

# Further Decision Statement (Carpark)

## Introduction

Oxford Falls Grammar School (OFGS) is the proponent for the proposed construction of a carpark, on land known as Lot 100 DP 1240806, No 1078 Oxford Falls Road, Oxford Falls.

The proposed activity has been classified as a Class 1 – Review of Environmental Factors (REF) ‘other development works’ in accordance with the *NSW Code of Practice for Part 5 Activities for registered nongovernment schools* (the Code).

This further Decision Statement is an update to two previous Decision Statements that covered a larger scope of works and included a library, administration building and carpark (the original development).

D.M. Planning Pty Ltd has prepared a revised REF to assess the potential impacts of the proposed carpark 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* (EP&A Regulation) and the Code.

In order for the activity to proceed, OFGS must make a determination of the revised REF in accordance with Part 5 of the EP&A Act.

## Description of the Proposed activity

The modified proposal is a single storey, at grade carpark (with 84 car spaces) with access via the existing vehicle crossing from Dreadnought Road.

A comprehensive landscaping scheme is included. The purpose of the carpark is to provide much needed additional on-site car parking to allow for the allocation of dedicated spaces to staff. The additional car parking will also have a positive impact on the amenity of the surrounding area by reducing on-street carparking.

The proposed carpark will not increase student or staff numbers.

## Consultation

Section 4 of the Code does not require consultation for a modified proposal where there are no increased environmental impacts.

Mandatory community consultation of the original development was undertaken between 3 April 2020 and 5 May 2020. Written notice was provided to the relevant State Government agencies being the NSW Rural Fire Service, Sydney Water, Ausgrid, the Department of Primary Industries, the State Emergency Services and Northern Beaches Council as well as the owners of neighbouring properties. These agencies and neighbours were invited to provide response submissions on the proposed activity within 21 business days of the date of the correspondence.

The following two submissions were received:

- Response 2020/2377539 from Northern Beaches Council dated 1 May 2020
- Response SYD20/00404/01 from Transport for NSW (TfNSW) 15 May 2020

Both submissions have been considered in detail. The issues raised in the correspondence have been assessed and addressed in the assessment of the proposed activity.

Following further exchanges with Council, the School has decided to amend the proposed development.

## Consideration of Environmental Impacts

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

The main issues raised in the revised 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 school planning principles;
- Key environmental considerations, specifically in relation to bushfire prone land, ecology and heritage planning issues; and
- Efficient construction and operation of educational infrastructure to meet the needs of the growing population in the surrounding region.

The REF addresses the requirements of Part 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 228 of the EP&A Regulation.

## Conclusion

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

The REF also finds that the proposed activity is not likely to have a significant 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 proposed activity;
- 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, 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 Greg Morris, am authorised by Oxford Falls Grammar School to determine the proposal for a carpark and have not conducted the prior assessment of the Review of Environmental Factors (REF).

I have reviewed and examined the revised REF prepared by D.M Planning Pty Ltd for the proposed carpark at Lot 100 DP 1240806, No 1078 Oxford Falls Road, Oxford Falls, in accordance with Part 5 of the EP&A Act.

Having taken into consideration the assessment and evaluation of the proposed activity (carpark) 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. 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.
3. The preparation of a Construction Environmental Management Plan (CEMP).

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

Name: Greg Morris

Head of Operations

Oxford Falls Grammar School

Date: 8 April 2021