



DECISION STATEMENT

1. Background

Green Point Christian College (GPCC) is the proponent for the proposed construction of two classrooms and staff offices at 382 Avoca Drive, Green Point NSW 2251 (Lots 2341 & 2342 DP1276281).

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

de Witt Consulting 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 (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, GPCC must make a determination of the REF in accordance with Part 5 of the EP&A Act.

2. Description of the proposed activity

The proposed works, the subject of the REF, comprise the erection of a modular school structure in the form of a demountable single storey classroom building housing 2 classrooms, breakout space and storeroom, and a modular office structure featuring 2 office spaces, foyer and generator room for general learning purposes.

Hours of operation will be the same as the existing school hours. The proposed classrooms are to accommodate a small increase of students but is noted as being within the parameters of allowable student number increase under the SEPP (less than 10%).

3. Consultation

In accordance with the provisions of the Code, mandatory community consultation was undertaken between 11 September 2023 and 5 October 2023. Written notice was provided to the relevant State Government agencies being the NSW Rural Fire Service and Central Coast 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.

No objections were raised as part of the consultation.

4. Consideration of Environmental Impacts

Environmental impacts generated by the proposal will be minimal for the following reasons:

- The proposal is consistent with the existing school use;
- The proposal is compatible with the existing surrounding land uses; and
- The main issues discussed in the REF relate to legislative planning requirements of Commonwealth, State and local planning policies and legislation, specifically Chapter 3 of the State Environmental Planning Policy – Transport and Infrastructure 2021 (the T&I SEPP); and
- Key environmental considerations.

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.

5. 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.

6. Determination

I, Michael Lowbridge, am authorised by Green Point Christian College, to determine the proposal for the construction of two classrooms and office space and have not conducted the prior assessment of the Review of Environmental Factors (REF).

I have reviewed and examined the REF prepared by de Witt Consulting for the above-mentioned development, at 382 Avoca Drive, Green Point NSW 2251 (Lots 2341 & 2342 DP1276281), in accordance with Part 5 of the EP&A 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.



Michael Lowbridge
Business Manager

16 October 2023