


Review of Environmental Factors Decision Statement

Northmead Public School – New Classroom Building and Alterations to an Existing Administration Building

Table 1: REF Details

Document Name	Review of Environmental Factors – Upgrades to Northmead Public School. New Classroom Building and Alterations to an Existing Administration Building
REF Date	22 April 2025
REF Version No.	4
Portal Reference No.	N/A
Location	Northmead Public School – 52A Moxhams Road, Northmead
Summary of Proposed Activity	Construction of a new single storey classroom building, removal of portable classrooms, tree removal and minor alterations to an existing administration building. Ancillary works include covered walkways, landscaping, stormwater works and utility connections.
Prepared by	DFP Planning, Thomas West
Manager Assessments Endorsement	<p>I certify that I have reviewed and endorsed the contents of the REF document and the Decision Statement and, to the best of my knowledge, it is in accordance with the <i>Environmental Planning and Assessment Act 1979</i>, the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) and the Guidelines approved under section 170 of the EP&A Regulation and the information it contains is neither false nor misleading.</p>  <p>Shelley Reed, Manager Assessments Support</p>

The Review of Environmental Factors (**REF**) has been assessed and considered in accordance with the requirements of sections 1.7, 5.5, 5.7 and 5.10 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), sections 171 and 171A of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**) and the Guidelines approved under section 170 EP&A Regulation.

In considering the activity and for the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, the NSW Department of Education (**the department**) has examined and taken into account to the fullest extent possible, all matters affecting or likely to affect the environment arising from the activity, as addressed in the REF including any necessary mitigation or management measures.

The REF is supported by specialist investigations and studies that have assessed the following key matters and impacts:

- Traffic, Access and Parking;
- Noise and Vibration Impacts;
- Contamination and Hazardous Materials;
- Hydrology, Flooding and Water Quality;
- Aboriginal Heritage;
- Non-Aboriginal Heritage;
- Tree Removal and Protection; and
- Bushfire.

The REF provides an environmental assessment of the activity against the requirements of Division 5.1 of the EP&A Act and the EP&A Regulation, including but not limited to:

- *Guidelines for Division 5.1 Assessments*, prepared by the Department of Planning, Housing and Infrastructure (DPHI), June 2022; and
- *Guidelines for Division 5.1 assessments—Consideration of Environmental Factors for Health Services Facilities and Schools* prepared by DPHI, October 2024.

Written notice was provided to the City of Parramatta Council, NSW State Emergency Service (SES) and neighbouring property owners/occupants on 6 and 7 February 2025. One submission was received from the SES. The issues raised in this submission have been addressed in the assessment of the proposed activity.

This determination is made following consideration of the matters in sections 1.7, 5.5, 5.7 and 5.10 of the EP&A Act, and section 171 and section 171A of the EP&A Regulation. This determination is also made following consideration of the design quality of the development, evaluated in accordance with the design quality principles set out in schedule 8 of the TI SEPP and the design principles set out in the *Design Guide for Schools* (May 2018) published by the NSW Government Architect.

The REF has considered the potential impacts arising from the proposal, including any impacts on critical habitat and threatened species, populations and ecological communities and their habitats in accordance with Part 7 of the *Biodiversity Conservation Act 2016*. The REF has also assessed the need for referral to the Commonwealth Minister for the Environment under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The REF identifies a range of environmental outcomes and safeguards as mitigation measures that would be required to avoid or reduce environmental impacts. The mitigation measures for the proposal are included at **Appendix 1 of the REF** and the amended mitigation measure is listed in **Attachment 1**. The amended mitigation measure has been included to ensure the overland flow path and masonry wall are maintained to operate as designed during flood events.

As an authorised person on behalf of the department who did not prepare the REF, I discharge the duty as a determining authority under section 5.1 of the EP&A Act and conclude that based on the REF document and other information provided:

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement and/or Biodiversity Development Assessment Report is not required;
- the proposed activity may proceed as the new building and associated infrastructure have been sited to minimise impact on existing trees, and considered flood impacts with additional stormwater infrastructure;
- mitigation measures are required to eliminate, minimise or manage environmental impacts and have been addressed at **Appendix 1** of the REF and at **Attachment 1** of this Decision Statement, and endorsed by the Manager Assessments at **Table 1** of this Decision Statement; and
- the proposed activity is not likely to have a significant impact on matters of national environmental significance, or on the environment of Commonwealth land, and therefore referral to the Minister under the EPBC Act is not required.

Having regard to the above, and having the power to exercise the functions of the determining authority under Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979* and Part 8, Division 1 of the *Environmental Planning and Assessment Regulation 2001* (EP&A Regulation), the proposal as described in the REF - Upgrades to Northmead Public School – 52A Moxhams Road Northmead is **APPROVED** on behalf of the department and may proceed without the need for further assessment, subject to compliance with and implementation of the following:

1. The REF and associated appendices;
2. The Mitigation Measures included at **Appendix 1** of the REF and the amended mitigation measure listed in **Attachment 1**; and
3. All other relevant statutory requirements, including approvals, licences, notifications, permits, and authorisations.

Sarah Kelly

Sarah Kelly
Director – Assessments – Planning and Assessments
20 May 2025

Attachment 1

Amended Mitigation Measure

(amendments in ~~strike through~~ and **bold text**)

OPMM2*

Prior to the commencement of operations, a Stormwater Operation and Maintenance Plan is to be prepared and include the following:

- (a) Maintenance schedule of all stormwater quality treatment devices, **including the masonry barrier (CMM23*) and associated overland flow path;**
- (b) Record and reporting details; and
- (c) Work Health and Safety requirements.

A copy of the Stormwater Operation and Maintenance Plan is also to be provided to the relevant DoE Project Lead for implementation.