

**Replacement of Roof Cladding – St Lucy’s School**  
**St Lucy’s School – 21-23 Cleveland Street, Wahroonga**



**DECISION STATEMENT**

**19 NOVEMBER 2020**

Introduction

St Lucy’s school is the proponent for the proposed minor alterations and additions works to St Lucy’s School at 21-23 Cleveland Street, Wahroonga (the site). The proposed works are for the removal of existing concrete roof tiles and existing sheet metal cladding from an existing circa 1970s building. The works also entail the removal of an existing box gutter and associated flashings/roof plumbing fixtures. The roof cladding will be replaced with grey ‘Kliplok’ steel roofing with roof plumbing items in a matching grey colour.

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 REF was prepared by DFP Planning Pty Ltd dated 16 November 2020 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 Lucy’s School 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;
- 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.

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## Description of Proposed Activity

The proposed works can be generally summarised as the removal of existing concrete roof tiles and existing sheet metal roof cladding from an existing circa 1970s building (see **Figure 1** showing the location of the building the roof of which is proposed to be modified in relation to other existing buildings on the site). The works also entail the removal of an existing box gutter and associated flashings/roof plumbing fixtures.

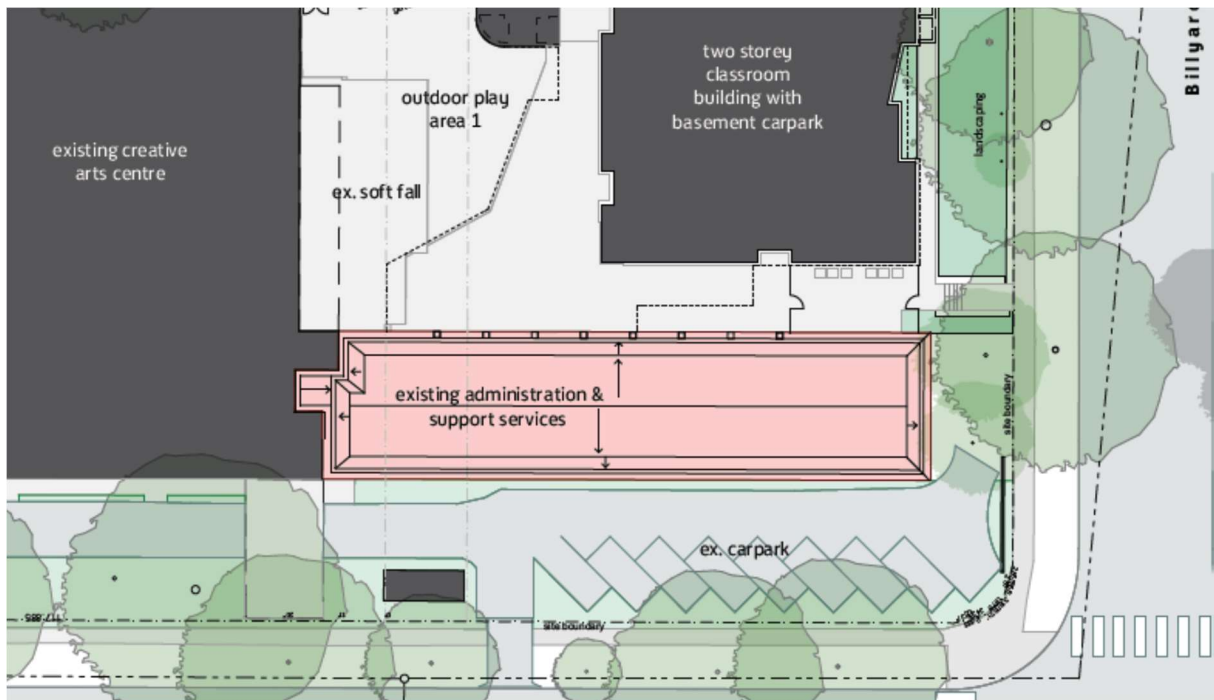


Figure 1 Excerpt of site plan showing existing school blocks/buildings in relation to the proposed development area.

The heritage impact assessment which accompanies the REF summaries the works proposed as follows:

*'The low-rise Mansard roof clad in grey concrete tiles would be stripped of its tiles, and the low-pitched sheet metal would be removed from the central portion of the roof. The guttering and sarking would also be removed. The roof cladding would be replaced with grey Kliplok steel roofing with roof plumbing items in a matching grey colour of Colorbond.'*

No alterations to existing stormwater drainage lines on the site, other than new 100mm downpipes which will connect to existing downpipes embedded within the columns of the existing building, is proposed. The proposal relates only to the roof cladding replacement and associated box gutter and flashing/roof plumbing fixtures.

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## Consultation

In accordance with the provisions of the relevant Code, the project underwent scoping, assessment and consultation prior to the preparation of the REF.

Mandatory consultation with Ku-ring-gai Council was undertaken from 24 August 2020 for 21 days. Written notice was provided to Ku-ring-gai Council. No correspondence was subsequently received from Council.

## 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 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.

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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.



### Determination

I, David Raphael as an authorised person on behalf of St Lucy's School, have examined and considered the REF prepared by DFP Planning Pty Ltd for the proposed roof cladding replacement development 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 stipulated in the REF.

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

A handwritten signature in black ink that reads 'David Raphael'.

On Behalf of St Lucy's School

Date: 19 November 2020

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