

Arndell Anglican College Capital Works Alterations, Internal Works and Fitout of Existing Whelan Classroom Building

Decision Statement

23rd August 2022

Introduction

The Anglican Schools Corporation (TASC) is the proponent for the proposed alterations, internal works and fitout of the existing Whelan classroom building at Arndell Anglican College, Oakville. The existing Whelan building is located central to the school campus area and well removed from any adjoining rural residential properties.

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 (the Code).

A REF was prepared by Ingham Planning Pty Ltd dated August 2022 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, TASC 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.

Description of the Proposed Activity

The proposed development is located within the existing school property known as Arndell Anglican College located at 118-132 Wolseley Road, Oakville – Lot 18 DP 1252151.

The proposed activity is for alterations, internal works and fitout of the existing Whelan building. The renovation and refurbishment works include demolition of internal walls to staff offices, storage areas, toilet/ kitchen and adjoining classrooms and the construction of new operable walls to classrooms, provision of central staff room with kitchen and new accessible and ambulant compliant door openings and toilet facilities. The internal classrooms will be refurbished and will be fitted out with interactive whiteboards, air conditioning, electrical and data provisions, LED lighting and floor coverings.

The works within the existing single storey building is located central to the school campus and well setback from surrounding public roads and adjoining rural residential properties.

There are no changes proposed to vehicle access or approved traffic arrangements to the school site.

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 the 27th June and 30th July 2022. Written notice was provided to relevant government authorities (ie. Rural Fire Service), local council (Hawkesbury City Council) and owners of neighbouring properties with consideration made to submissions received within 21 business days of date of correspondence.

Any submissions made during this period have been considered in the REF.

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 planning issues.
- Environmental, economic and social impacts particularly 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 5.5 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 170 of the Environmental Planning and Assessment Regulation 2021.

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

Mitigation measures are provided in the REF for implementation during the 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 of 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, Janet Jensen, as an authorised person on behalf of The Anglican Schools Corporation, have examined and considered the REF prepared by Ingham Planning Pty Ltd for alterations, internal works and fitout of the existing Whelan building at Arndell Anglican College in accordance with Section 5.5 of the Environmental Planning and Assessment Act 1979 (as amended).

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 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)

Signed



The Anglican Schools Corporation

Date: 25 August 2022
