



Decision Statement

1. Background

The Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School (the School), is the proponent for the proposed use of an existing demountable building at 681 Pacific Highway, Gordon, for classrooms.

The proposed activity has been classified as a Class 1 – Review of Environmental Factors (REF) 'minor school development' in accordance with the *NSW Code of Practice for Part 5 Activities for registered non-government schools* (the Code).

D.M. Planning Pty Ltd has prepared a REF to assess the potential impacts of the proposal 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.

In order for the activity to proceed, the school must make a determination of the REF in accordance with Part 5 of the EPA Act.

2. Description of the proposed activity

The proposal is for the operation of five classrooms from the existing demountable building, which is centrally located within the school site, on the southern side of the sporting field.

The existing demountable building is single storey, with a rectangular footprint measuring 36.1m x 7.3m. There is a 1.8m wide, open timber walkway running along the northern elevation with access to the walkway via a ramp at the western end and a small set of stairs on the eastern end.

3. Consideration of Environmental Impacts

The proposal is within the school site and includes the use of an existing single storey, demountable building for classrooms. Environmental impacts are minimal for the following reasons:

- There are no building works proposed;
- The use of the demountable building for classrooms is consistent with the existing school use;
- The proposal is compatible with the existing surrounding land uses; and
- The proposal will not generate in an increase in staff or student numbers or vehicle movements to the site of greater than 10%.

The main issues discussed in the REF relate 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
- Key environmental considerations.

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.

4. Conclusion

The REF concludes that the proposal will not affect threatened species, populations, ecological communities or their habitats.

The REF also finds that the proposed activity will not impact on matters of National Environmental Significance or Commonwealth land, and therefore does not require a referral under the *Environment Protection and Biodiversity Conservation Act 1999*. 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 proposal;
- The REF provides a true and fair review of the proposal concerning its potential effects on the environment; and
- The REF is comprehensive and takes into account, to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposal.

5. Determination

I, Robert Ramsbottom, am authorised by the Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School, to determine the proposal for the use of an existing demountable building for classrooms, and have not conducted the prior assessment of the Review of Environmental Factors (REF).

I have reviewed and examined the REF prepared by D.M Planning Pty Ltd for the proposed classroom use of the existing demountable building at 681 Pacific Highway, Gordon, in accordance with Part 5 of the EPA Act.

Having taken into consideration the assessment and evaluation of the proposal outlined in the REF, I determine that it 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 required.

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

1. Compliance with any relevant provisions of the National Construction Code (NCC).
2. Implementation and compliance with the conditions stipulated in the REF.

I can confirm that this Decision Statement and the REF for the proposal will be made available on the school's website prior to the commencement of the proposed activity.



Name: Robert Ramsbottom
UCA Property Officer

Date: 07/08/2020