



Minor alterations to the Dean Building (gymnasium) – St Patricks College St Patricks College – 2 Edgar Street, Strathfield

DECISION STATEMENT

23 December 2021

Introduction

St Patricks College is the proponent for the proposed minor alterations to the Dean Building (gymnasium) at St Patricks College, located at 2 Edgar Street, Strathfield (the site). The proposed works include internal fitout works to the gymnasium building and alterations to the southern façade of the building.

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 22 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, St Patricks 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 (where required);
- 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 5.5 of the EP&A Act.

Description of Proposed Activity

The proposed works can be generally described as minor alterations to an existing gymnasium (**Figure 1**) for internal fitout and alteration works and alterations to the southern façade of the building (**Figure 2**). The internal fitout works include alterations to the lobby towards the north of the gymnasium, including the installation of a wall and new door between the lobby and the change room facilities. Towards the south of the gymnasium, a stage and two stage store rooms are proposed to be demolished and replaced by vinyl flooring. New structural support beams will also be installed.



The alterations to the southern façade of the gymnasium include the installation of two bifold doors and four double outward opening doors. Between the proposed doors, walls are to be constructed to match the existing face brick.

The works will include construction management and waste management measures to ensure environmental impacts are avoided where possible. Where impacts cannot be avoided, management measures to minimise and mitigate identified impacts have been included. and.

The Acoustic Impact Assessment which accompanies the REF provides an assessment of the works having regard to the potential acoustic impacts generated by the use of the building post works. The recommendations of the Acoustic Impact Assessment to ensure all windows and doors are closed between 6:00pm and 10:00pm are incorporated into the mitigation measures and conditions of the REF.



Figure 1 southern façade of the Dean Building (gymnasium)

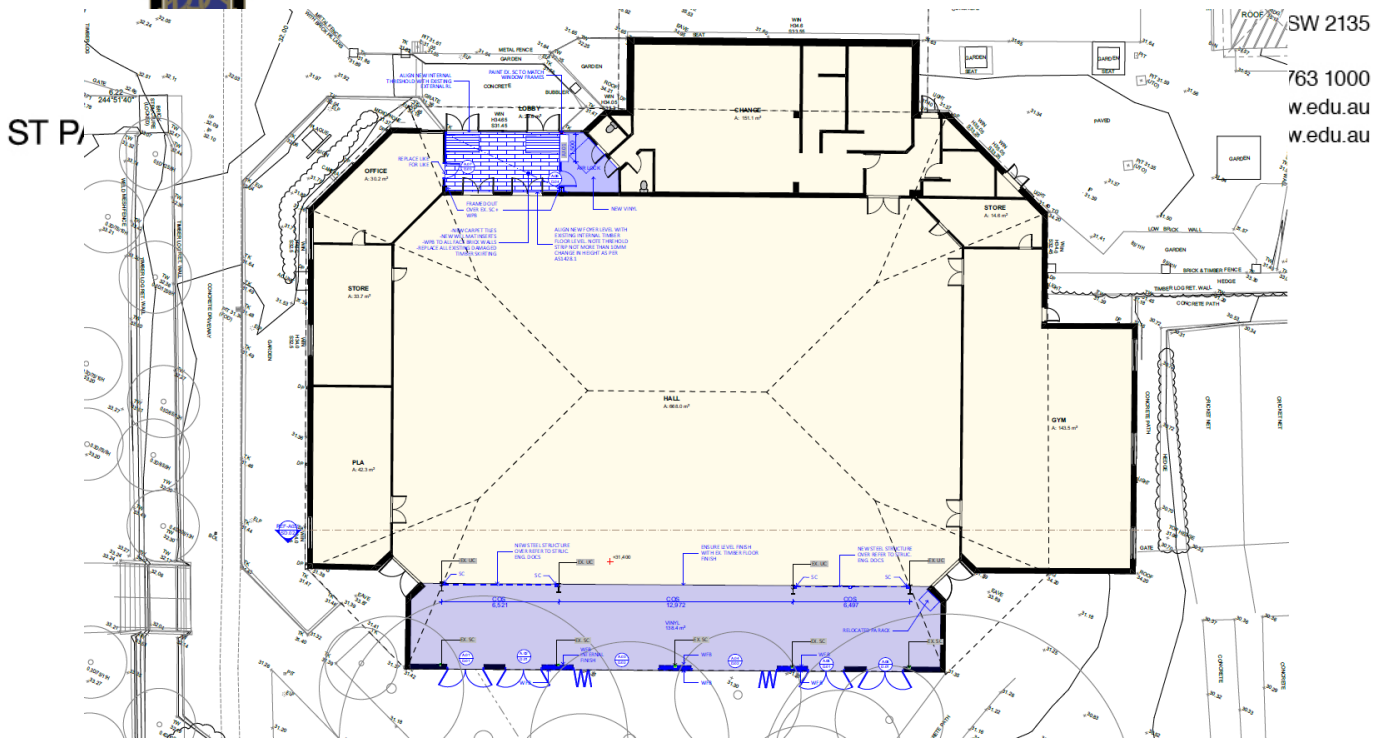


Figure 2 Extract of proposed Ground Floor Plan (Source: JDH Architects)

Consultation

The provisions of the Education SEPP do not require any mandatory consultation of the works with Council or any 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 recommends management measures to avoid, manage and/or offset those impacts.

The main issues addressed in the REF relate 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 5.5 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 Section 5.7 of the EP&A Act.

Mitigation measures and conditions are provided in the REF for implementation prior to and during the construction process, as well as for the operation of the building.



ST PATRICK'S COLLEGE

St Patrick's College Strathfield
ABN 70 273 700 830

Private Mail Bag 1 Strathfield NSW 2135

Telephone 02 9763 1000
Email spc@spc.nsw.edu.au
Website www.spc.nsw.edu.au

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 (MNES) 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

Determination

I, Richie Chacon as an authorised person on behalf of St Patricks 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 5.5 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 14 of the REF).

On Behalf of St Patricks College

Date: 23 December 2021