



10 December 2020

Presbyterian Ladies' College, Sydney

Minor Alterations and Additions to Change room Facilities – Thompson Hall

DECISION STATEMENT

Introduction

Presbyterian Ladies' College (PLC) Sydney is the proponent for the proposed minor alterations and additions works for the purpose of a change room extension at 1 Meta Street, Croydon (the site), legally described as Lot 1 in DP 1196849. The works are proposed to the existing change room facilities on the ground floor of the 1980's Thompson Hall building.

The proposed activity has been classed as a Class 1 - Review of Environmental Factors (REF) in accordance with the NSW Code of Practice for Part 5 Activities for registered nongovernment schools (the Code). The works are proposed under Clause 36 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP).

A REF was prepared by DFP Planning Pty Ltd dated 10 December 2020 to assess the potential impacts of the proposed activity. The REF was prepared in accordance with Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act), Clause 228 of the Environmental Planning and Assessment Regulation 2000 and the Code.

To allow the proposed activity to proceed, PLC must make a determination of the REF in accordance with Part 5 of the EP&A Act.

The objectives of the Decision Statement are to:

- Assess the environmental impacts of the proposed activity and determine the significance of those impacts;
- Document consultation with agencies and the public;
- Explain why the key conclusions in the REF were or were not accepted;
- Document the authorised person's engagement with the REF;
- Make a determination of the proposed activity, or make a decision that there is sufficient information to discharge the duty under Section 111 of the EP&A Act.

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Description of Proposed Activity

The proposed works can be generally summarised as:

- Removing a portion of the existing external change room wall;
- Constructing new walls between the existing walkway columns to create a new internal space, including installing new windows to match the existing;
- The materiality of the new walls and windows will be in line with the existing brickwork and aluminium; and
- Fitting out of the change room new space.

The subject (new) works will have an area of 5.5m x 2.7m.

Works are also proposed within the existing change room spaces, which will be undertaken as exempt development pursuant to the Education SEPP (shown in blue) in **Figure 1** below.

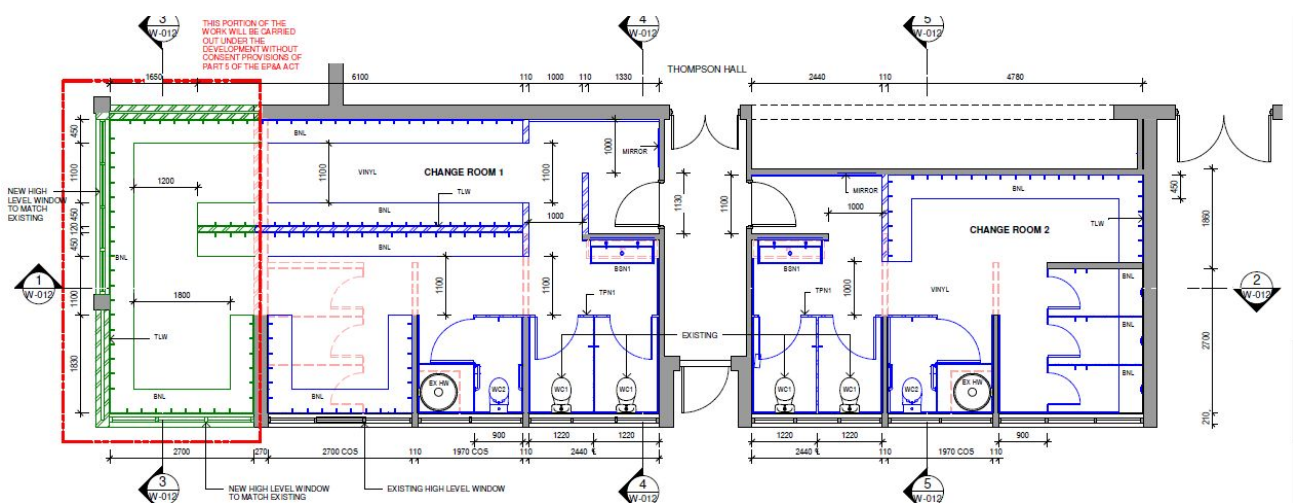


Figure 1 Floor plan (development subject to this REF shown in green), exempt works shown in blue

Consultation

In accordance with the provisions of the relevant Code the project underwent scoping, assessment and consultation prior to the preparation of a REF.

Mandatory consultation was undertaken from 24th November 2020 for 21 days. Written notice was provided to Burwood Council. Correspondence was received from Burwood Council on 26th November 2020 advising that no objection was raised to the proposed works.

Consideration of Environmental Impacts

The REF details the proposed activity, assesses the potential impact of the proposed activity on the environment and provides management measures to avoid, manage and/or offset those impacts.

The main issues raised in the REF and the submissions related to:

- Legislative planning requirements of Commonwealth, State and Local planning policies and legislation, specifically the Education SEPP and school planning principles;
- Key triggers of environmental impact and consideration, specifically in relation to bushfire prone land and flood plaining issues.
- Environmental, economic and social impacts and in particular the need to provide for the efficient construction and operation of low impact educational infrastructure to meet the needs of the growing population in the surrounding region.

The REF addresses the requirements of Section 111 of the EP&A Act by considering, to the fullest extent possible, all matters affecting or likely to affect the environment from the proposed activity. The REF also considers factors prescribed under Clause 228 of the Environmental Planning and Assessment Regulation 2000.

The REF assesses and considers the likely significance of the environmental impacts of the proposed activity under Clause 112 of the EP&A Act.

Mitigation measures are provided in the REF for implementation during the demolition and construction process.

Conclusion

The REF report concludes that the proposed activity is not likely to significantly affect the environment or threatened species, populations or ecological communities, or their habitats.

The REF also considers that the proposed activity is not likely to have a significant impact on matters of National Environmental Significance (NES) or Commonwealth land, and therefore does not require a referral under the Commonwealth EPBC Act.

With conclusions of the environmental impacts detailed in the REF, the key conclusions are accepted for the following reasons:

- The REF has been prepared by persons appropriately qualified and trained to consider and assess the impacts of the proposed activity;
- It is considered that the REF provides a true and fair review of the proposed activity in relation to its potential effects on the environment;
- The REF is comprehensive and examines and takes into account, to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposed activity.

Determination

I, **David Savill** as an authorised person on behalf of PLC Sydney, have examined and considered the REF prepared by DFP Planning Pty Ltd for the proposed extension to the change room facilities in Thompson Hall at PLC Sydney in accordance with section 111 of the Environmental Planning and Assessment Act 1979.

I have been provided with a detailed briefing of the REF and have gained an understanding of the impacts of the proposed activity.

As per the requirements of the relevant Code, I have not been involved in conducting the assessment of the proposed activity.

The proposed activity is not likely to significantly affect the environment and is not likely to significantly affect threatened species, populations, ecological communities or their habitats.

I determine that an Environmental Impact Statement and Species Impact Statement are not required in respect to the proposed activity. The proposed activity may now proceed subject to the implementation of the mitigation measures stipulated in the REF.

This is not a conditional decision and no further conditions are required (other than the mitigation measures stipulated in the REF).



David Savill

Chief Operations Officer

On Behalf of Presbyterian Ladies' College Sydney