



MOUNT ANNAN CHRISTIAN COLLEGE

Mount Annan Christian College Administration Building

Decision Statement

28 August 2019

Introduction

Mount Annan Christian College (**MACC**) is the proponent for the proposed construction of a new administration building centrally located amongst existing buildings on land known as Lot 2 DP 1019708 No. 347 Narellan Road, Currans Hill (**site**).

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 non-government schools (**Code**).

State Planning Services (**SPS**) prepared an REF dated July 2019 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* (**EPA Act**), clause 228 of the *Environmental Planning and Assessment Regulation 2000* (**EPA Regulation**) and the Code.

To allow the proposed activity to proceed, MACC must make a determination of the REF in accordance with Part 5 of the EPA Act.

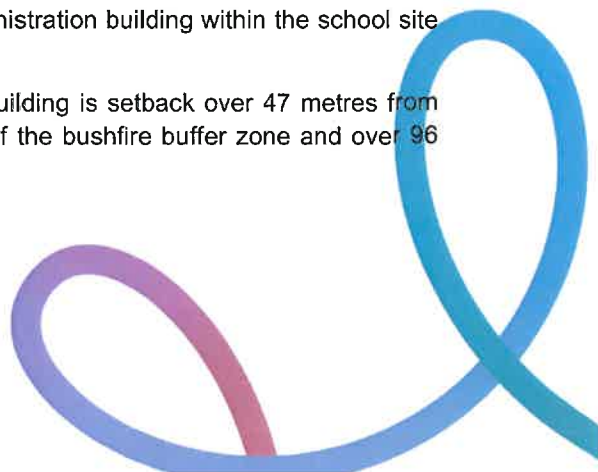
The objectives of the Decision Statement are to:

- 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; and
- Make a determination of the proposed activity, or make a decision that there is sufficient information to discharge the duty under Part 5 of the EPA Act.

Description of the Proposed Activity

The proposed activity is for the construction of a single-storey administration building within the school site adjacent to the existing school hall and classrooms.

The school site occupies 14.123ha of land and the single-storey building is setback over 47 metres from the nearest side boundary. The administration building is outside of the bushfire buffer zone and over 96 metres from the nearest item of heritage significance.





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The works are located within a gently undulating and underutilised part of the subject land. There are 17 trees to be removed, yet none have been identified as significant and there will be no impact on threatened species or their habitat.

The new building comprises administration facilities for the existing school including staff rooms, offices, lounges, amenities, and storage facilities.

No intensification of students or staff is proposed and no additional car parking will be provided.

Consultation

In accordance with the provisions of the Code mandatory consultation was undertaken between 18 July 2019 and 16 August 2019. Written notice was provided to relevant government authorities including the NSW Rural Fire Service, NSW Office of Environment and Heritage, Camden Council and the owners of neighbouring properties with consideration of submissions received within 21 business days of the date of correspondence.

No submissions were made during this period.

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 *State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 (ESEPP)* and school planning principles;
- Key triggers of environmental impact and consideration, specifically in relation to bushfire prone land, ecology and heritage planning issues; and
- 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 Part 5 of the EPA 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 EPA Regulation.

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





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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 *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**).

The key conclusions of the environmental impacts detailed in the REF, 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; and
- The REF is comprehensive and examines and takes into account, to the fullest extent possible, all matters affecting or likely to affect the environmental as a result of the proposed activity.





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Determination

I, GABI KOROCZ, as an authorised person on behalf of MACC, have examined and considered the REF prepared by SPS for the proposed administration building at Lot 2 DP 1019708 No. 347 Narellan Road, Currans Hill in accordance with Part 5 of the EPA Act.

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

As per the requirements of the 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 (**EIS**) and Species Impact Statement (**SIS**) are not a requirement for the proposed activity.

The proposed activity may now proceed subject to the following conditions:

1. Certification and compliance to be achieved in accordance with the National Construction Code (**NCC**);
2. Implementation and compliance with all mitigation measures stipulated in the REF; and
3. Appointment of a suitably qualified person as an Environmental Management Representative (**EMR**) to monitor the works and ensure compliance with relevant legislation, manage day to day issues related to environmental management onsite including any unexpected issues that may arise during construction that were not previously identified and to ensure compliance with the Construction Management Plan.

Signed

Gabi Korocz

On behalf of Mount Annan Christian College

Date

29/09/2019

