



**Alterations to Maintenance Building – Oxley College  
Oxley College – 11-29 Railway Road, Burradoo**

**DECISION STATEMENT**

**20 December 2021**

Introduction

Oxley College is the proponent for the proposed alterations to the maintenance building at Oxley College, 11-29 Railway Road, Burradoo (the site). The proposed works are for alterations to and refurbishment of an existing single storey maintenance building for the creation of two (2) specialist classroom spaces with a storeroom.

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). The works are proposed under Clause 36 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP).

A Review of Environmental Factors (REF) was prepared by DFP Planning Pty Ltd dated 20 December 2021 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.

In order for the proposed activity to proceed, Oxley College 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; and
- 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.

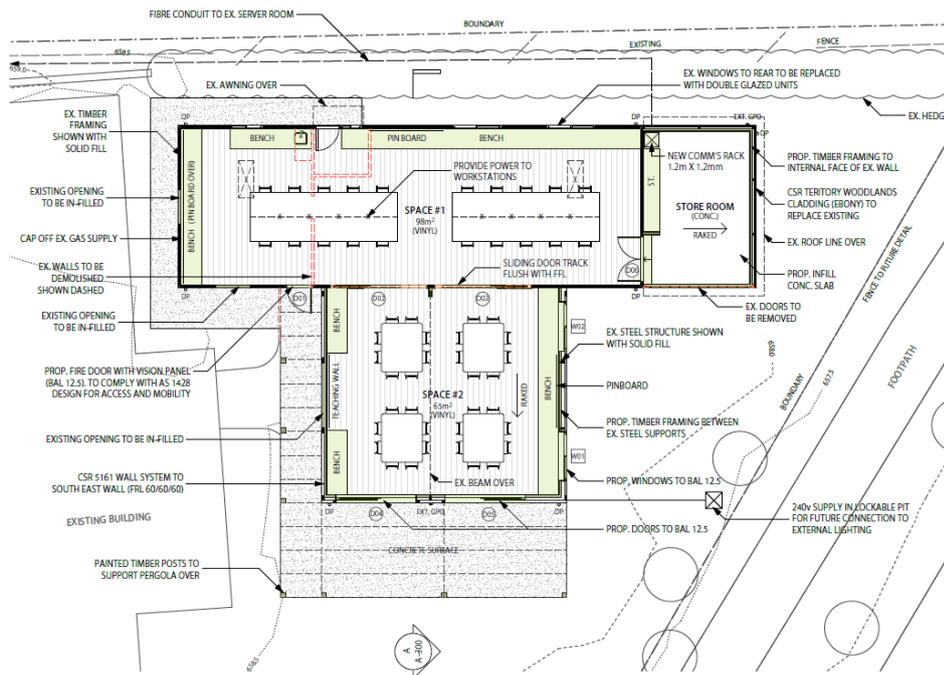
## Description of Proposed Activity

The proposed works can be generally summarised as minor alterations to and refurbishment of an existing single storey maintenance building (**Figure 1**) for the creation of two (2) specialist classroom spaces with an associated storeroom (**Figure 2**). The works will include erosion and sediment control measures, as well as site management and waste management measures to ensure environmental impacts are minimised, mitigated and avoided.

The Bushfire Hazard Assessment which accompanies the REF provides an assessment of the works and recommends that the building be upgraded to meet BAL 12.5 in accordance with AS3959 218 *Construction of Buildings in Bushfire-Prone Areas* and *Planning for Bushfire Protection 2019*. The recommendations of the Bushfire Hazard Assessment are incorporated into the mitigation measures and conditions of the REF.



**Figure 1** North-eastern façade of Maintenance Building



**Figure 2** Ground Floor Plan (Source: Tziallas Architects)

## Consultation

In accordance with the provisions of the relevant Code, the project underwent scoping and assessment prior to the preparation of the REF. The provisions of the Education SEPP do not require any mandatory consultation of the works with Council, the NSW RFS or other authority. Refer to Section 3.3.1 of the REF for more details.

## 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 heritage issues.
- Environmental, economic and social impacts and in particular the need to provide for the efficient maintenance and operation of low impact educational infrastructure to meet the needs of the 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 arising 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 and conditions 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.

Having regard to 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; and

- The additional required works have been found to have an environmental impact no greater than the previously assessed roof replacement project

### Determination

I, Matthew Powell as an authorised person on behalf of Oxley College, have examined and considered the REF prepared by DFP Planning Pty Ltd for the proposed development for alterations to the maintenance building in accordance with section 111 of the *Environmental Planning and Assessment Act 1979*.

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 neither an Environmental Impact Statement nor a Species Impact Statement are required in respect to the proposed activity. The proposed activity may now proceed subject to the implementation of the mitigation measures and conditions stipulated in the REF.

This is not a conditional decision and no further conditions are required (other than the mitigation measures and conditions stipulated in Appendix 5 of the REF).



Matthew Powell  
*Senior Town Planner*



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On Behalf of **Oxley College**