

## Decision Statement

### Pacific Coast Christian School

#### Use / Operation of Administration Buildings as Classrooms

#### **1. Background**

Pacific Coast Christian School (PCCS), is the proponent for the proposed operation of buildings as classrooms on the existing site at 3A Acacia Street, Tweed Heads South.

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).

EPM Projects 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, the school 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 activity comprises of the use / operation of existing administration buildings for the purposes of classrooms. No physical works are proposed to be carried out.

#### **3. Consideration of Environmental impacts**

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

- There is no change to the existing building footprints or envelopes;
- The proposal is consistent with the existing school use and terms of previous DA Consents applying to the site;
- The proposal is compatible with the existing surrounding land uses.

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);
- Environmental considerations including the management of bushfire risk, compliance with the BCA and construction/waste management measures.

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 s.171 of the EP&A 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 REF concludes that the works are consistent with applicable plans and policies with regard to Bushfire and BCA and includes appropriate mitigation measures in this regard.

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, Christopher Erik Baldry am authorised by Pacific Coast Christian School as Group Business Manager to determine the proposal for use / operation of administration buildings for the purposes of classrooms at Pacific Coast Christian School and have not conducted the prior assessment of the Review of Environmental Factors (REF).

I have reviewed and examined the REF prepared by EPM Projects for the proposed works, 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 mitigation measures stipulated in Section 6 of 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.



**Christopher Erik Baldry**  
Group Business Manager  
23 July 2024