincidae	2580	<i>Tiliqua scincoides</i>		Eastern Blue-tongue	P		21	
Animalia	Reptilia	Agamidae	2252	<i>Intellagama lesueurii</i>		Eastern Water Dragon	P		3	
Animalia	Reptilia	Agamidae	2177	<i>Pogona barbata</i>		Bearded Dragon	P		1	
Animalia	Reptilia	Agamidae	2182	<i>Rankinia diemensis</i>		Mountain Dragon	P		1	
Animalia	Reptilia	Varanidae	2283	<i>Varanus varius</i>		Lace Monitor	P		10	
Animalia	Reptilia	Typhlopidae	2599	<i>Anilius nigrescens</i>		Blackish Blind Snake	P		1	
Animalia	Reptilia	Pythonidae	5096	<i>Morelia spilota spilota</i>		Diamond Python	P		26	
Animalia	Reptilia	Colubridae	2630	<i>Boiga irregularis</i>		Brown Tree Snake	P		2	
Animalia	Reptilia	Colubridae	2633	<i>Dendrelaphis punctulatus</i>		Common Tree Snake	P		18	
Animalia	Reptilia	Elapidae	2646	<i>Cacophis krefftii</i>		Southern Dwarf Crowned Snake	P		1	
Animalia	Reptilia	Elapidae	2647	<i>Cacophis squamulosus</i>		Golden-crowned Snake	P		1	
Animalia	Reptilia	Elapidae	5136	<i>Cryptophis nigrescens</i>		Eastern Small-eyed Snake	P		3	
Animalia	Reptilia	Elapidae	2655	<i>Demansia psammophis</i>		Yellow-faced Whip Snake	P		1	







Animalia	Reptilia	Elapidae	2669	<i>Furina diadema</i>	Red-naped Snake	P	1	
Animalia	Reptilia	Elapidae	2674	<i>Hemiaspis signata</i>	Black-bellied Swamp Snake	P	2	
Animalia	Reptilia	Elapidae	2693	<i>Pseudechis porphyriacus</i>	Red-bellied Black Snake	P	86	
Animalia	Reptilia	Elapidae	T033	<i>Pseudonaja sp.</i>	Unidentified Brown Snake	P	1	
Animalia	Reptilia	Elapidae	2699	<i>Pseudonaja textilis</i>	Eastern Brown Snake	P	4	
Animalia	Aves	Megapodiidae	0008	<i>Alectura lathamii</i>	Australian Brush-turkey	P	1	
Animalia	Aves	Anseranatidae	0199	<i>Anseranas semipalmata</i>	Magpie Goose	V,P	1	
Animalia	Aves	Anatidae	0210	<i>Anas castanea</i>	Chestnut Teal	P	3	
Animalia	Aves	Anatidae	0208	<i>Anas superciliosa</i>	Pacific Black Duck	P	20	
Animalia	Aves	Anatidae	0202	<i>Chenonetta jubata</i>	Australian Wood Duck	P	34	
Animalia	Aves	Anatidae	0203	<i>Cygnus atratus</i>	Black Swan	P	2	
Animalia	Aves	Podicipedidae	0061	<i>Tachybaptus novaehollandiae</i>	Australasian Grebe	P	1	
Animalia	Aves	Columbidae	0028	<i>Columba leucomela</i>	White-headed Pigeon	P	9	
Animalia	Aves	Columbidae	0032	<i>Geopelia humeralis</i>	Bar-shouldered Dove	P	6	
Animalia	Aves	Columbidae	8843	<i>Geopelia placida</i>		P	1	
Animalia	Aves	Columbidae	9931	<i>Geopelia striata</i>	Peaceful Dove	P	10	
Animalia	Aves	Columbidae	0027	<i>Lopholaimus antarcticus</i>	Topknot Pigeon	P	3	
Animalia	Aves	Columbidae	0029	<i>Macropygia phasianella</i>	Brown Cuckoo-Dove	P	4	
Animalia	Aves	Columbidae	0043	<i>Ocyphaps lophotes</i>	Crested Pigeon	P	14	
Animalia	Aves	Columbidae	0034	<i>Phaps chalcoptera</i>	Common Bronzewing	P	1	
Animalia	Aves	Podargidae	0313	<i>Podargus strigoides</i>	Tawny Frogmouth	P	71	
Animalia	Aves	Aegothelidae	0317	<i>Aegothales cristatus</i>	Australian Owlet-nightjar	P	1	
Animalia	Aves	Apodidae	0334	<i>Hirundapus caudacutus</i>	White-throated Needletail	P	V,C,J,K	
Animalia	Aves	Phalacrocoracidae	0100	<i>Microcarbo melanoleucos</i>	Little Pied Cormorant	P	2	
Animalia	Aves	Phalacrocoracidae	0096	<i>Phalacrocorax carbo</i>	Great Cormorant	P	1	
Animalia	Aves	Phalacrocoracidae	0097	<i>Phalacrocorax sulcirostris</i>	Little Black Cormorant	P	4	
Animalia	Aves	Phalacrocoracidae	0099	<i>Phalacrocorax varius</i>	Pied Cormorant	P	3	
Animalia	Aves	Pelecanidae	0106	<i>Pelecanus conspicillatus</i>	Australian Pelican	P	7	
Animalia	Aves	Ciconiidae	0183	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	E1,P	18	
Animalia	Aves	Ardeidae	0186	<i>Ardea intermedia</i>	Intermediate Egret	P	3	
Animalia	Aves	Ardeidae	0189	<i>Ardea pacifica</i>	White-necked Heron	P	3	
Animalia	Aves	Ardeidae	T179	<i>Ardea/Egretta sp.</i>	Unidentified Egret	P	1	
Animalia	Aves	Ardeidae	0977	<i>Bubulcus ibis</i>	Cattle Egret	P	12	
Animalia	Aves	Ardeidae	0193	<i>Butorides striata</i>	Striated Heron	P	1	
Animalia	Aves	Ardeidae	8712	<i>Casmerodius modesta</i>	Eastern Great Egret	P	2	
Animalia	Aves	Ardeidae	0185	<i>Egretta garzetta</i>	Little Egret	P	1	
Animalia	Aves	Ardeidae	0188	<i>Egretta novaehollandiae</i>	White-faced Heron	P	13	
Animalia	Aves	Ardeidae	0192	<i>Nycticorax caledonicus</i>	Nankeen Night Heron	P	1	

Animalia	Aves	Threskiornithidae	0182	<i>Platalea flavipes</i>	Yellow-billed Spoonbill	P	1	
Animalia	Aves	Threskiornithidae	0181	<i>Platalea regia</i>	Royal Spoonbill	P	1	
Animalia	Aves	Threskiornithidae	0179	<i>Threskiornis moluccus</i>	Australian White Ibis	P	3	
Animalia	Aves	Threskiornithidae	0180	<i>Threskiornis spinicollis</i>	Straw-necked Ibis	P	3	
Animalia	Aves	Accipitridae	0220	<i>Accipiter novaehollandiae</i>	Grey Goshawk	P	1	
Animalia	Aves	Accipitridae	0224	<i>Aquila audax</i>	Wedge-tailed Eagle	P	2	
Animalia	Aves	Accipitridae	0234	<i>Aviceda subcristata</i>	Pacific Baza	P	4	
Animalia	Aves	Accipitridae	0219	<i>Circus approximans</i>	Swamp Harrier	P	2	
Animalia	Aves	Accipitridae	0218	<i>Circus assimilis</i>	Spotted Harrier	V,P	2	
Animalia	Aves	Accipitridae	0232	<i>Elanus axillaris</i>	Black-shouldered Kite	P	4	
Animalia	Aves	Accipitridae	0226	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	V,P	1	
Animalia	Aves	Accipitridae	0227	<i>Haliastur indus</i>	Brahminy Kite	P	6	
Animalia	Aves	Accipitridae	0228	<i>Haliastur spheurnus</i>	Whistling Kite	P	2	
Animalia	Aves	Accipitridae	0225	<i>Hieraaetus morphnoides</i>	Little Eagle	V,P	1	
Animalia	Aves	Accipitridae	0230	^^ <i>Lophoictinia isura</i>	Square-tailed Kite	V,P,3	3	
Animalia	Aves	Accipitridae	8739	^^ <i>Pandion cristatus</i>	Eastern Osprey	V,P,3	8	
Animalia	Aves	Falconidae	0239	<i>Falco berigora</i>	Brown Falcon	P	2	
Animalia	Aves	Falconidae	0240	<i>Falco cenchroides cenchroides</i>	Nankeen Kestrel	P	4	
Animalia	Aves	Rallidae	0059	<i>Fulica atra</i>	Eurasian Coot	P	1	
Animalia	Aves	Rallidae	0056	<i>Gallinula tenebrosa</i>	Dusky Moorhen	P	1	
Animalia	Aves	Rallidae	0046	<i>Hypotaenidia philippensis</i>	Buff-banded Rail	P	1	
Animalia	Aves	Rallidae	0058	<i>Porphyrio porphyrio</i>	Purple Swamphen	P	7	
Animalia	Aves	Recurvirostridae	0146	<i>Himantopus himantopus</i>	Black-winged Stilt	P	1	
Animalia	Aves	Charadriidae	0133	<i>Vanellus miles</i>	Masked Lapwing	P	11	
Animalia	Aves	Charadriidae	0134	<i>Vanellus miles novaehollandiae</i>	[Spur-winged Plover]	P	1	
Animalia	Aves	Charadriidae	0135	<i>Vanellus tricolor</i>	Banded Lapwing	P	2	
Animalia	Aves	Jacanidae	0171	<i>Irediparra gallinacea</i>	Comb-crested Jacana	V,P	1	
Animalia	Aves	Scolopacidae	0149	<i>Numenius madagascariensis</i>	Eastern Curlew	P	CE,C,J,K	
Animalia	Aves	Turnicidae	0014	<i>Turnix varius</i>	Painted Button-quail	P	3	
Animalia	Aves	Laridae	0125	<i>Chroicocephalus novaehollandiae</i>	Silver Gull	P	3	
Animalia	Aves	Laridae	0972	<i>Gygis alba</i>	White Tern	V,P	1	
Animalia	Aves	Laridae	0953	<i>Sterna hirundo</i>	Common Tern	P	C,J,K	
Animalia	Aves	Cacatuidae	0269	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	P	1	
Animalia	Aves	Cacatuidae	0271	<i>Cacatua sanguinea</i>	Little Corella	P	5	

Animalia	Aves	Cacatuidae	8862	<i>^Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	V,P,2	V	2	
Animalia	Aves	Cacatuidae	0273	<i>Eolophus roseicapilla</i>	Galah	P		42	
Animalia	Aves	Cacatuidae	0267	<i>Zanda funereus</i>	Yellow-tailed Black-Cockatoo	P		2	
Animalia	Aves	Psittacidae	0281	<i>Alisterus scapularis</i>	Australian King-Parrot	P		3	
Animalia	Aves	Psittacidae	0258	<i>Glossopsitta concinna</i>	Musk Lorikeet	P		1	
Animalia	Aves	Psittacidae	0282	<i>Platycercus elegans</i>	Crimson Rosella	P		2	
Animalia	Aves	Psittacidae	0288	<i>Platycercus eximius</i>	Eastern Rosella	P		24	
Animalia	Aves	Psittacidae	T039	<i>Platycercus sp.</i>	Unidentified Rosella	P		1	
Animalia	Aves	Psittacidae	0256	<i>Trichoglossus chlorolepidotus</i>	Scaly-breasted Lorikeet	P		29	
Animalia	Aves	Psittacidae	9947	<i>Trichoglossus haematodus</i>	Rainbow Lorikeet	P		63	
Animalia	Aves	Psittacidae	8882	<i>Trichoglossus haematodus moluccanus</i>		P		1	
Animalia	Aves	Cuculidae	0338	<i>Cacomantis flabelliformis</i>	Fan-tailed Cuckoo	P		4	
Animalia	Aves	Cuculidae	0339	<i>Cacomantis variolosus</i>	Brush Cuckoo	P		1	
Animalia	Aves	Cuculidae	0349	<i>Centropus phasianinus</i>	Pheasant Coucal	P		4	
Animalia	Aves	Cuculidae	0342	<i>Chalcites basalis</i>	Horsfield's Bronze-Cuckoo	P		1	
Animalia	Aves	Cuculidae	0343	<i>Chalcites lucidus</i>	Shining Bronze-Cuckoo	P		1	
Animalia	Aves	Cuculidae	0347	<i>Eudynamis orientalis</i>	Eastern Koel	P		5	
Animalia	Aves	Cuculidae	0337	<i>Heteroscenes pallidus</i>	Pallid Cuckoo	P		2	
Animalia	Aves	Cuculidae	0348	<i>Scythrops novaehollandiae</i>	Channel-billed Cuckoo	P		3	
Animalia	Aves	Strigidae	9922	<i>Ninox novaeseelandiae</i>	Southern Boobook	P		3	
Animalia	Aves	Tytonidae	9923	<i>Tyto javanica</i>	Eastern Barn Owl	P		5	
Animalia	Aves	Alcedinidae	0319	<i>Ceyx azureus</i>	Azure Kingfisher	P		9	
Animalia	Aves	Alcedinidae	0322	<i>Dacelo novaeguineae</i>	Laughing Kookaburra	P		80	
Animalia	Aves	Alcedinidae	0324	<i>Todiramphus macleayii</i>	Forest Kingfisher	P		3	
Animalia	Aves	Alcedinidae	0326	<i>Todiramphus sanctus</i>	Sacred Kingfisher	P		25	
Animalia	Aves	Coraciidae	0318	<i>Eurystomus orientalis</i>	Dollarbird	P		5	
Animalia	Aves	Climacteridae	0558	<i>Cormobates leucophaea</i>	White-throated Treecreeper	P		10	
Animalia	Aves	Ptilonorhynchidae	0676	<i>Ailuroedus crassirostris</i>	Green Catbird	P		1	
Animalia	Aves	Ptilonorhynchidae	0679	<i>Ptilonorhynchus violaceus</i>	Satin Bowerbird	P		14	
Animalia	Aves	Ptilonorhynchidae	0684	<i>Sericulus chrysocephalus</i>	Regent Bowerbird	P		3	
Animalia	Aves	Maluridae	0529	<i>Malurus cyaneus</i>	Superb Fairy-wren	P		39	
Animalia	Aves	Maluridae	0536	<i>Malurus lamberti</i>	Variegated Fairy-wren	P		15	

Animalia	Aves	Maluridae	9038	<i>Malurus sp.</i>	Unidentified Fairy-wren	P	1	
Animalia	Aves	Acanthizidae	0486	<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill	P	1	
Animalia	Aves	Acanthizidae	0470	<i>Acanthiza lineata</i>	Striated Thornbill	P	27	
Animalia	Aves	Acanthizidae	0471	<i>Acanthiza nana</i>	Yellow Thornbill	P	20	
Animalia	Aves	Acanthizidae	0475	<i>Acanthiza pusilla</i>	Brown Thornbill	P	24	
Animalia	Aves	Acanthizidae	0484	<i>Acanthiza reguloides</i>	Buff-rumped Thornbill	P	11	
Animalia	Aves	Acanthizidae	0504	<i>Chthonicola sagittata</i>	Speckled Warbler	V,P	1	
Animalia	Aves	Acanthizidae	0454	<i>Gerygone mouki</i>	Brown Gerygone	P	13	
Animalia	Aves	Acanthizidae	0453	<i>Gerygone olivacea</i>	White-throated Gerygone	P	4	
Animalia	Aves	Acanthizidae	0493	<i>Neosericornis citreogularis</i>	Yellow-throated Scrubwren	P	1	
Animalia	Aves	Acanthizidae	0488	<i>Sericornis frontalis</i>	White-browed Scrubwren	P	2	
Animalia	Aves	Acanthizidae	0494	<i>Sericornis magnirostra</i>	Large-billed Scrubwren	P	1	
Animalia	Aves	Acanthizidae	0465	<i>Smicrornis brevirostris</i>	Weebill	P	2	
Animalia	Aves	Pardalotidae	0565	<i>Pardalotus punctatus</i>	Spotted Pardalote	P	3	
Animalia	Aves	Pardalotidae	0976	<i>Pardalotus striatus</i>	Striated Pardalote	P	6	
Animalia	Aves	Meliphagidae	0591	<i>Acanthorhynchus tenuirostris</i>	Eastern Spinebill	P	29	
Animalia	Aves	Meliphagidae	0638	<i>Anthochaera carunculata</i>	Red Wattlebird	P	4	
Animalia	Aves	Meliphagidae	0710	<i>Anthochaera chrysoptera</i>	Little Wattlebird	P	16	
Animalia	Aves	Meliphagidae	T210	<i>Anthochaera sp.</i>	Unidentified Wattlebird	P	1	
Animalia	Aves	Meliphagidae	0614	<i>Caligavis chrysops</i>	Yellow-faced Honeyeater	P	101	
Animalia	Aves	Meliphagidae	0597	<i>Lichmera indistincta</i>	Brown Honeyeater	P	2	
Animalia	Aves	Meliphagidae	0634	<i>Manorina melanocephala</i>	Noisy Miner	P	20	
Animalia	Aves	Meliphagidae	0605	<i>Meliphaga lewinii</i>	Lewin's Honeyeater	P	19	
Animalia	Aves	Meliphagidae	0583	<i>Melithreptus brevirostris</i>	Brown-headed Honeyeater	P	11	
Animalia	Aves	Meliphagidae	0578	<i>Melithreptus lunatus</i>	White-naped Honeyeater	P	12	
Animalia	Aves	Meliphagidae	0586	<i>Myzomela sanguinolenta</i>	Scarlet Honeyeater	P	2	
Animalia	Aves	Meliphagidae	0646	<i>Philemon citreogularis</i>	Little Friarbird	P	1	
Animalia	Aves	Meliphagidae	0645	<i>Philemon corniculatus</i>	Noisy Friarbird	P	5	
Animalia	Aves	Meliphagidae	0632	<i>Phylidonyris niger</i>	White-cheeked Honeyeater	P	1	

Animalia	Aves	Meliphagidae	0585	<i>Plectorhyncha lanceolata</i>	Striped Honeyeater	P	1
Animalia	Aves	Orthonychidae	0434	<i>Orthonyx temminckii</i>	Logrunner	P	1
Animalia	Aves	Falcunculidae	0416	<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit	P	1
Animalia	Aves	Psophodidae	0421	<i>Psophodes olivaceus</i>	Eastern Whipbird	P	4
Animalia	Aves	Campephagidae	0424	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike	P	18
Animalia	Aves	Campephagidae	8525	<i>Coracina novaehollandiae melanops</i>		P	1
Animalia	Aves	Campephagidae	0429	<i>Edolisoma tenuirostris</i>	Cicadabird	P	5
Animalia	Aves	Pachycephalidae	0408	<i>Colluricincla harmonica</i>	Grey Shrike-thrush	P	14
Animalia	Aves	Pachycephalidae	0398	<i>Pachycephala pectoralis</i>	Golden Whistler	P	51
Animalia	Aves	Pachycephalidae	0401	<i>Pachycephala rufiventris</i>	Rufous Whistler	P	14
Animalia	Aves	Oriolidae	0671	<i>Oriolus sagittatus</i>	Olive-backed Oriole	P	5
Animalia	Aves	Oriolidae	0432	<i>Sphecotheres vieilloti</i>	Australasian Figbird	P	12
Animalia	Aves	Oriolidae	8534	<i>Sphecotheres vieilloti vieilloti</i>		P	1
Animalia	Aves	Artamidae	0700	<i>Cracticus nigrogularis</i>	Pied Butcherbird	P	9
Animalia	Aves	Artamidae	8495	<i>Cracticus nigrogularis nigrogularis</i>		P	1
Animalia	Aves	Artamidae	T022	<i>Cracticus sp.</i>	Unidentified Butcherbird	P	1
Animalia	Aves	Artamidae	0702	<i>Cracticus torquatus</i>	Grey Butcherbird	P	6
Animalia	Aves	Artamidae	0705	<i>Gymnorhina tibicen</i>	Australian Magpie	P	68
Animalia	Aves	Artamidae	8499	<i>Gymnorhina tibicen tibicen</i>		P	1
Animalia	Aves	Artamidae	0694	<i>Strepera graculina</i>	Pied Currawong	P	4
Animalia	Aves	Dicruridae	0673	<i>Dicrurus bracteatus</i>	Spangled Drongo	P	5
Animalia	Aves	Rhipiduridae	0361	<i>Rhipidura albiscapa</i>	Grey Fantail	P	41
Animalia	Aves	Rhipiduridae	8447	<i>Rhipidura albiscapa alisteri</i>		P	1
Animalia	Aves	Rhipiduridae	0364	<i>Rhipidura leucophrys</i>	Willie Wagtail	P	11
Animalia	Aves	Rhipiduridae	0362	<i>Rhipidura rufifrons</i>	Rufous Fantail	P	6
Animalia	Aves	Corvidae	0930	<i>Corvus coronoides</i>	Australian Raven	P	5
Animalia	Aves	Corvidae	9902	<i>Corvus orru</i>	Torresian Crow	P	3
Animalia	Aves	Corvidae	9067	<i>Corvus sp.</i>	Unidentified Corvid	P	1
Animalia	Aves	Monarchidae	0415	<i>Grallina cyanoleuca</i>	Magpie-lark	P	32
Animalia	Aves	Monarchidae	0373	<i>Monarcha melanopsis</i>	Black-faced Monarch	P	5

Animalia	Aves	Monarchidae	0365	<i>Myiagra rubecula</i>	Leaden Flycatcher	P		5	
Animalia	Aves	Corcoracidae	0693	<i>Corcorax melanorhamphos</i>	White-winged Chough	P		1	
Animalia	Aves	Petroicidae	0392	<i>Eopsaltria australis</i>	Eastern Yellow Robin	P		111	
Animalia	Aves	Petroicidae	0377	<i>Microeca fascians</i>	Jacky Winter	P		2	
Animalia	Aves	Petroicidae	0384	<i>Petroica rosea</i>	Rose Robin	P		1	
Animalia	Aves	Cisticolidae	0525	<i>Cisticola exilis</i>	Golden-headed Cisticola	P		1	
Animalia	Aves	Hirundinidae	0357	<i>Hirundo neoxena</i>	Welcome Swallow	P		3	
Animalia	Aves	Hirundinidae	8568	<i>Hirundo neoxena neoxena</i>		P		1	
Animalia	Aves	Hirundinidae	0360	<i>Petrochelidon ariel</i>	Fairy Martin	P		2	
Animalia	Aves	Hirundinidae	0359	<i>Petrochelidon nigricans</i>	Tree Martin	P		1	
Animalia	Aves	Turdidae	7000	<i>Zoothera sp.</i>	unidentified ground thrush	P		1	
Animalia	Aves	Zosteropidae	0574	<i>Zosterops lateralis</i>	Silvereye	P		61	
Animalia	Aves	Dicaeidae	0564	<i>Dicaeum hirundinaceum</i>	Mistletoebird	P		2	
Animalia	Aves	Estrildidae	0657	<i>Lonchura castaneothorax</i>	Chestnut-breasted Mannikin	P		1	
Animalia	Aves	Estrildidae	0662	<i>Neochmia temporalis</i>	Red-browed Finch	P		130	
Animalia	Aves	Estrildidae	8621	<i>Neochmia temporalis temporalis</i>		P		1	
Animalia	Aves	Estrildidae	0655	<i>Stizoptera bichenovii</i>	Double-barred Finch	P		257	
Animalia	Mammalia	Tachyglossidae	1003	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna	P		8	
Animalia	Mammalia	Dasyuridae	1674	<i>Antechinus stuartii</i>	Brown Antechinus	P		9	
Animalia	Mammalia	Dasyuridae	1008	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V,P	E	2	
Animalia	Mammalia	Dasyuridae	1017	<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	V,P		8	
Animalia	Mammalia	Peramelidae	1093	<i>Isoodon macrourus</i>	Northern Brown Bandicoot	P		4	
Animalia	Mammalia	Peramelidae	1097	<i>Perameles nasuta</i>	Long-nosed Bandicoot	P		8	
Animalia	Mammalia	Phascolarctidae	1162	<i>Phascolarctos cinereus</i>	Koala	E1,P	E	224	
Animalia	Mammalia	Vombatidae	1165	<i>Vombatus ursinus</i>	Bare-nosed Wombat	P		1	
Animalia	Mammalia	Petauridae	1136	<i>Petaurus australis</i>	Yellow-bellied Glider	V,P	V	1	
Animalia	Mammalia	Petauridae	1138	<i>Petaurus breviceps</i>	Sugar Glider	P		21	
Animalia	Mammalia	Petauridae	1137	<i>Petaurus norfolcensis</i>	Squirrel Glider	V,P		13	
Animalia	Mammalia	Pseudocheiridae	1133	<i>Petauroides volans</i>	Southern Greater Glider	E1,P	E	3	
Animalia	Mammalia	Pseudocheiridae	1129	<i>Pseudocheirus peregrinus</i>	Common Ringtail Possum	P		42	

Animalia	Mammalia	Acrobatidae	1147	<i>Acrobates pygmaeus</i>	Feathertail Glider	P		11	
Animalia	Mammalia	Phalangeridae	T082	<i>Trichosurus sp.</i>	brush-tail possum	P		10	
Animalia	Mammalia	Phalangeridae	1113	<i>Trichosurus vulpecula</i>	Common Brushtail Possum	P		25	
Animalia	Mammalia	Macropodidae	1265	<i>Macropus giganteus</i>	Eastern Grey Kangaroo	P		24	
Animalia	Mammalia	Macropodidae	T085	<i>Macropus sp.</i>	kangaroo / wallaby	P		19	
Animalia	Mammalia	Macropodidae	1261	<i>Notamacropus rufogriseus</i>	Red-necked Wallaby	P		72	
Animalia	Mammalia	Macropodidae	1236	<i>Thylogale thetis</i>	Red-necked Pademelon	P		2	
Animalia	Mammalia	Macropodidae	1242	<i>Wallabia bicolor</i>	Swamp Wallaby	P		5	
Animalia	Mammalia	Pteropodidae	1282	<i>Pteropus alecto</i>	Black Flying-fox	P		9	
Animalia	Mammalia	Pteropodidae	1280	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	56	
Animalia	Mammalia	Pteropodidae	1281	<i>Pteropus scapulatus</i>	Little Red Flying-fox	P		3	
Animalia	Mammalia	Pteropodidae	T087	<i>Pteropus sp.</i>	Flying-fox	P		11	
Animalia	Mammalia	Rhinolophidae	1303	<i>Rhinolophus megaphyllus</i>	Eastern Horseshoe-bat	P		1	
Animalia	Mammalia	Molossidae	1324	<i>Austronomus australis</i>	White-striped Freetail-bat	P		1	
Animalia	Mammalia	Vespertilionidae	1349	<i>Chalinolobus gouldii</i>	Gould's Wattled Bat	P		1	
Animalia	Mammalia	Vespertilionidae	1357	<i>Myotis macropus</i>	Southern Myotis	V,P		1	
Animalia	Mammalia	Vespertilionidae	1334	<i>Nyctophilus gouldi</i>	Gould's Long-eared Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1377	<i>Vespadelus pumilus</i>	Eastern Forest Bat	P		1	
Animalia	Mammalia	Vespertilionidae	1379	<i>Vespadelus vulturnus</i>	Little Forest Bat	P		3	
Animalia	Mammalia	Miniopteridae	1346	<i>Miniopterus australis</i>	Little Bent-winged Bat	V,P		6	
Animalia	Mammalia	Miniopteridae	3330	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V,P		1	
Animalia	Mammalia	Muridae	1415	<i>Hydromys chrysogaster</i>	Water-rat	P		1	
Animalia	Mammalia	Balaenopteridae	1572	<i>Balaenoptera edeni</i>	Bryde's Whale	P		1	
Animalia	Mammalia	Delphinidae	1605	<i>Globicephala macrorhynchus</i>	Short-finned Pilot Whale	P		1	
Plantae	Flora	Asteliaceae	1018	<i>Cordyline stricta</i>	Narrow-leaved Palm Lily	P		2	
Plantae	Flora	Cyatheaceae	8074	<i>Cyathea australis</i>	Rough Treefern	P		1	
Plantae	Flora	Cyperaceae	2442	<i>Gahnia sieberiana</i>	Red-fruit Saw-sedge	P		1	
Plantae	Flora	Myrtaceae	4096	<i>Eucalyptus glauca</i>	Slaty Red Gum	V	V	2	

Plantae	Flora	Myrtaceae	4179	<i>Eucalyptus seeana</i>	Eucalyptus seeana population in the Greater Taree local government area	E2		393	
Plantae	Flora	Myrtaceae	4283	<i>Rhodamnia rubescens</i>	Scrub Turpentine	E4A	CE	3	
Plantae	Flora	Orchidaceae	4424	<i>Dendrobium gracilicaule</i>		P		1	
Plantae	Flora	Orchidaceae	DEND	<i>Dendrobium spp.</i>		P		1	
Plantae	Flora	Orchidaceae	7888	<i>Dipodium variegatum</i>		P		1	
Plantae	Flora	Orchidaceae	4473	<i>Microtis unifolia</i>	Common Onion Orchid	P		2	
Plantae	Flora	Orchidaceae	4477	<i>Papillilabium beckleri</i>		P		1	
Plantae	Flora	Orchidaceae	4497	<i>Prasophyllum elatum</i>	Tall Leek Orchid	P		1	
Plantae	Flora	Orchidaceae	4562	<i>Pterostylis nutans</i>	Nodding Greenhood	P		1	
Plantae	Flora	Orchidaceae	PTER	<i>Pterostylis spp.</i>	Greenhood	P		1	
Plantae	Flora	Orchidaceae	11877	<i>Spiranthes australis</i>	Ladies' Tresses	P		1	
Plantae	Flora	Orchidaceae	THEL	<i>Thelymitra spp.</i>		P		2	
Plantae	Flora	Proteaceae	7509	<i>Banksia spinulosa</i> var. <i>collina</i>		P		1	
Plantae	Flora	Proteaceae	5445	<i>Lomatia silaifolia</i>	Crinkle Bush	P		1	
Plantae	Flora	Proteaceae	5462	<i>Persoonia levis</i>	Broad-leaved Geebung	P		1	
Plantae	Flora	Proteaceae	5463	<i>Persoonia linearis</i>	Narrow-leaved Geebung	P		3	
Plantae	Flora	Proteaceae	8596	<i>Persoonia stradbokensis</i>		P		1	
Plantae	Flora	Pteridaceae	7997	<i>Adiantum aethiopicum</i>	Common Maidenhair	P		3	
Plantae	Flora	Pteridaceae	8000	<i>Adiantum hispidulum</i>	Rough Maidenhair	P		1	
Plantae	Flora	Xanthorrhoeaceae	8843	<i>Xanthorrhoea malacophylla</i>		P		1	

Appendix 4 – Consultation Documents

22 January 2024

Dear Neighbour

RE: Proposed New School Building at Manning Valley Anglican College

I write with regard to a proposal to establish a new school building at Manning Valley Anglican College, 94 Princes Street Cundletown.

The new building would replace a smaller existing school building currently positioned in the location. The new building would be comprised of a 1 storey prefabricated metal framed building, built to architectural specification and local energy requirements.

The proposed building includes an open learning space, toilet facilities, classrooms and walkways. A map showing the indicative location and extent of the proposal is included within this correspondence, along with indicative renders of the proposed building.

The proposal is anticipated to involve the following work:

- Removal of existing temporary school building and site preparation,
- Transportation of prefabricated building components to site,
- Installation of the building on-site; and
- Finishing and connection to infrastructure and services.

The works are proposed to be undertaken in early 2024 and will take approximately 8 weeks to complete. The building components will be largely manufactured offsite, which will minimise any potential construction impacts. Any minor impacts of the proposal, which are likely to be experienced during construction, may include some additional construction traffic accessing the college site and some noise from construction activities.

Manning Valley Anglican College invites you to provide a submission on this proposal. Submissions are invited until 22 February 2024 and should be addressed to:

The Principal
Manning Valley Anglican College
94 Princes Street
Cundletown NSW 2430

Alternatively, you can call the college on (02) 6553 8844 or email your submission to admin@mvac.nsw.edu.au.

Yours sincerely



Darren Parks
Principal

ANGLICAN DIOCESE OF NEWCASTLE

PO Box 162, Cundletown NSW 2430 | Email: admin@mvac.nsw.edu.au
ABN: 51 748 431 161 **CAMPUS:** 94 PRINCES STREET | CUNDLETOWN
(P) (02) 6553 8844



Figure 1: Indicative Location of Proposed Building

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Figure 2: Indicative Renders of Proposed Building



BIRDS-EYE VIEW 1




BIRDS-EYE VIEW 2



NORTH EAST VIEW



ENTRANCE VIEW

		3 Module unit, Single story, 211 sqm, 2017/18		Rev		Client		Project		Drawing No	
Issue	Date	Revision	For	Issue	Date	Revision	For	Issue	Date	Revision	For
1	01/12/23	1	FOR CLIENTS	1	01/12/23	1	FOR CLIENTS	1	01/12/23	1	FOR CLIENTS
2	08/12/23	1	FOR CLIENTS	2	08/12/23	1	FOR CLIENTS	2	08/12/23	1	FOR CLIENTS
3	15/12/23	1	FOR CLIENTS	3	15/12/23	1	FOR CLIENTS	3	15/12/23	1	FOR CLIENTS
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MANNING VALLEY ANGLICAN COLLEGE		3D VIEWS		MANNING VALLEY ANGLICAN COLLEGE		211		CC070 K		INFORMATION	
94 Princess St, Cundlinton NSW 2430, Australia											



Kieran Metcalfe <completeplanningandenvironment@gmail.com>

Consultation - Proposed New School Building at Manning Valley Anglican College

Ben Lim-Cooper <ben.lim-cooper@midcoast.nsw.gov.au>

Thu, Feb 8, 2024 at 12:29 PM

To: "completeplanningandenvironment@gmail.com" <completeplanningandenvironment@gmail.com>

Good morning Kieran,

Thank you for the opportunity for Council to provide comments in relation to the Part 5 assessment associated with removal of existing building and replacement with new at Manning Valley Anglican College.

The Draft REF and concept plans have been circulated to relevant Council staff for comment. These comments are summarised as follows:

Stormwater:

It is requested that a rainwater tank with a minimum capacity of 10KI is installed in association with the new building. All stormwater generated by the roof of the new building should be directed to the rainwater tank for re-use. Tank overflow must be connected to the existing drainage infrastructure serving the site.

Water and Sewer:

It is requested that a s.68 application be submitted to Council for connection of the building to water and sewer.

Thank you for your consideration of the above.

Regards,

Ben

Ben Lim-Cooper | Senior Development Planner

Direct (02) 7955 7405

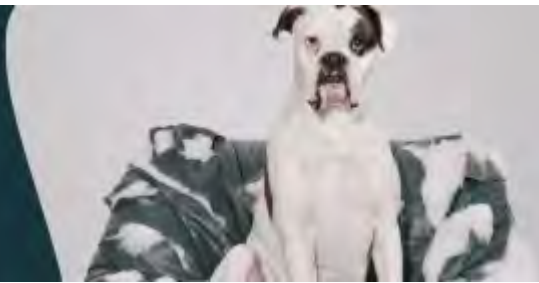
Email ben.lim-cooper@midcoast.nsw.gov.au | midcoast.nsw.gov.au



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From: Ben Lim-Cooper <ben.lim-cooper@midcoast.nsw.gov.au>

Sent: Wednesday, January 24, 2024 10:12 AM

To: Ben Lim-Cooper <ben.lim-cooper@midcoast.nsw.gov.au>

Subject: FW: Consultation - Proposed New School Building at Manning Valley Anglican College

Ben Lim-Cooper | Senior Development Planner

Direct (02) 7955 7405

Email ben.lim-cooper@midcoast.nsw.gov.au | midcoast.nsw.gov.au



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community in a way that
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From: Kieran Metcalfe <completeplanningandenvironment@gmail.com>

Sent: Saturday, January 20, 2024 12:35 PM

To: MidCoast Council <council@midcoast.nsw.gov.au>

Subject: Consultation - Proposed New School Building at Manning Valley Anglican College

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Good afternoon,

Complete Planning and Environment has been engaged to undertake an assessment of a proposed new school building at Manning Valley Anglican College, [94 Princes Street Cundletown](#), in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*.

The subsequent draft review of environmental factors is attached. This information is being provided to Council in accordance with the NSW Code of Practice for Part 5 Activities for Registered Non-Government Schools.

Council is invited to review the attached proposal and to provide feedback to Manning Valley Anglican College by 22 February 2024.

Please don't hesitate to contact me, or the Principal at Manning Valley Anglican College on (02) 6553 8844 or admin@mvac.nsw.edu.au, should you require any additional information in relation to this matter.

Kind Regards

Kieran Metcalfe

Principal | Complete Planning and Environment

0439 621 925

Complete Planning and Environment



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