NSW Department of Education

Review of Environmental Factors

Melrose Park Public School redevelopment and new public preschool

Document version: 6

Date: 22/05/2025

NSW GOVERNMENT

Acknowledgement of Country

The NSW Department of Education acknowledges the Wallumedegal people, a clan of the Darug people, as the traditional custodians of the land on which the Melrose Park Public School redevelopment and new public preschool is proposed.

We pay our respects to their Elders past and present and celebrate the diversity of Aboriginal people and their ongoing cultures and connections to the lands and waters of Australia.

The NSW Department of Education is committed to honouring Aboriginal peoples' cultural and spiritual connections to the land, waters and seas and their rich contribution to society.

The NSW Department of Education recognises that by acknowledging our past, we are laying the groundwork for a future that embraces all Australians; a future based on mutual respect and shared responsibility.

Declaration

This Review of Environmental Factors (REF) has been prepared by DFP Planning on behalf of the NSW Department of Education (department) and assesses the potential environmental impacts which could arise from the project at Melrose Park Public School, 110 Wharf Road, Melrose Park (Lot 3 DP 535298).

This REF has been prepared in accordance with the *Guidelines for Division 5.1 Assessments* and any relevant addendum (the Guidelines), and the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the Guidelines, the EP&A Regulation and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

In preparing the REF I have declared any possible conflict of interests (real, potential or perceived) and I do not consider I have any personal interests that would affect my professional judgement.

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Date	22 May 2025

Document Control

Document version: 5

Date: 22/05/2025

Version history

Version	Date	Description	Prepared by	Approved by
1	10/04/2025	Draft	T Pickles H Burnett	H Burnett
2	11/04/2025	Draft 2	H Burnett	H Burnett
3	17/04/2025	Final	H Burnett	H Burnett
4	2/05/2025	Test of Adequacy	T Pickles	H Burnett
5	12/05/2025	Test of Adequacy	H Burnett	H Burnett
6	22/05/2025	Public Exhibition	H Burnett	H Burnett

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Abbreviations

Abbreviation	Description
ACHA	Aboriginal Cultural Heritage Assessment
ACM	Asbestos Containing Material
AHD	Australian Height Datum
AIA	Arboricultural Impact Assessment
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System
BC Act 2016	*Biodiversity Conservation Act 2016*
BC Regulation	*Biodiversity Conservation Regulation 2017*
BCA	Building Code of Australia
CA	Certifying Authority
CM Act	*Coastal Management Act 2016*
CEMP	Construction Environmental Management Plan
CWC	Connecting with Country
The department	NSW Department of Education
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
DPC	Department of Premier and Cabinet
DPHI	Department of Planning, Housing and Infrastructure
Design Guide	*Design Guide for Schools* published by the Government Architect in May 2018
DSI	Detailed Site Investigation
EIS	Environmental Impact Statement
ELE	Estimated Life Expectancy
EMP	Environmental Management Plan
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental Planning Instrument
EPL	Environment Protection License
ESD	Ecologically Sustainable Development
FERP	Flood Emergency Response Plan
FFA	Flora and Fauna Assessment
FM Act	*Fisheries Management Act 1994*
GBCA	Green Building Council of Australia
Ha	Hectares

Abbreviation	Description
LEP	Local Environmental Plan
LGA	Local Government Area
LOR	Limit of Reporting
LoS	Level of Service
MNES	Matters of National Environmental Significance
MUSIC	Model for Urban Stormwater Improvement Conceptualisation
NCC	National Construction Code
NPW Act	*National Parks and Wildlife Act 1974*
NPW Regulation	*National Parks and Wildlife Regulation 2009*
NPWS	National Parks and Wildlife Service (part of EES)
NSW RFS	NSW Rural Fire Service
NT Act (Cth)	*Commonwealth Native Title Act 1993*
NVIA	Noise and Vibration Impact Assessment
OEH	(Former) Office of Environment and Heritage
OSD	On-site Stormwater Detention
PAD	Potential Archaeological Deposit
PCEMP	Preliminary Construction Environmental Management Plan
PCT	Plant Community Type
Planning Systems SEPP	*State Environmental Planning Policy (Planning Systems) 2021*
PMF	Probable Maximum Flood
POEO Act	*Protection of the Environment Operations Act 1997*
Proponent	NSW Department of Education
REF	Review of Environmental Factors
RF Act	*Rural Fires Act 1997*
Resilience and Hazards SEPP	*State Environmental Planning Policy (Resilience and Hazards) 2021*
Roads Act	*Roads Act 1993*
RL	Reduced Level
SCPP DoE	*Stakeholder and community participation plan,* published by the NSW Department of Education October 2024
SDRP	State Design Review Panel
SEPP	State Environmental Planning Policy
SIDRA	SIDRA Intersection Modelling Software
SIS	Species Impact Statement
SRZ	Structural Root Zone
TAIA	Traffic and Accessibility Impact Assessment
TI SEPP	*State Environmental Planning Policy (Transport and Infrastructure) 2021*

Abbreviation	Description
TPZ	Tree Protection Zone
WM Act	*Water Management Act 2000*

Executive Summary

The Proposal

The proposal relates to the Melrose Park Public School redevelopment and new public preschool. The proposal includes demolition of all existing structures, tree removal, construction of permanent classrooms, a canteen, a library, administration, a hall, a preschool and car parking areas.

Figure 1: Perspective of Melrose Park Public School Redevelopment from Wharf Road

The existing public school is located within the Melrose Park Precinct which is undergoing significant urban renewal with up to 11,000 additional dwellings in the precinct. The proposal will provide Melrose Park Public School with a capacity for approximately 720 students and 60 preschool places.

The proposal is located at 110 Wharf Road, Melrose Park which is legally known as Lot 3 in Deposited Plan 535298. The site is approximately 2.5 hectares and has a frontage to Wharf Road (east), Mary Street (south) and Waratah Street (west). The site is adjoined by 2-3 storey light industrial development to the north, 1-2 storey industrial and commercial developments to the south, residential dwellings to the east and industrial and commercial development to the west.

Planning Pathway

The proposal involves works by the Department of Education (the department) (a public authority) within the boundaries of the existing Melrose Park Public School. Accordingly, pursuant to Sections 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), the proposed works are classified as development which may be carried out without consent.

Therefore, the proposal is considered an ‘activity’ for the purposes of Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and is subject to an environmental assessment. For the purposes of this activity, the department is the proponent and the determining authority and the required environmental assessment is in the form of a Review of Environmental Factors (REF).

The REF has been prepared in the accordance with the *Guidelines for Division 5.1 Assessments* (DPE, June 2022) and the *Guidelines for Division 5.1 assessments - consideration of environmental factors for hospital and school activities Addendum* (DPHI, October 2024).

Consultation

Consultation will be undertaken with in accordance with statutory requirements under the TI SEPP and having regard to the *Stakeholder and Community participation plan for new schools and major*

school upgrade projects undertaken under Division 5.1 of the EP&A Act 1979 (Department of Education, October 2024) (SCPP DoE). Comments received will be carefully considered and responded to.

In addition, non-statutory consultation has been undertaken with a range of community and government stakeholders throughout the design process including City of Parramatta Council, Transport for NSW, Viva Energy and the local community.

Environmental Impacts

The key environmental impacts identified in the preparation of the REF are as follows:

- **Aboriginal Heritage** – Archaeological investigations uncovered a Potential Archaeological Deposit (PAD) site within the existing sports fields. The activity was amended during the preparation of the REF to remove works from within 10 metres of the PAD site. On this basis an Aboriginal Heritage Impact Permit (AHIP) is not required. The PAD site will be required to be protected during demolition and construction works undertaken as part of the activity.
- **Tree Removal** – The activity will require the removal of 62 of 218 trees on the site. The removal of three Magenta Lilly Pilly requires specific consideration under NSW and Commonwealth environmental legislation as detailed in this REF. Tree removal is offset by tree replacement with native trees at a ratio of 1.85:1.
- **Flood** – A small part of the western edge of the site, adjacent to the Waratah Street frontage, is mapped as being affected by overland flow in the Probable Maximum Flood (PMF) event. The proposed affectation does not impact the proposed building platforms and the risk is considered to be suitably mitigated through the implementation of a Flood Emergency Response Plan (FERP) to be reviewed and updated regularly.
- **Clyde to Gore Bay Pipeline** – The school is within the notification zone for the Clyde to Gore Bay Pipeline. The pipeline is within the western side of Waratah Street. The design was amended in response to consultation with the pipeline operator to provide increased building setbacks (60m/90m) and fire rating the pipeline facing facades. In addition, a school operational evacuation management plan will be implemented.

Other impacts have been considered as detailed in this REF.

Justification and Conclusion

Based on the environmental assessment undertaken as part of this REF, it has been determined that the activity will not result in any significant or long-term detrimental impacts. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

The environmental impacts of the activity are not likely to be significant. Therefore, it is not necessary for an Environmental Impact Statement (EIS) to be prepared and approval to be sought for the activity from the Minister for Planning and Public Spaces under Part 5.1 of the EP&A Act. The activity will not have any adverse effect on Matters of National Environmental Significance and approval of the activity under the Commonwealth EPBC Act is not required.

On this basis, it is recommended that the department determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.

1. Introduction

The NSW Department of Education (the department) proposes to undertake an activity for the Melrose Park Public School redevelopment and new public preschool. The activity includes demolition of structures, tree removal, construction of permanent classrooms, a canteen, a library, administration, a hall, a relevant preschool and car parking areas.

The Melrose Park Precinct is subject to significant urban renewal which will result in up to an additional 11,000 dwellings. The proposal will provide Melrose Park Public School with a capacity for approximately 720 students and 60 preschool places.

This Review of Environmental Factors (REF) has been prepared by DFP Planning on behalf of the department to determine the environmental impacts of the proposed activity. For the purposes of these works, the department is the proponent and the determining authority under Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this REF is to describe the proposal, examine and take into account all matters affecting or likely to affect the environment and to detail mitigation measures to be implemented to manage impacts.

The potential environmental impacts have been assessed in the accordance with the *Guidelines for Division 5.1 Assessments* (DPE, June 2022), Guidelines for Division 5.1 assessments - consideration of environmental factors for hospital and school activities Addendum (DPHI, October 2024), EP&A Act, the *Environmental Planning and Assessment Regulation 2021*, and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The assessment contained within the REF has been prepared having regard to:

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an Environmental Impact Statement (EIS) to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Division 5.2 of the EP&A Act; and
- The potential for the proposal to significantly impact *Matters of National Environmental Significance* (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

2. The Site

2.1 Regional Context

Melrose Park Public School is located north of Parramatta River within the Parramatta Local Government Area (LGA). The Ryde LGA is located immediately adjacent to the site on the eastern side of Wharf Road. Melrose Park Public School is within the Melrose Park Precinct which is an urban renewal precinct transitioning from predominantly industrial to high density residential development. The existing school is located within the Melrose Park Southern Precinct and is adjacent to the exhibited route for the Parramatta Light Rail Stage 2 along Waratah Street (**Figure 2**). A new Melrose Park High School is proposed to be located to the north of Melrose Park Public School, on the corner of Wharf Road and Hope Street, and is subject to a separate activity assessment.

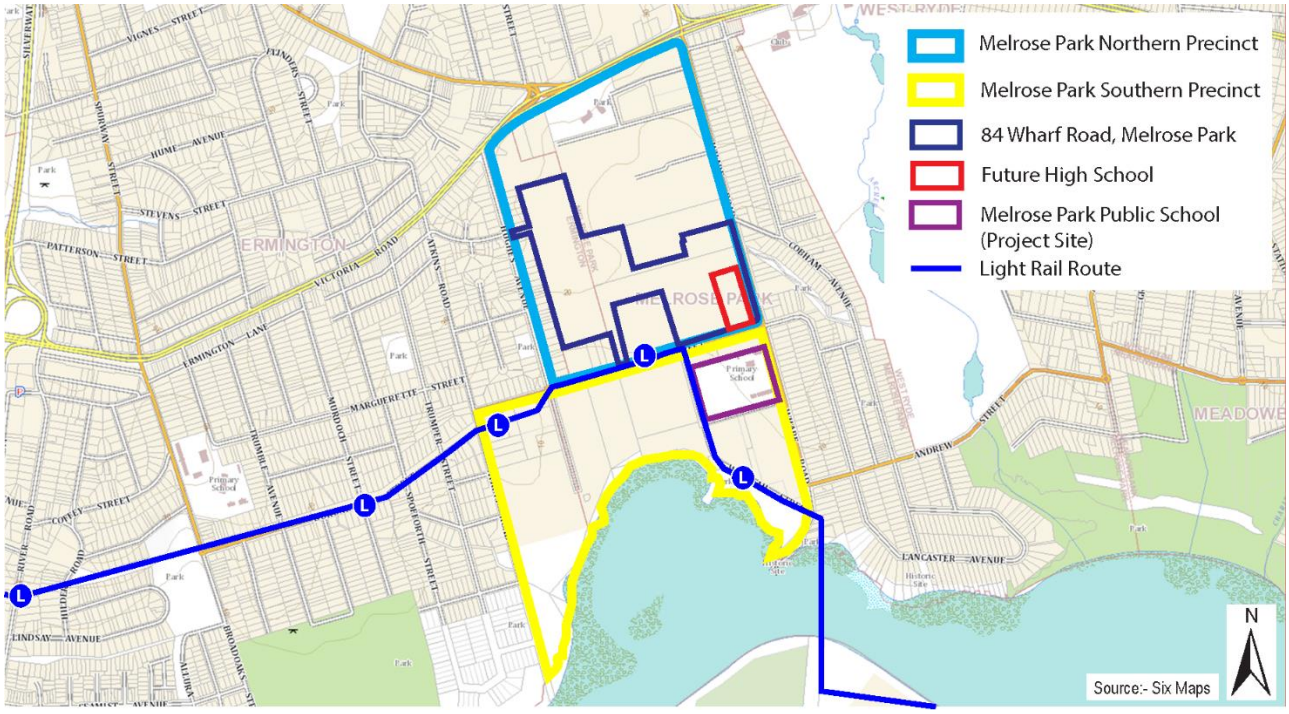


Figure 2: Regional Context – Melrose Park Primary School

2.2 Melrose Park Public School

Melrose Park Public School is located at 110 Wharf Road, Melrose Park (**Figure 3**). The site has frontages to Wharf Road, Mary Street and Waratah Street. The site is legally identified as Lot 3 in Deposited Plan 535298. The northern boundary is 187.88m by survey. The southern boundary frontage to Mary Street is 175.92m. The eastern boundary frontage to Wharf Road is 126.92m. The western boundary frontage to Waratah Street is 127.38m. The site area is 2.5ha. There is a gradual slope across the site, with approximately 7.5m of fall across the site or 4.26%, to a low point adjacent to Waratah Street.

Figure 3: Aerial Photograph

The site is currently used as Melrose Park Public School. The physical features of the site include single storey school buildings as well as established vegetation. School buildings are mostly located towards the east of the site fronting Wharf Road. Vegetation is mostly located towards the site boundaries with some vegetation scattered throughout the site. The site currently has pedestrian access points from Waratah Street, Mary Street and Wharf Road. Vehicular access to the site is currently provided from Mary Street with access to a 12-space car park.

A site inspection was undertaken as part of the preparation of this REF. **Figure 4** to **Figure 6** provides a panoramic site photograph of Melrose Park Public School when viewed from each street frontage. **Figure 7** to **Figure 10** provides a photograph of the surrounding development which includes residential development to the east on Wharf Road (**Figure 7**), industrial development to the south on Mary Street (**Figure 8**), industrial development to the west on Waratah Street (**Figure 9**) and industrial development to the north on Hope Street (**Figure 10**).

Figure 4: Site Photograph - Wharf Road Frontage

Figure 5: Site Photograph - Mary Street Frontage

Figure 6: Site Photograph - Waratah Street Frontage

Figure 7: Photograph - Residential Development to the East on Wharf Road

Figure 8: Photograph - Industrial Development to the South on Mary Street

Figure 9: Photograph - Industrial Development to the West on Waratah Street

Figure 10: Photograph - Industrial Adjoining Northern Boundary of Site

2.3 Site Constraints and Opportunities

Consideration of site constraints has been undertaken through a review of the Section 10.7 (2 & 5) Planning Certificates dated 16 October 2023, mapping under relevant Environmental Planning Instruments (EPIs), and a review of specialist consultant reports and other desktop assessments.

Key site constraints include:

- Ecology (Flora);
- Flooding; and
- Clyde to Gore Bay Pipeline.

3. Proposed Activity

3.1 Summary of Proposed Activity

The proposed activity is the Melrose Park Public School redevelopment and new public preschool. The activity includes demolition of structures, tree removal, construction of permanent classrooms, a canteen, a library, administration, a hall, a relevant preschool, and car parking areas.

Table 1 provides a summary of key aspects of the activity.

Table 1: Summary of the activity

Project Element	Description
Site Area	2.5 Hectares
Project Name	Melrose Park Public School redevelopment and new public preschool

Project Summary	• Site Preparation (**Section 3.2**)
	  ○ Demolition (**Section 3.2.1**)
	  ○ Tree Removal (**Section 3.2.2**)
	  ○ Earthworks (**Section 3.2.3**)
	  ○ Utilities (**Section 3.2.4**)
	  ○ Stormwater (**Section 3.2.5**)
	• Construction of school buildings and a relevant preschool (**Section 3.3**)
	• Construction of parking (**Section 3.4**)
	• Landscaping works (**Section 3.6**)
	• Public domain works (**Section 3.8**)

Use	Educational establishment and relevant preschool
Student and Staff Numbers	**School:** 50 staff and 720 students **Preschool:** 5 staff and 60 students
Car Parking and Bicycle Spaces	72 car parking spaces 50 bicycle parking spaces
Height (Maximum)	RL 29.150 AHD and 3 storeys
Play Space	8,200m^2 play space is provided, which allows for 11.14m^2 per student
Canopy Cover	The existing canopy cover is 27%. The proposed canopy cover at maturity is 42%.
Off Site Works	• Vehicle crossover on Waratah Street • Amended vehicular crossover(s) on Mary Street • Construction of 3m wide footpath on Wharf Road • Construction of accessible kiss and ride infrastructure on Wharf Road • New reticulated water connection to existing mains on eastern of Wharf Road • Various parking signage amendments.

The key features of the proposed activity are shown in **Figure 11**.

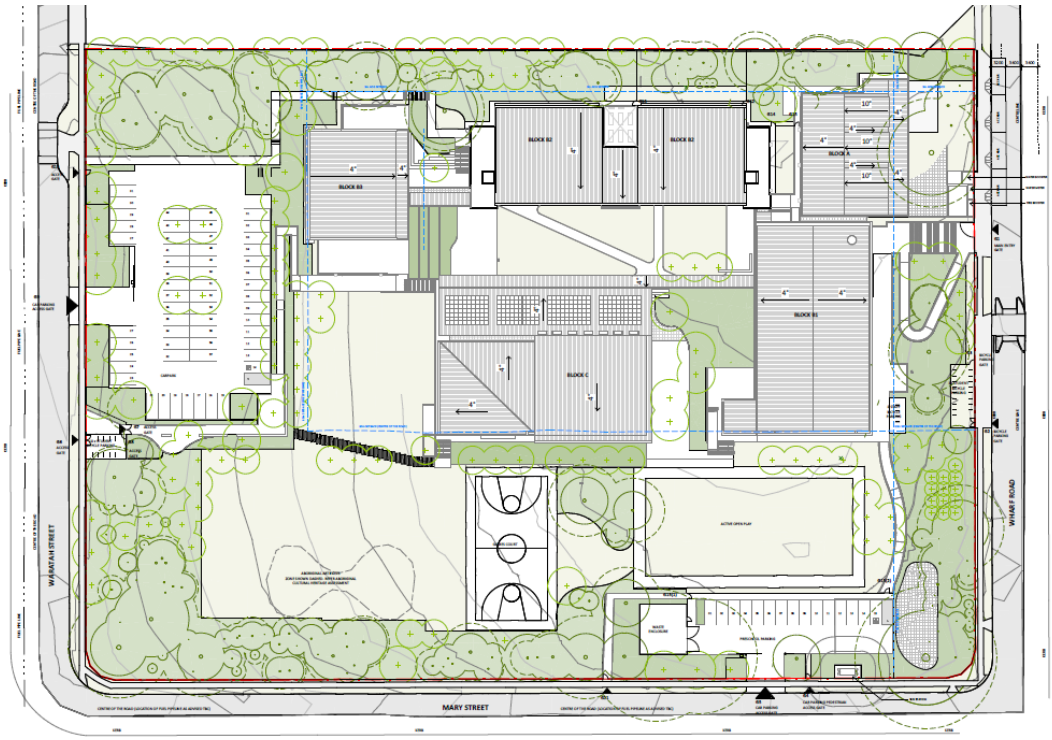


Figure 11: Proposed Site Plan – Roof Level

3.2 Site Preparation

3.2.1 Demolition

The proposed activity includes the demolition of all existing structures including school buildings, parking areas, ancillary buildings and walkways (**Figure 12**).

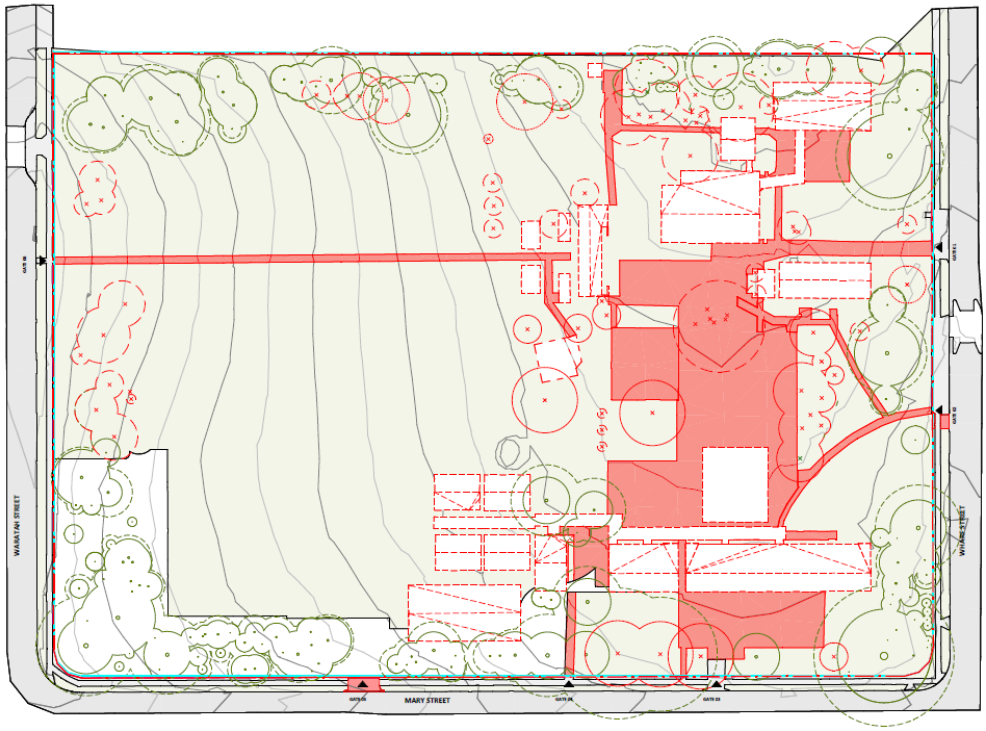


Figure 12: Proposed Plan of Demolition

3.2.2 Remediation

The proposed activity does not require remediation to be undertaken as detailed in the Detailed Site Investigation (DSI) (**Appendix 8**).

3.2.3 Tree Removal

The proposed activity includes the removal of 62 of 218 trees from the site. An environmental assessment of tree removal is provided in **Section 7.1** and **Section 7.2** of this REF. The proposed landscaping plans include a total of 135 replacement trees which exceeds a replacement ratio of 2:1.

3.2.4 Earthworks

The proposed activity includes earthworks. The change to surface levels and volumes of cut and fill are detailed in **Figure 13** below. A maximum cut of ~2m and maximum fill of ~2m is proposed. Additional excavation may be required for below ground on-site stormwater detention and rainwater tanks. The proposed volumes of cut and fill include 4,816m^3 of cut and 3,529m^3 of fill resulting in a net cut/fill balance of 1287m^3 (cut).

Figure 13: Cut and Fill Levels and Volume

3.2.5 Utilities

The proposed activity will require adjustment to existing utilities servicing the site. The proposed activity has been informed by advice from utilities engineers with the requirements summarised in the following sub-sections.

Electrical

The electrical authority that services the site is Endeavour Energy. The proposed activity includes the installation of a 1000 kVA kiosk substation on-site in the front setback area to Mary Street, adjacent to the proposed preschool carpark, to meet an estimated maximum demand of 781kVA. The kiosk substation will require the requisite easements to be in place in liaison with Endeavour Energy. The kiosk substation is proposed to be authorised as part of this activity under Chapter 2 of the TI SEPP.

Water

The site has access to three Sydney Water reticulated water mains. A hydraulic services engineer has made preliminary enquiries with Sydney Water for a new water connection to the water mains running along the eastern side of Wharf Road. Preliminary calculations have determined this water main would be sufficient to supply the site from a hydraulic and fire services perspective. Authorisation of the new reticulated water connection would occur under the *Sydney Water Act 1994*.

Sewer

The site has access to one Sydney Water sewer main in Wharf Road. Authorisation of the new sewer connection would occur under the *Sydney Water Act 1994*.

Gas

The site has a gas connection which is to be terminated as part of the sustainability commitments for the proposed activity.

Telecommunications

The site is capable of being serviced by NBN and Telstra communications infrastructure. Augmentation of connections will be considered at detailed design stage and are not considered likely to alter the environmental impact of the activity as assessed under this REF.

3.2.6 Stormwater

The proposed activity includes the installation of water quantity and quality control measures including, but limited to, the following:

- **On-site Stormwater Detention (OSD):** A 507.3m^3 volume OSD in the proposed Waratah Street carpark; and
- **Rainwater Tank:** A 25,000 litre rainwater tank in the proposed Waratah Street carpark.

An environmental assessment of water quantity and quality measures is provided in **Section 7.6** of this REF.

3.3 School and Preschool Buildings

3.3.1 Built-Form and Components

The proposed activity includes the construction of four school building blocks and one preschool building block as described in **Table 2** below. Buildings range from one to three storeys.

Table 2: Proposed School Buildings

Building	Storeys	Components
Block A	1	• relevant preschool • outdoor play area for the relevant preschool • detached storeroom
Block B1	2	• staff and administration areas • library • 4 special programs rooms • pedestrian bridge to Block B2
Block B2	3	• 23 classrooms • amenities/services cores • pedestrian bridge to Block B3
Block B3	3	• 12 classrooms • amenities/services cores
Block C	1	• hall • amenities • canteen • OSHC • COLA

An overlay of building/block numbers and the proposed site plan is provided at **Figure 14.**

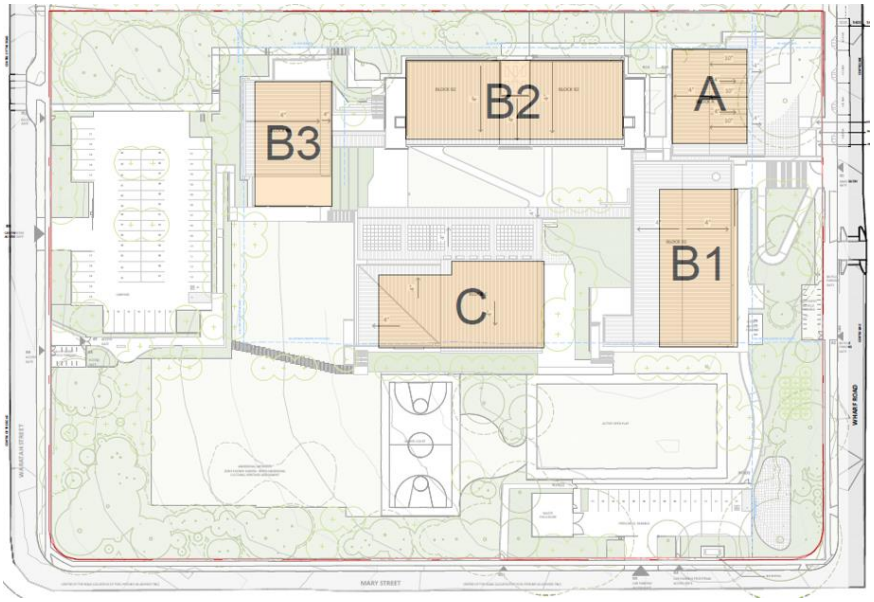


Figure 14: Building Legend

3.3.2 External Colours and Finishes

The external colours and finishes for the buildings include a masonry brick base, compressed fibre cement (CFC) sheeting, metal roofing, glazing, vertical fins and perforated screening incorporating Connecting with Country designs (**Figure 15**).

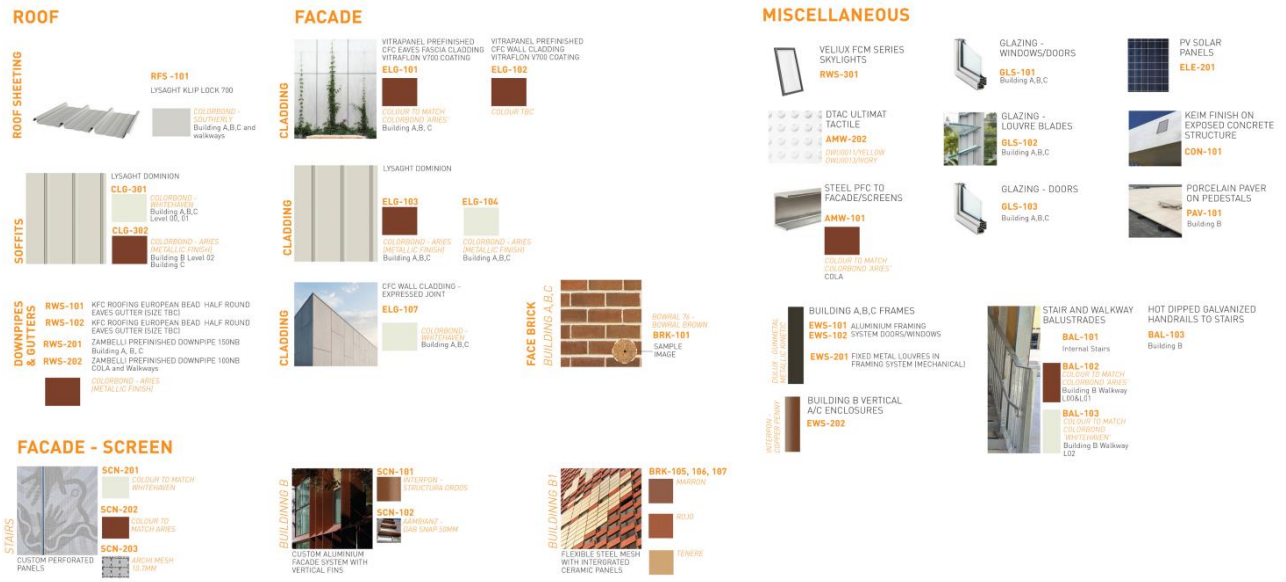


Figure 15: External Colours and Finishes

3.3.3 Design Development

State Design Review Panel

The project was presented to the State Design Review Panel (SDRP) on 6 December 2023 and 7 March 2025. The SDRP supports the following design developments:

- Commitment to retaining as many existing trees as possible, with efforts to increase canopy cover from 27% to 42%, prioritising endemic tree species.
- The architectural and material expression of the buildings, particularly the use of brick as a key material.
- The general response to site topography.
- The reintroduction of the orchard and kitchen use

The State Design Review Panel also provided advice and recommendations for the proposed activity which are summarised in **Table 3** below.

Table 3: State Design Review Panel Advice and Recommendations

State Design Review Panel Commentary	Discussion
Site Strategy and Landscape – Response to context Strengthen the integration with the existing and proposed context by: a. Illustrating the connection and travel path from the school to the proposed playing field in the block west of the site. b. Demonstrate safe travel paths from the light rail stops to the school entries. Improve the amenity and experience of the western entry sequence through the car park.	Melrose Park Public School will utilise the existing travel path and footpath networks as the school is existing. The proposed light rail may bring upgrades to the pedestrian and vehicle travel paths. The Environmental Impact Statement associated with the proposed light rail will need to detail and consider the school operations and whether the existing pedestrian and road infrastructure is sufficient.
Site Strategy and Landscape – Landscape Provide diverse and intimate open/play spaces that cater to varying ages, abilities, and genders. Introduce trees in both carparks and consider using permeable surfaces in these areas. The space restrictions of the current layout have generated an imposing architectural scale. Use planting to soften the presence of the buildings and create a seamless transition between buildings and open spaces. Ensure construction and operational activities do not compromise the health of existing trees, especially the fig tree in the childcare area. Include protective measures in construction contracts. Develop and illustrate a landscape approach to mitigate the visual impact of site fencing.	The design of the school provides a number of areas for open play space which can be used to cater for varying ages, abilities and genders. Trees are integrated in both car parking areas. Vegetation planting is proposed throughout the school and will assist with softening the presence of the buildings. Tree protection measures have been included in the mitigation measures. Refer to Mitigation Measures, DFP3, DFP4, DFP5 and DFP6. There is significant existing and proposed vegetation around the boundary of the school which will mitigate the visual impact of site fencing.
Site Strategy and Landscape – Main Courtyard Improve the amenity and experience of the main courtyard through the treatment of edges, levels, and the use of greenery. Consider introducing additional seating areas.	Vegetation planting is proposed in the courtyard. Seating areas are proposed as detailed on the landscaping plans.
Site Strategy and Landscape – Southern Playgrounds With the courtyard being a shaded area, students are likely to prefer the southern playgrounds for sunny, warm spaces. Review the design of this area to allow for year-round use. Provide: a. sunny and shaded spaces of varying scales b. wind-protected areas. c. a variety of seating options. Consider how this area can be easily surveyed and provide a sense of safety.	The southern play areas will have proposed tree plantings proposed to provide shading. The location of the classroom buildings will provide wind-protected areas. There are a variety of seating options proposed throughout the play areas as shown on the landscape plans. The majority proposed/existing vegetation plantings are located around the boundary of the school site, and do not obstruct the site lines, allowing for the playgrounds to be easily surveyed.
Site Strategy and Landscape – Sustainability and Climate Change Continue integrating ESD initiatives aimed at achieving a 5-star Green Star rating and contributing to NSW's Net Zero emissions target for 2050.	The proposed activity is required to achieve a minimum 5 star rating. Mitigation Measure SCMM1 requires the school to obtain the certification within 12 months of commencement of operations.

Design Guide and Design Quality Principles

The design guide and design quality principles are discussed in below in this REF in **Table 6**.

Connecting with Country

A Connecting with Country process was undertaken through the concept and schematic design phases. The guiding principles established as part of this process are as follows:

- Country as a protective ring
- Connecting to water country
- Outdoor learning spaces
- Connectivity between indoor and outdoor spaces.

The design incorporates the above guiding principles through prioritising retention and embellishment of tree boundary planting (country as protecting ring), a native edible production garden, learning poles, water patterns in hard surfaces, welcome to country mural, and façade treatment.

3.4 Parking

The proposed activity includes two car parking areas with a total of 73 spaces and two bicycle parking areas with a total of 50 spaces. A detailed description of parking and other transport infrastructure including kiss and ride is provided in **Section 7.3** of this REF.

3.5 Servicing

The proposed activity includes a waste storage area within the proposed Mary Street car park as shown in **Figure 16** below. Waste collection is proposed to occur outside pick-up and drop-off periods for the pre-school and will likely be required to be undertaken by a private waste contractor.

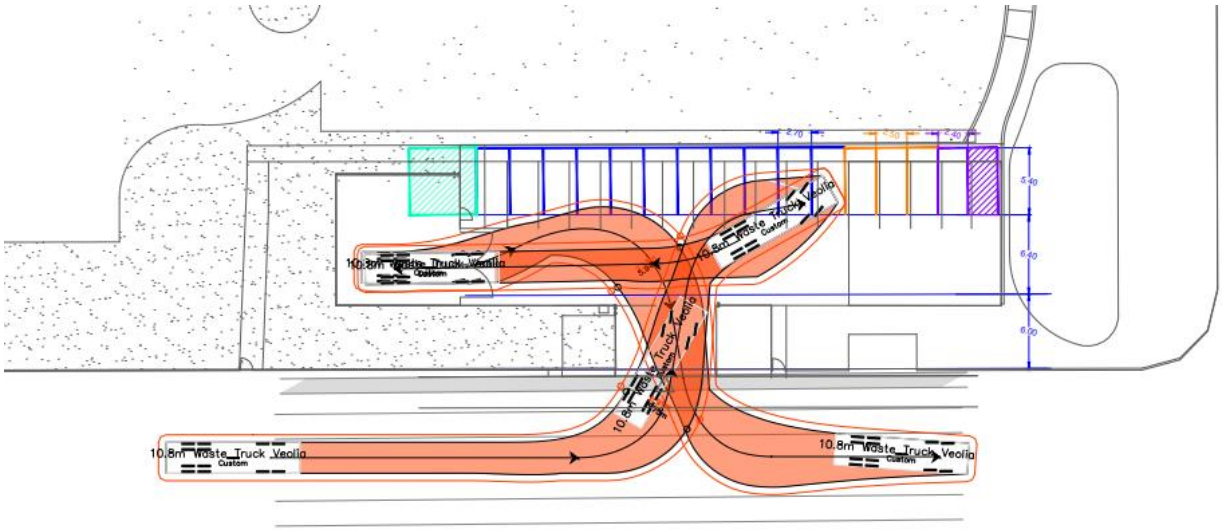


Figure 16: Waste Storage Area

3.6 Landscaping

The proposed activity includes extensive soft and hard landscaping of the site as detailed in the Landscape Plans (**Appendix 4**) with an excerpt provided at **Figure 17** below.

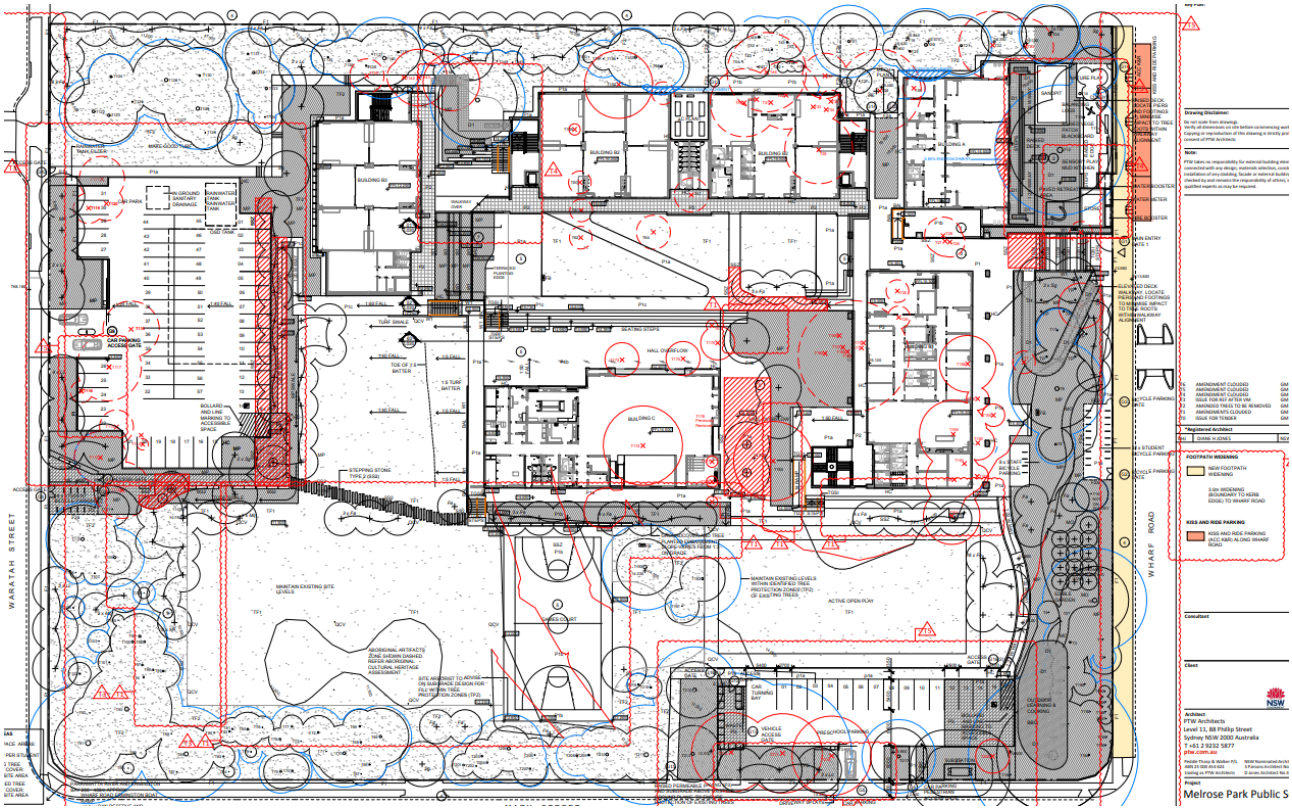


Figure 17: Landscaping Plan

3.7 Sustainability

A Sustainable Development Plan (SDP) has been prepared Arcadis (**Appendix 13**) which has been informed by the following:

- **Embodied Emissions Form**
- **Green Star Buildings Scorecard** – 5 star rating (draft scorecard)
- **Net Zero Statement** – commitment to be fossil fuel free development (no gas) and reduce energy consumption by 10% from equivalent reference building; and
- A climate change risk and adaptation workshop conducted on 14 October 2024.

Key passive design features that have been incorporated in the design include:

- High-performance building insulation
- Double glazing
- Perforated shading to learning spaces
- A combination of natural and artificial ventilation
- Light-coloured and reflective materials to reduce heat absorption.

Key technical design features that have been incorporated in the design include:

- Water-Efficient Fixtures
- Water Sensitive Urban Design (Rainwater Re-use)
- Energy-Efficient Lighting Fixtures
- Energy Monitoring and Control
- Terminating the gas connection
- 40Kw photovoltaic panels (Building C)

3.8 Public Domain Works

The following public domain works are proposed as part of the activity:

- Vehicle crossover on Waratah Street
- Amended vehicular crossover(s) on Mary Street
- Construction of 3m wide footpath on Wharf Road
- Construction of accessible kiss and ride infrastructure on Wharf Road
- New reticulated water connection to existing mains on eastern of Wharf Road
- Various parking signage amendments.

3.9 Hours of Operation

The anticipated operating hours for the different component uses of the school are as follows:

- **Main school:** 8:45am to 3:05pm
- **Preschool:** 8:45am to 3:05pm
- **Before school care:** 6.00:am to 8:35am
- **After school care:** 3:05pm to 6:00pm
- **Vacation care (during school holidays):** 6:00am to 6:00pm

3.10 Construction

Construction Hours

Construction hours will be as follows:

- 7:00am to 6:00pm, Monday to Friday
- 8:00am to 1:00pm, Saturday
- No work without prior approval on Sundays and Public Holidays

Construction Traffic

The indicative construction vehicle access route to the site is via Victoria Road and Wharf Road as shown in **Figure 18**.

Construction Parking

Given the site area, construction worker parking is likely to be available on site outside of excluded areas (Tree and Aboriginal Heritage Protection zones).

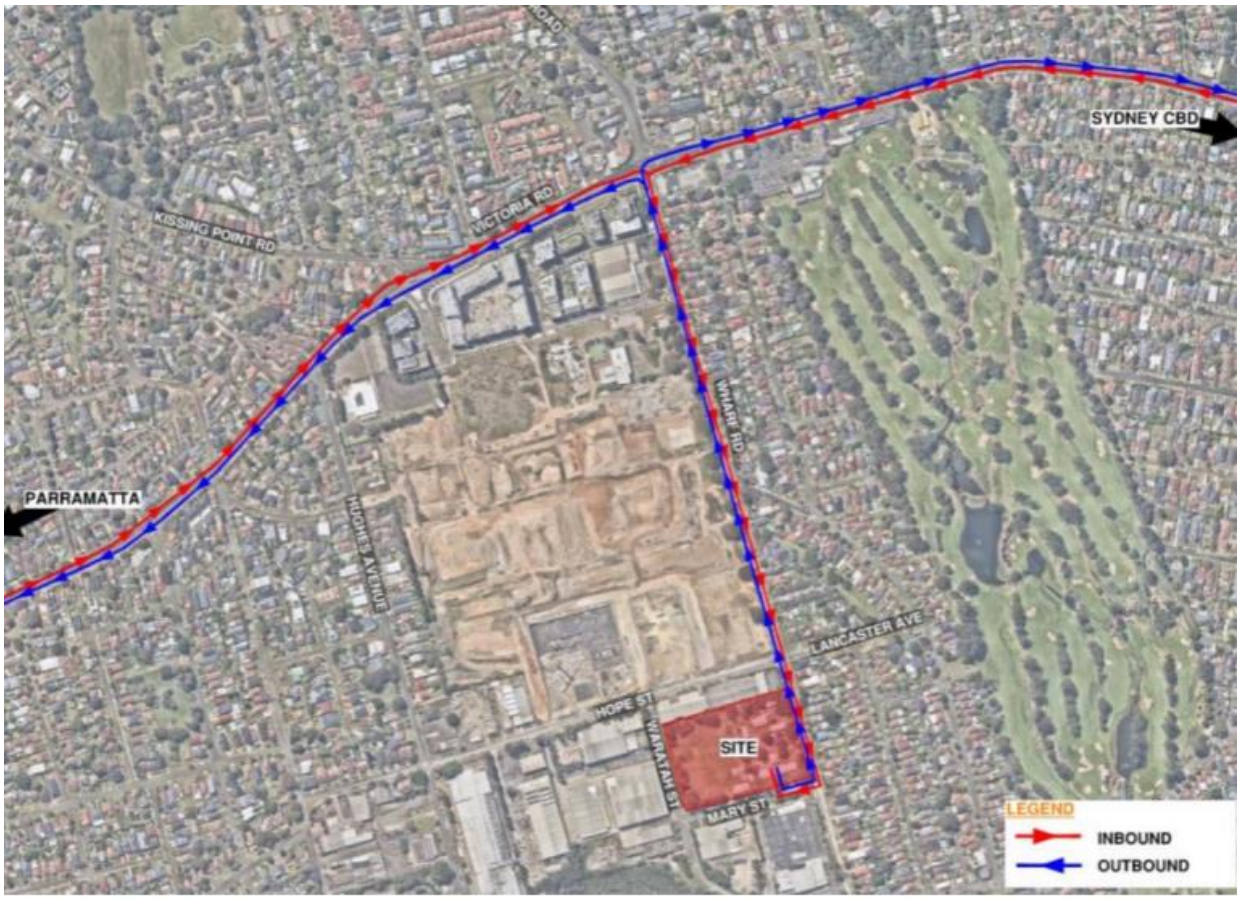


Figure 18: Preliminary Construction Vehicle Access Routes

3.11 Related activities

The proposed activity will require related utility connection approvals which will be sought at the Crown Certificate stage.

Temporary school buildings are proposed to be established under a separate planning pathway (likely the exempt development pathway under Section 3.39 and Schedule 5 of the TI SEPP).

4. Activity Need and Alternatives

4.1 Activity Need

The Melrose Park Precinct is subject to significant urban renewal which will result in up to an additional 11,000 dwellings. The proposal will provide Melrose Park Public School with a capacity for approximately 720 students and 60 preschool places.

4.2 Alternative Options

The proposed activity has been developed following a consideration of options and alternatives to address the need identified above. A summary of the options considered is provided in **Table 4**.

Table 4: Assessment of Options and Alternatives

Option	Discussion	Preferred Option
Option 1: The Proposed Activity	Melrose Park Public School is being demolished and redeveloped. The development permitted without consent pathway allows for the entire project to be undertaken under a single planning pathway whilst also providing additional design flexibility over the other planning pathways.	Option 1 is preferred as the development permitted without consent pathway provides greater flexibility in the design of the school.
Option 2: Alternate Site	An alternate site was considered at 37 Hope Street, Melrose Park, however this site will be used for Melrose Park High School.	Option 2 is not preferred as the site will be used for a High School and is no longer available.
Option 3: Do Nothing	To do nothing, would result in a lack of infrastructure to support the developing area. Residents in the surrounding locality would need to enrol kids into primary schools further afield. This would result in additional traffic generation to the neighbouring school catchment areas and overcrowding of the existing school networks.	Option 3 is not preferred as it will not provide adequate infrastructure to the developing Melrose Park precinct area.

5. Statutory and Strategic Framework

This section of the REF is to identify the relationship between the proposed activity and the planning framework.

5.1 General Planning Context

Table 5 provides a summary of the general planning context of the site and proposed activity.

Table 5: General Planning Context

SEPP Name:	*State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP)
LEP Name:	*Parramatta Local Environmental Plan 2023*
LEP Zoning:	SP2 Educational Establishment
Permissibility:	Section 2.44 of TI SEPP Section 3.37 of TI SEPP
Is the site "environmentally sensitive land" under any environmental planning instrument?	Part of the site is environmentally sensitive land as it is partly flood affected. Part of the site is also mapped within the proximity area to coastal wetlands.
Does the site comprise bushfire prone land?	No
List any environmental constraints identified in the Section 10.7 Certificate:	Class 5 Acid Sulfate Soils
Is the site listed as a Heritage Item or within a Heritage Conservation Area?	No

5.2 Permissibility and Planning Approval Pathway

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure and educational establishments across the state and provides that various developments for the purposes of a government school are permitted without consent. The proposed activity is development permitted without consent as outlined at **Table 6**.

Table 6: Description of Proposed Activities under the TI SEPP

Division and Section within TI SEPP	Description of Works
2.44	Associated with the proposed activity is a new substation that is development undertaken in accordance with section 2.44 of the TI SEPP.
3.37	Pursuant to section 3.37(1), the proposed activity comprises construction, operation or maintenance on behalf of a public authority within the boundaries of an existing or approved government school, including: • Construction of a permanent classroom; • Construction of a car park; • Construction of a library or an administration building; • Construction of a hall; and

Division and Section within TI SEPP	Description of Works
	• Construction of a building to be used for the purposes of a relevant preschool. Pursuant to section 3.37(2), the proposed activity involves the construction of building(s) with a maximum height of 3 storeys which is less than the greater of four storeys. Pursuant to section 3.37(4), the proposed activity would not result in the contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping (see discussion below this table). It is noted that section 3.37(5) provides that a reference to a development for a purpose referred to in subsection (1)(a) and (b) includes a reference to development for the purpose of 'construction works' in connection with that purpose To avoid doubt, 'construction works' is defined in section 3.3 and includes the '*clearing of vegetation (including any necessary cutting, pruning or removal of trees) and associated rectification'* and the *'relocation or removal of infrastructure'.* Pursuant to section 3.37(5A), 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 have been considered as follows: **Schedule 8 – Design Quality Principles** **Responsive to context –** The proposed activity responds to key contexts of the site, being of lower scale adjacent to the low density residential properties on Wharf Road, with higher scale (albeit a maximum of three storeys) at the centre of the site towards the urban renewal areas of greater height. The key existing character of landscaping (boundary canopy planting) is retained and enhanced. **Sustainable, efficient and resilient –** The proposed activity is designed having regard to sustainability as detailed in the ESD Report (**Appendix 13**) and **Section 3.7** of this REF). **Accessible and inclusive –** The proposed site layout has been informed by an accessibility assessment and provides for support learning. **Healthy and safe –** The proposed activity has been designed having regard to Crime Prevention Through Environmental Design (CPTED) principles. These principles are incorporated into the design and address safety. Health is addressed through both high levels of internal and external amenity being provided in the design. **Functional and comfortable –** The proposed activity seeks to enhance the existing amenity characteristics of Melrose Park Public School through providing a series of private and public facing building and play spaces which can cater for different amenity objectives (quieter areas, more active spaces etc.) within a green 'refuge' provided by maintained and enhanced boundary canopy planting. **Flexible and adaptable -** The proposed activity considers the future

Division and Section within TI SEPP	Description of Works
	sustainability/longevity of the design and provides for a range of flexible and adaptive indoor and outdoor spaces. **Visual appeal -** The proposed activity utilises the DoE 'pattern book' for high amenity teaching spaces while providing visual interest to key facades including the presentation to Wharf Road. **<u>Design Guide for Schools – Design Principles</u>** The Design Guide for Schools has a focus on sustainability and landscape design. The proposed activity incorporates extensive sustainability measures and an integrated landscape design that promotes physical activity, learning outdoors, and maintains and enhances a canopy perimeter to the school in what will become a highly urbanised environment surrounding the site. The Design Principles contained within the Design Guide for Schools follows the seven (7) design quality principles of TI SEPP Schedule 8. Each principle in the Design Guide for Schools has an equivalent principle in TI SEPP Schedule 8. The below list notes the Design Principle from the Design Guide for Schools, followed by the equivalent principle of TI SEPP Schedule 8. 1. Context, built form and landscape: Responsive to context 2. Sustainable, efficient and durable: Sustainable, efficient and resilient 3. Accessible and inclusive: Accessible and inclusive 4. Health and safety: Healthy and safe 5. Amenity: Functional and comfortable 6. Whole of life, flexible and adaptive: Flexible and adapatable 7. Aesthetics: Visual appeal Refer to the discussion of TI SEPP Schedule 8 above for discussion of the design principles.
3.38	Notification of the carrying out of the development is required under section 3.38 of the TI SEPP. Written notice of the intention to carry out the development must be provided to Council and occupiers of adjoining land for a period of 21 days before development is carried out. Any response received within this time period must be taken into consideration. The responses received during the notice period will be taken into consideration. Statutory consultation requirements are set out in **Section 6** of this REF.

Environmental Impact Assessment

Activities permissible without consent require environmental impact assessment in accordance with Division 5.1 of the EP&A Act and are assessed and determined by a public authority, referred

to as the determining authority. The department is the proponent and determining authority for the proposed works.

Additionally, section 5.7 of the EP&A Act states that an activity that is likely to significantly affect the environment must be subject of an Environmental Impact Statement rather than an REF. The effects of the activity on the environment are considered in Section Environmental Impact Assessment and have been assessed as a less than significant impact and can therefore proceed under an REF assessment.

Section 171(1) of the EP&A Regulation notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and the *Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* (DPHI, October 2024) provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Division 5.1 of the EP&A Act. These factors are considered in detail at **Section 7**.

Existing Development Consents

On 16 October 2023 a request for all development consents applying to the site was submitted to City of Parramatta Council under the *Government Information (Public Access) Act 2009* (GIPA Act). On 3 November 2023 Council provided the development consent(s) listed in **Table 7**.

Table 7: Development consents applying to the site

Development Application #	Description	Date Determined
DA/151/2000	To construct a shade cloth to cover gazebo to school grounds. There were no conditions of consent that are relevant to s3.37(4).	7 February 2000
DA/1009/2005	Construction of 16m by 14m shade cloth structure. There were no conditions of consent that are relevant to s3.37(4).	16 December 2005
DA/301/2021	Installation of a digital LED sign panel and pylon at Melrose Park Public School. Hours of operation for the illuminated sign are restricted to 6:00AM – 9:00PM.	20 May 2021

The proposed activity would not contravene any existing condition of the consent(s) currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping.

5.3 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 8**.

Table 8: EPBC Act Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No, refer to **Section 7.2** for discussion
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

5.4 Other Approvals and Legislation

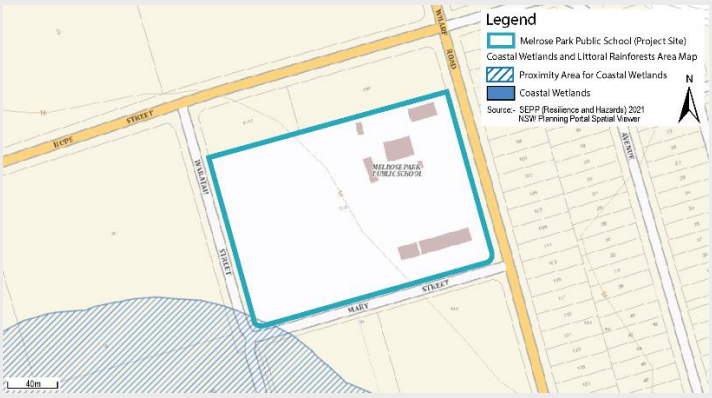
Table 9 identifies any additional approvals that may be required for the proposed activity.

Table 9: Consideration of other approvals and legislation

Legislation	Relevant?	Approval Required?	Applicability
State Legislation			
National Parks and Wildlife Act 1974	Yes	No	The *National Parks and Wildlife Act 1974* aims to conserve nature, objects, places or features of cultural value within the landscape. The ACHA (**Appendix 9**) identified a PAD site which if disturbed would require an AHIP. The proposed activity was amended to avoid the PAD site. Mitigation measures are proposed to ensure a suitable clearance is maintained around the PAD site during construction. On this basis the ACHA has determined an AHIP is not required.
Rural Fires Act 1997	No	No	The site is not mapped as bushfire prone land.
Water Management Act 2000	No	No	The site is not located within 40m of a watercourse or coastline and the works are not expected to interfere with any aquifer.
Biodiversity Conservation Act 2016	Yes	No	The site is not mapped as containing areas of 'high biodiversity values' on the Biodiversity Values Map. Impacts to threatened species and threatened ecological communities that are listed under the Biodiversity Conservation Act 2016 (BC Act) is a requirement under Section 7.3, known as a 'Test of Significance'. If the conclusion of the Test of Significance is that there is

Legislation	Relevant?	Approval Required?	Applicability
			potential for a significant impact on a threatened species or ecological community, then the proponent of the activity has to prepare either a Species Impact Statement (SIS) or a Biodiversity Development Assessment Report (BDAR). Having regard to the Flora and Fauna Assessment (FFA) prepared for this REF, a Test of Significance was undertaken for the Magenta Lilly Pilly which is listed as endangered in NSW. The Test of Significance concludes that while there is an impact, the proposed activity is not a significant impact and accordingly and SIS or BDAR is not required (Refer to **Section 7.2** for assessment).
Pesticides Act 1999	No	No	The activity does not require large quantities of dangerous pesticides to be used.
Heritage Act 1977	No	No	The school site is not listed on the Department of Education's s170 Heritage Conservation Register.
Fisheries Management Act 1994	No	No	N/A
Contaminated Lands Management Act 1997	Yes	No	Having regard to the *Contaminated Land Management Act 1997* (CLM Act) and the Section 10.7 Planning Certificate for the site, the land is not: - Significantly contaminated land within the meaning of the CLM Act; - Subject to a management order within the meaning of the CLM Act; - Subject of an approved voluntary management proposal within the meaning of the CLM Act; - Subject to an ongoing maintenance order within the meaning of the CLM Act; and - Subject of a site audit statement within the meaning of the CLM Act. A Detailed Site Investigation (DSI) was prepared and determined the site is suitable for continued use as Melrose Park Public School and no specific in-ground remediation is required. Removal of Asbestos Containing Material (ACM) will be required as part of the demolition works proposed (Refer to **Section 7.7** below for further detail and assessment).
Protection of the Environment Operations Act 1997	No	No	The activity will not result in significant air, noise, water or waste pollution, subject to compliance with the Mitigation Measures in **Appendix 1**. There is no requirement for an environmental protection licence to be obtained as part of these works.
Local Government Act 1993	No	No	No approval under the *Local Government Act 1993* is required.
Coal Mine Subsidence Compensation Act 2017	No	No	The site is not affected by the Coal Mine Subsidence Compensation Act 2017.

Legislation	Relevant?	Approval Required?	Applicability
Environmental Planning and Assessment Regulation 2021 (Section 171A	Yes	No	The activity site is located within the Sydney Harbour Catchment. Further discussion is provided under *SEPP (Biodiversity and Conservation) 2021* within this table (see below).
State Legislation – State Environmental Planning Policies			
State Environmental Planning Policy (Planning Systems) 2021	No	No	N/A
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	No	Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* is relevant to the proposed activity as the site is within the Sydney Harbour Catchment. In accordance with Section 171A of the *Environmental Planning and Assessment Regulation 2021* a determining authority must take into account sections 6.6, 6.7, 6.8 and 6.9 of BC SEPP. <u>Water quality and quantity</u> Section 6.6 relates to water quality and quantity. In this regard, civil engineering plans and report prepared by TTW provide a stormwater quantity and quality management strategy compliant with Greenstar and City of Parramatta Council requirements. It is therefore considered that the effect on the quality of water entering any nearby natural waterbodies will be as close as possible to neutral or beneficial and the impact on water flow in nearby natural waterbodies will be minimised. <u>Aquatic ecology</u> Section 6.7 relates to aquatic ecology. The site is approximately 150-200m north of Parramatta River and the south-western corner of the site is in proximity to mapped coastal wetlands. Notwithstanding, the site is separated from these features by an existing public road network. Subject to water quality and quantity measures described above the proposed activity is unlikely to result in any direct, indirect or cumulative adverse impact on aquatic ecology. <u>Flooding</u> Section 6.8 relates to flooding. A minor portion of the western part of the site is impacted by overland flow in the PMF event. The proposed activity will not cause any environmental harm or impacts in terms of flooding. <u>Recreation and Public Access.</u> Section 6.9 relates to recreation and public access to foreshore land. The proposed activity is unlikely to generate any adverse impacts on recreational uses or waterways and will not affect public access to and around foreshores. The proposed activity is considered satisfactory with respect to relevant provisions of Chapter 6 of BC SEPP.

Legislation	Relevant?	Approval Required?	Applicability
State Environmental Planning Policy (Sustainable Buildings) 2022	No	No	Chapter 3 of *State Environmental Planning Policy (Sustainable Buildings) 2022* (SB SEPP) relates to standards for non-residential development that requires development consent. As the proposed activity is development permitted without consent, this section does not apply to the proposed activity. Notwithstanding, A sustainable development plan has been prepared by Arcadis (**Appendix 13**) which addresses Section 3.2 of *State Environmental Planning Policy (Sustainable Buildings) 2022*. The school has been designed to address the provisions of Chapter 3 including energy efficiency, water efficiency, material efficiency, indoor environmental quality and adaptability and resilience. The proposed activity is considered satisfactory with respect to SB SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	No	<u>Chapter 2 – Coastal Management</u> Part of the site is mapped within the Proximity Area for Coastal Wetlands. This area is a small portion of the site, approximately 24m^2 in the south-west corner (**Figure 19**).  **Figure 19: Coastal Wetlands Map** Development on land in proximity to coastal wetlands must not grant development consent unless the proposed development will not significantly impact the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland. There are no proposed works within the area mapped as proximity to coastal wetlands and suitable water quality and quantity measures are proposed on-site prior to water entering Council's drainage system. The proposed activity is considered satisfactory with respect to Chapter 2 of RH SEPP. <u>Chapter 4 – Remediation of Land</u> Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP RH) relates to remediation of land. The object of this chapter is to *promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment*. Section 4.6 requires a consent authority to consider whether the land is contaminated and if it is contaminated, that it would be suitable in its contaminated state or whether

Legislation	Relevant?	Approval Required?	Applicability
			remediation is required. A Detailed Site Investigation (DSI) was prepared and determined the site is suitable for continued use as Melrose Park Public School and no specific in-ground remediation is required. Removal of Asbestos Containing Material (ACM) will be required as part of the demolition works proposed (Refer to **Section 7.7** below for further detail and assessment). The proposed activity is considered satisfactory with respect to Chapter 4 of RH SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021 – Pipelines	Yes	No	Chapter 2 of TI SEPP includes provisions relating to the determination of development applications for development adjacent to pipeline corridors. The proposed activity is proximate to the Clyde to Gore Bay pipeline which is located within the Waratah Street road reserve. A Safety Management Study (SMS) Workshop was held with Viva Energy (pipeline operator) on 26 August 2024 and their representatives on 11 September 2024. The design was amended in response to the consultation by providing increased building setbacks (60m/90m) and fire rating the pipeline facing façades. In addition, a school operational evacuation management plan will be implemented.

5.5 Strategic Plans

Table 10 considers strategic plans that are relevant to the proposed activity.

Table 10: Consideration of applicable Strategic Plans

Strategic Plan	Assessment
The Greater Sydney Regional Plan A Metropolis of Three Cities	A *Metropolis of Three Cities* aims to respond to the needs of Greater Sydney's people and the region's current and future structural challenges. The plan identifies three cities: • Eastern Harbour City (Sydney CBD and North Sydney CBD); • Central River City (Parramatta CBD); and • Western Parkland City (Western Sydney Airport – Badgerys Creek Aerotropolis) The activity contributes to the implementation of the Greater Sydney Region Plan and its five (5) districts (Central City, Eastern City, North, South, Western City districts). The greater Sydney plan seeks to provide better access to educational opportunities in each of the three cities. One of the objectives for the Central River City is to optimise the existing infrastructure, this activity is in keeping with the objective.
City of Parramatta Local Strategic Planning Statement 2036	Melrose Park is indicated as a Proposed Local Centre. Parramatta Council has staged planning proposals in growth precincts based on the timing of the Parramatta Light Rail project. The Local Strategic Planning Statement forecasts 6,330 additional dwellings to 2036.

Strategic Plan	Assessment
Melrose Park Transport Management and Accessibility Plan	The Melrose Park Transport Management and Accessibility Plan seeks to promote walking and cycling within Melrose Park. The plan also seeks to improve connections to key local destinations including Melrose Park Public School.
Melrose Park Urban Renewal Precinct	The Melrose Park Precinct has a maximum capacity of 10,680 dwellings. Parramatta Light Rail Stage 2, the light rail will have 2 stops in close proximity to Melrose Park Public School, with one stop on Waratah Street and the “Melrose Park” stop. A bridge is proposed connecting Melrose Park to Wentworth Point. The following infrastructure upgrades are proposed: • Upgrades to Wharf, Victoria, Marsden and Kissing Point Roads and intersections • Shuttle bus and more frequent bus services • Pedestrian and cycling infrastructure • Public transport and active transport bridge between Melrose Park and Wentworth Point, with the potential to accommodate light rail or equivalent. The Department anticipates Melrose Park will require two primary schools and one high school as a result of the proposed increase of dwellings.

6. Consultation

6.1 Early Stakeholder Engagement

Table 11 provides a summary of early stakeholder (non-statutory) consultation undertaken to inform project development and preparation of the REF.

Table 11: Summary of Early Stakeholder Engagement

Stakeholder	Engagement
Aboriginal Stakeholders	The proposed activity was referred to the Aboriginal Cultural Heritage Advisory Committee and responded on 30 April 2025.
Transport Working Group	Meeting held with the Transport Working Group (TWG) on 13 November 2024 including representatives from City of Parramatta Council, City of Ryde Council and Transport for NSW.
Transport for NSW	Meeting held with Transport for NSW on 13 March 2025 to provide a project update and confirm footpath widening only to Wharf Road.
City of Parramatta Council	Meeting held with City of Parramatta Council on 21 March 2025 to provide a project update and confirm footpath widening only to Wharf Road.
Viva Energy	Safety Management Study (SMS) Workshop held with Viva Energy (pipeline operator) on 26 August 2024 and their representatives on 11 September 2024. The design was amended in response to the consultation by providing increased building setbacks (60m/90m), fire rating the pipeline facing facades and committing to the implementation of a school operational evacuation management plan.
Community	Various online and in-person community consultation held in relation to the project including a community information session on 29 October 2024 in the Melrose Park Public School hall.

6.2 Statutory Consultation

Consultation will be undertaken with in accordance with statutory requirements under the TI SEPP and having regard to the SCPP DoE. This includes:

- sending notices to adjoining neighbours, owners and occupiers inviting comments within 21 days
- sending notices to the local council and relevant state and Commonwealth government agencies and service providers inviting comments within 21 days
- placing an advertisement in the local newspaper
- making the REF publicly available on the Planning Portal throughout the consultation period.

Comments received will be carefully considered and responded to.

7. Environmental Impact Assessment

This section provides an environmental impact assessment for the demolition of the existing school buildings and construction of the new school buildings.

The assessment includes an overview of the proposal and provides additional information for any specific environmental issues relating to the site and proposed activity which require detailed consideration.

The following environmental impacts were considered and assessed:

- Tree Impacts (**Section 7.1**);
- Ecology (**Section 7.2**);
- Traffic, Access and Parking (**Section 7.3**);
- Aboriginal Heritage (**Section 7.4**);
- Flood (**Section 7.5**);
- Hydrology and Water Quality (**Section 7.6**);
- Contamination and Hazardous Materials (**Section 7.7**);
- Noise and Vibration (**Section 7.8**);
- Other Issues (**Section 7.9**)

7.1 Tree Impacts

An Arboricultural Impact Assessment (AIA) was undertaken by Bluegum Tree Care and Consultancy (**Appendix 5**) to determine tree impacts from the proposed activity. The AIA has determined the proposed activity would require the removal of 62 of 218 trees on site.

The AIA includes an assessment of the tree retention value which is determined by an assessment of Estimated Life Expectancy (ELE) rating against Landscape and Environmental Significance ratings (**Figure 20**).

<table>
<tr><td rowspan="6">Landscape & Environmental Significance</td><td></td><td colspan="4">Estimated Life Expectancy</td></tr>
<tr><td></td><td>Long</td><td>Medium</td><td>Short</td><td>Removal</td></tr>
<tr><td>Very High (1)</td><td colspan="2" rowspan="2">HIGH</td><td rowspan="2">MEDIUM</td><td rowspan="2"></td></tr>
<tr><td>High (2)</td></tr>
<tr><td>Medium (3)</td><td colspan="2">MEDIUM</td><td rowspan="3" colspan="2">LOW</td></tr>
<tr><td>Low (4)</td><td colspan="2"></td></tr>
<tr><td>Very Low (5)</td><td colspan="2"></td></tr>
</table>

Figure 20: Retention Value Matrix

Table 12 provides an excerpt from the AIA of the retention value of trees to be removed and retained.

Table 12: Tree Removal and Retention

	High Retention Value (Tree Number)	**Medium Retention Value** (Tree Number)	**Low Retention Value** (Tree Number)
To be Retained (Total: 156)	6, 12, 20, 21, 24, 58, 65, 68, 70, 72, 76, 77, 80, 86, 91, 93, 98, 99, 100, 109, 110, 122, 123, 124, 126, 129, 130, 131, 132, 136, 140, 147, 152, 182, 183, 194, 195, 205, 208, 210, 212, 213, 217 **(Total: 43)**	3, 4, 5, 8, 9, 13, 14, 15, 16, 17, 19, 37, 41, 44, 45, 47, 66, 71, 73, 74, 75, 81, 82, 83, 85, 88, 92, 94, 95, 96, 97, 101, 102, 105, 106, 107, 108, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 133, 134, 135, 138, 139, 141, 144, 145, 148, 149, 150, 151, 154, 181, 191, 192, 193, 196, 197, 198, 199, 201, 203, 204, 206, 207, 209, 211, 218, 219* **(Total: 77)**	1, 2, 11, 25, 40, 43, 48, 49, 50, 51, 52, 53, 54, 67, 69, 78, 79, 84, 87, 89, 90, 103, 104, 111, 125, 127, 128, 137, 184, 185, 186, 187, 188, 189, 190, 202 **(Total: 36)**
To be Removed (Total: 62 trees)	22, 23, 38, 46, 142, 152, 156, 159, 163, 164, 165, 172, 173, 175, 180 **(Total: 15)**	7, 10, 18, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 39, 42, 55, 56, 57, 59, 60, 61, 62, 63, 64, 143, 146, 155, 157, 158, 166, 167, 168, 169, 170, 171, 177, 178, 179, 214, 215, 216 **(Total: 41)**	34, 160, 161, 162, 174, 200 **(Total: 6)**

*Note: Tree No. 176 was removed prior to the completion of the AIA under Section 3.39(1)(b) of the TI SEPP and accordingly the AIA assesses 218 trees despite the numbering continuing to 219.

The above table demonstrates the following:

- **Low Retention:** Removal of 6 of 42 low retention trees (~85% retention rate);
- **Medium Retention:** Removal of 41 of 118 medium retention trees (~65% retention rate); and
- **High Retention:** Removal of 15 of 68 high retention trees (~76% retention rate).

Of the trees to be removed the AIA identifies the following reasons for removal:

- Located within the proposed construction footprint (41 trees);
- Excavation/regrading with Structural Root Zone (SRZ) (16 trees); and
- Within the area of proposed landscape grading/ground level changes (5 trees).

As outlined above the tree removal is principally relating to the construction footprint (66%), then excavation (26%) and then landscaping (8%).

The AIA includes specific Mitigation Measures included at **Section 7.1.1** of this REF including tree protection measures in accordance with the tree protection plan in **Figure 21**.

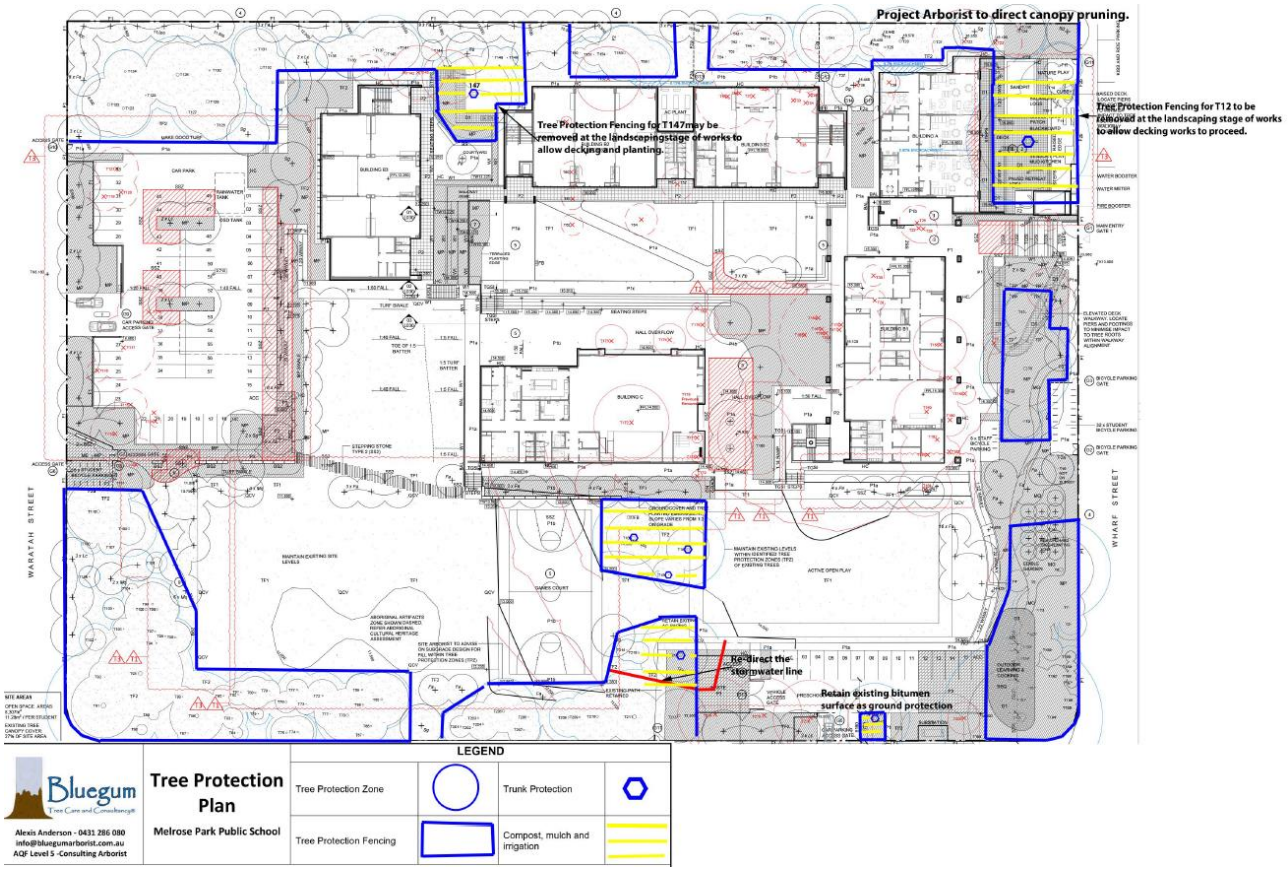


Figure 21: Tree Protection Plan

As can be seen from the tree protection plan in **Figure 22** above, the activity prioritises tree retention in consolidated stands along the front setback and boundary interface zones. In this regard the existing denser vegetated areas are prioritised for retention over single tree specimens between existing school buildings.

In addition, replacement tree planting of 115 native trees (min. 100L pot size) is proposed as part of the activity. This represents a replacement ratio of 1.85:1. Replacement tree planting will result in canopy coverage increasing from 27% to 42% of the site area.

7.1.1 Tree Mitigation Measures

The AIA provides specific tree removal and tree protection requirements contained in **Table 13.**

Table 13: Arborist Mitigation Measures

ID	Mitigation Measure	Timing
TMM2*	**Tree removal** – The following trees are authorised for removal as part of the activity – Tree Nos. 7, 10, 18, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 42, 46, 55, 56, 57, 59, 60, 61, 62, 63, 64, 142, 143, 146, 152, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 177, 178, 179, 180, 200, 214, 215, 216, as detailed in the Arboricultural Impact Assessment prepared by Bluegum Tree Care and Consulting dated March 2025. Tree removal works should be undertaken in accordance with the WorkSafe Australia *Guide to Managing Risks of Tree Trimming & Removal Work.*	Throughout

ID	Mitigation Measure	Timing
TMM3*	**Tree retention** – The following trees are to be protected and are not authorised for removal – Tree Nos. 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 24, 25, 37, 40, 41, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 58, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 144, 145, 147, 148, 149, 150, 151, 152, 154, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 217, 218, 219	Throughout
TMM4*	**Project arborist** –Appointment of a Project Arborist: An Arborist with an AQF Level 5 qualification in Arboriculture and experience in tree protection within construction sites should be engaged prior to the commencement of work on the site. The Project Arborist should be present at the following times: • Project Commencement to meet with the Site Foreman and discuss tree protection requirements. • Following installation of tree protection fencing, trunk protection, compost, mulch and irrigation. • During any earthworks within the Tree Protection Zone (TPZ) of retained trees. • At any time that tree roots greater than 40mm diameter are exposed with the TPZ of any retained tree. • During canopy pruning of Tree 12; and • At project completion to verify tree protection and retention.	Prior to the commencement of construction
TMM5*	**Tree protection measures –** Installation of all tree protection measures including ‘tree protection fencing’, ‘trunk protection’ and ‘compost, mulch and irrigation’ in accordance with the Arboricultural Impact Assessment prepared by Bluegum Tree Care and Consulting dated March 2025.	Prior to the commencement of construction
TMM6*	**Tree protection zones -** The following is prohibited within the TPZ of any trees to be retained unless otherwise allowed by these mitigation measures: • Stripping of topsoil or organic surface material. • Stockpiling of spoil or fill • Storage of building material, vehicles and machinery. • Disposal of solid, liquid or chemical waste. • Any excavation, fill or other construction activity other than that discussed in this report.	Construction
TMM7*	**Works within tree protection zones** - Earthworks/construction within the TPZ of Tree Nos. 8, 12, 17, 20, 21, 24, 58, 110, 133, 134, 139, 140, 147, 181, 182, 183, 195, 205, 212, 213 and 217 is to be guided by the Project Arborist. All excavation within the top 500mm of soil must be undertaken with hand tools. Any roots encountered should be cleanly cut using a sharp saw or secateurs. The purpose of this is to avoid additional root damage(tearing/cracking) that typically occurs when roots are pruned using an excavator.	Construction
TMM8*	**Tree 12 (deck levels)** - Tree 12 has large roots on the ground surface. The existing ground level within the TPZ ranges from	Construction

ID	Mitigation Measure	Timing
	R.L 15.20 to 15.80. In order to install the deck sub-structure with a ventilation gap below without damaging tree roots, the finished level should be approx. 16.10 at its highest level. The deck area around T12 may be need to be multi-tiered with steps up to the higher sections.	
TMM9*	**Stormwater line re-direction -** The proposed stormwater line passes within the Structural Root Zone of Tree 212. This section of stormwater line must be re-directed to minimise the extent of TPZ interference in accordance with the Arboricultural Impact Assessment prepared by Bluegum Tree Care and Consulting dated March 2025.	During construction
TMM10*	**Post-construction tree care –** At the completion of the project, the retained trees should be inspected by the Project Arborist. Depending on the health and vitality of retained trees, the Project Arborist may prescribe some remedial tree care. This may include installation of temporary or permanent irrigation, application of soil conditioners, compost application and installation of mulch.	Prior to the commencement of Operations
TMM11*	**Utilities and Services** – Utilities and services are to be redirected to ensure tree retention in accordance with AR2. Utility and service plans are to be approved by the Project Arborist. Installation of utility and service installation is to be monitored by the Project Arborist (where required).	Construction

7.2 Ecology

A Flora and Fauna Assessment (FFA) has been prepared by Water Technology (**Appendix 6**). A site visit was undertaken on 6 November 2024 and 25 February 2025 by the ecologist including walk-throughs of all accessible vegetated areas.

7.2.1 Flora

The site does not contain any mapped Plant Community Types (PCT). The vegetation on-site does not align within any nearby PCTs such as PCT 4091 – Grey Mangrove-River Mangrove Forest (**Figure 22**).

Figure 22: Plant Community Type Map

The site contains a mix of exotic and native vegetation. The site contains six Magenta Lilly Pilly (*Syzygium paniculatum).* The Magenta Lilly Pilly is listed as Endangered under the NSW *Biodiversity Conservation Act 2016* and Vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1995.* The proposed activity includes removal of three of the six Magenta Lilly Pilly.

The Flora and Fauna Assessment has undertaken a five part test of significance in relation to the Magenta Lilly Pilly and has determined that these trees are planted and their removal is not likely to result in a significant impact and no further State or Federal approvals are required.

7.2.2 Fauna

No endangered fauna was observed at the site. Notwithstanding, some of the flora is likely utilised for foraging and feeding habitat for the Grey-headed Flying-fox which is listed as vulnerable under NSW and Commonwealth species legislation. The impacts on this species from construction impacts and tree removal is not considered significant subject to mitigation measures outlined in **Section 7.2.3** of this REF.

7.2.3 Ecology Mitigation Measures

The Flora and Fauna Assessment includes a number of mitigation measures already incorporated within the AIA (see **Table 13**). **Table 14** provides mitigation measures specific to ecology.

Table 14: Ecology Mitigation Measures

ID	Mitigation Measure	Timing
FF1*	**Fauna inspection -** Inspect all trees for hollows and nests. If fauna is discovered an ecologist may be required to remove and relocate any fauna if the tree or vegetation is to be removed.	Prior to the commencement of construction
FF2*	**Ecological induction -** Ecological induction of all contractors and staff outlining the ecological sensitivity of the site, no-go areas, the need to minimise ecological impact, and all other required mitigation measures is to be undertaken.	Construction
FF3*	**Hygiene protocols -** Basic hygiene protocols would be implemented for construction personnel and machinery on site to reduce the potential for invasion by plant pathogens including *Phytopthora cinnamomi*, the fungus myrtle rust *Uredo rangelli* and amphibian chytrid fungus.	Construction
FF4*	**Tree Replacement –** A minimum of three replacement Magony Lilly Pilly trees are to be planted.	Prior to the commencement of Operations

7.3 Traffic, Access and Parking

A Traffic and Accessibility Impact Assessment (TAIA) has been prepared by TTW (**Appendix 12**).

7.3.1 Car Parking

Existing Parking

Melrose Park Public School currently has a single off-street car park accessed from Mary Street with a capacity of 12 car parking spaces.

Parking Requirements

School

The proposed activity includes a maximum capacity of 50 staff and 720 students. The *Parramatta Development Control Plan 2023* (the DCP) does not contain parking rates for schools, rather it requires parking be determined based on a TAIA. The TAIA has been informed by consultations with City of Parramatta Council and Transport for NSW and an agreed parking rate of 1 parking space per 1.5 staff has been adopted as outlined in **Table 15**.

Table 15: Parking Requirement School

	Staff No.	Parking Rate	Parking Requirement	Proposed Parking Provision
Proposed	50	1 car space per 1.5 staff	33	33

Pre-School

The proposed activity includes a 60 place relevant preschool. The DCP requires 1 space be provided per 4 places. It is noted this parking rate is consistent with the NSW Childcare Planning Guidelines. The proposed activity requires 15 spaces as per the DCP as detailed in **Table 16.**

Table 16: Parking Requirement Pre-School

	Capacity	Parking Rate	Parking Requirement	Proposed Parking Provision
Proposed	60	1 space per 4 children in attendance	15	15

Parking Provision

The proposed activity includes the construction of two car parking areas as shown in **Figure 23** (outlined in red)**.** The existing car park on Mary Street will be demolished and replaced with a new 15 space car park for the pre-school (inclusive of one accessible space), complying with the parking requirements, and utilising the existing vehicular cross-over. A new 72 space car park is proposed on Waratah Street (inclusive of one accessible space), exceeding the parking requirement by 24 spaces, and requiring a new vehicular cross-over.

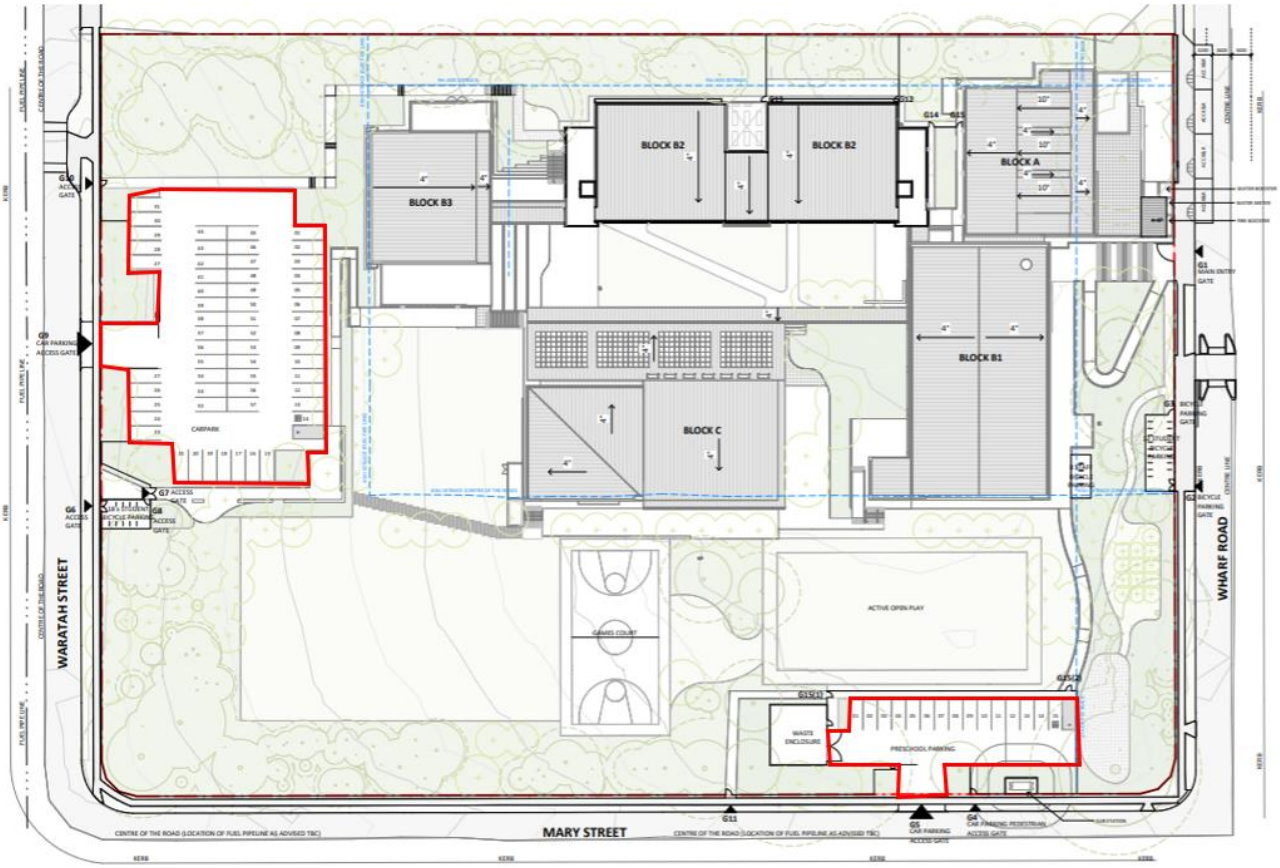


Figure 23: Proposed Off-Street Car Parking

The proposed off-street parking provision is considered to meet the demand generated by the proposed activity.

7.3.2 Kiss and Ride

Existing Kiss and Ride

The existing kiss and ride zone at Melrose Park Public School is shown in **Figure 24** and principally includes a 35m zone on Wharf Road which is a 'no parking' zone with a 2 minute limit during school zone hours. There are also three 15 minute parking zones of various lengths on Wharf Road, Waratah Street and Mary Street (during school zone hours) and an 8m accessible parking zone on Wharf Road (not time limited).

Figure 24: Kiss and Ride

Proposed Kiss and Ride

The TAIA adopts a moderate mode share split (where 360 students travel to school via private vehicle) given the site context adjoining a walkable and high density urban renewal precinct. **Table 17** details the proposed kiss and ride provision. The proposed activity increases the kiss and ride provision from 35m on Wharf Road to 42m on Wharf Road and 78m on Mary Street. The proposed activity increases the accessible kiss and ride provision from 8m on Wharf Road to 32m on Wharf Road.

Table 17: Kiss and Ride Zones

	Wharf Road	Mary Street
K&R Length	42m	78M
Capacity	7 cars	13 cars
Accessible K&R Length	32m	N/A
Capacity	4 cars	N/A

Figure 25 details the proposed kiss and ride zone locations on Mary Street and Wharf Road.

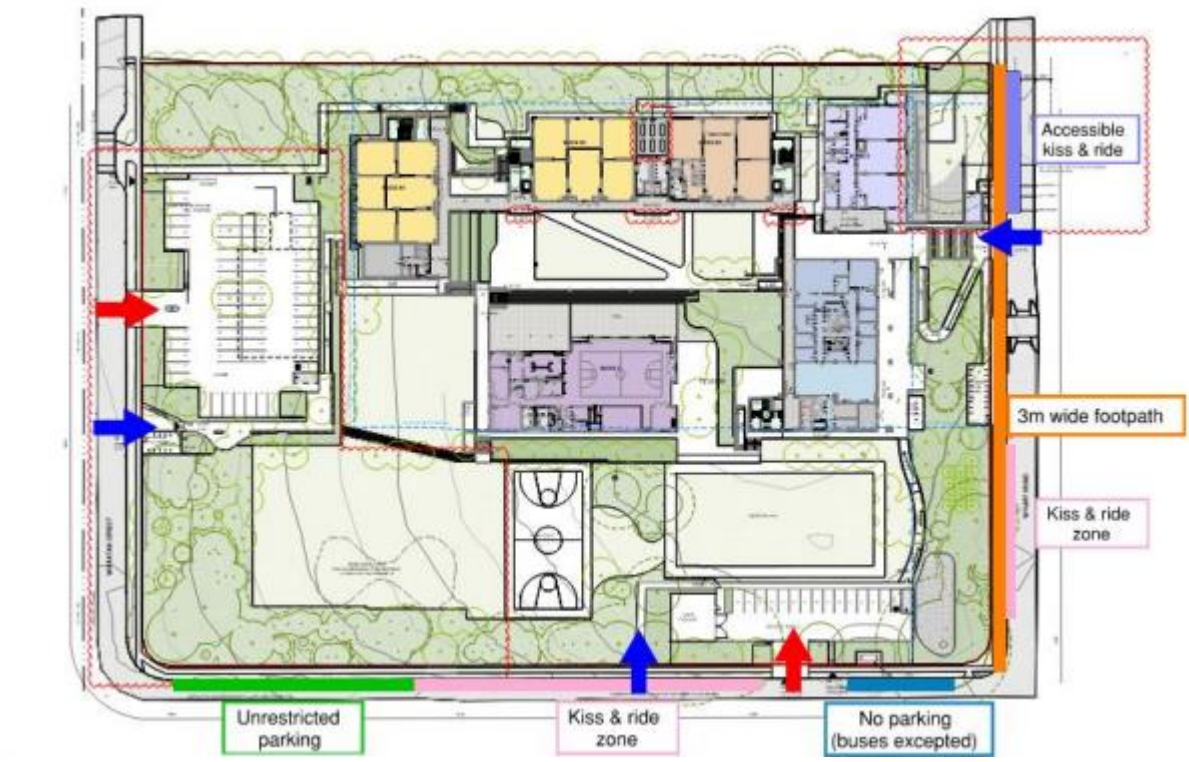


Figure 25: Proposed Kiss and Ride Zones

The TAIA demonstrates that the above provision of kiss and ride is sufficient as the processing rate is higher than the peak arrival rate as demonstrated in **Table 18**.

Table 18: Kiss and Ride Analysis

Parameter	Wharf Road	Mary Street
Forecast Demand	360 vehicles	
Vehicle occupancy	1.5 students per vehicle	
Portion travelling within peak	80%	
Portion using formal zone	85%	
Activity at each zone	40%	60%
Vehicles at each zone	65	98
Peak duration	20 minutes	20 minutes
Peak vehicle arrival rate	3.3 vehicles per minute	4.9 vehicles per minute
Processing rate	4 vehicles per minute	6 vehicles per minute

The proposed kiss and ride provision is considered to meet the demand generated by the proposed activity.

7.3.3 Bicycle Parking

The proposed activity includes the provision of 58 bicycle parking spaces as shown in **Figure 26**. 32 bicycle parking spaces for students and 8 bicycle parking spaces for staff are proposed near the existing Wharf Road wombat crossing. 18 bicycle parking spaces for students are proposed

next to the Waratah Street access gate. The proposed bicycle parking provision exceeds the requirements under Parramatta Council's Draft Bike Plan 2023 which requires 1 space per 10 students over year 4 and 1 space per 10 staff. Based on the above requirement the proposed activity would 36 bicycle parking spaces. The provision of 58 spaces exceeds this requirement by 22.

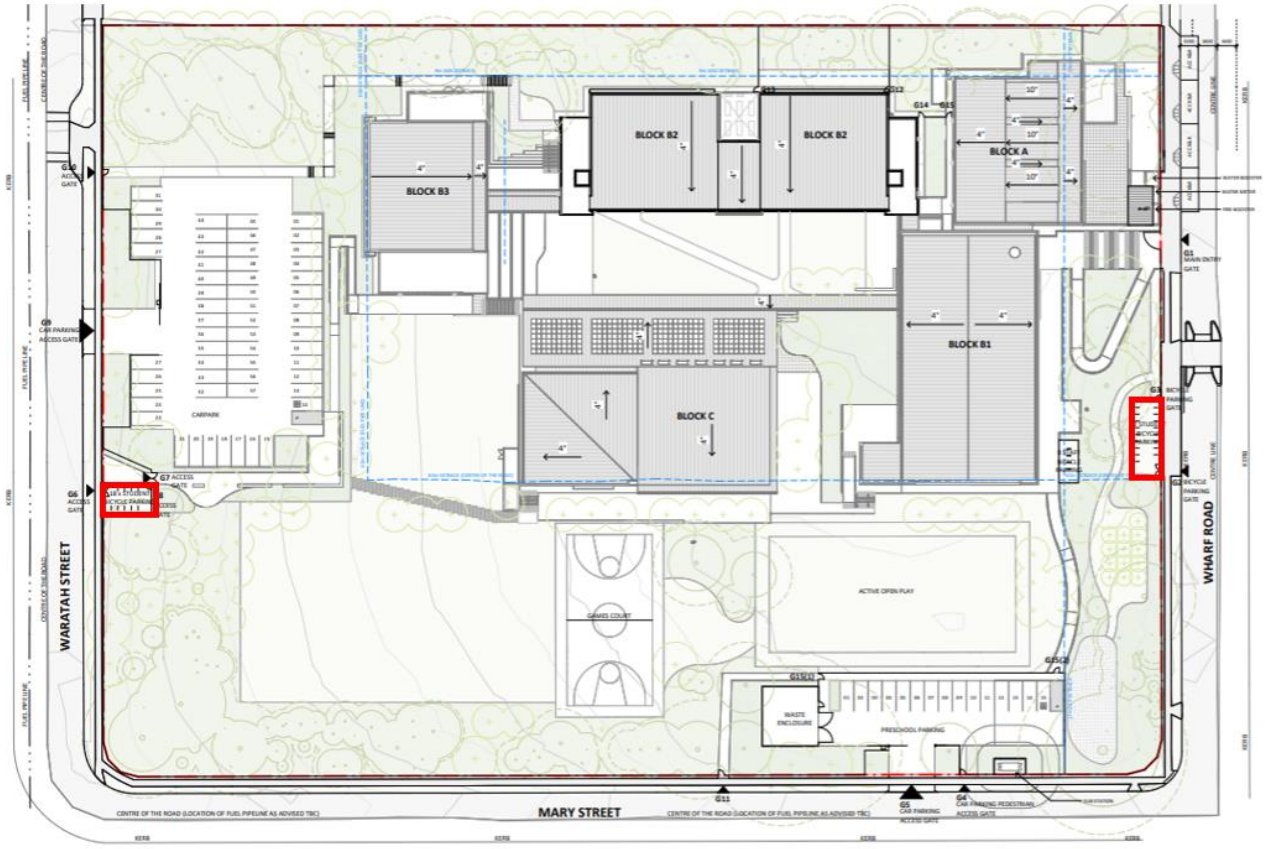


Figure 26: Proposed Bicycle Parking Spaces

7.3.4 Traffic Generation

Trip Generation

The TAIA includes an assessment of traffic generation. The TAIA determines that in a worst-case scenario for total trips in the morning and afternoon travel period:

- Morning travel period: 588 trips (314 in, 274 out)
- Afternoon travel period: 552 trips (256 in, 296 out)

Trip Distribution

The TAIA includes an assessment of trip distribution including factoring in future road reserve changes as a result of the development of the Melrose Park Precinct.

Traffic Modelling

The trip generation and distribution was input into a SIDRA Model to assess the performance of the Wharf Road, Hope Street and Landcaster Avenue intersection (**Figure 27**).

Figure 27: Intersection Subject to SIDRA Modelling

The SIDRA traffic modelling outputs determine a Level of Service B is maintained in the PM Peak, with a minor reduction in performance in the AM Peak from A to B (**Table 19**).

Table 19: SIDRA Traffic Modelling Outputs

	AM Peak				PM Peak			
Scenario	**DoS**	**Avg delay**	**LoS**	**95% queue**	**DoS**	**Avg delay**	**LoS**	**95% queue**
Baseline	0.363	11.2s	A	12.2m	0.347	14.6s	B	11.7m
2027 with dev	0.467	15.5s	B	16.5m	0.847	21.4s	B	72.3m
2036 with dev	0.456	15.0s	B	16.1m	0.854	20.9s	B	72.2m

It is noted that the SIDRA traffic modelling also accounts for Melrose Park High School and determines negligible differences in the '2036 with dev' scenario.

The proposed traffic generation and impacts in the 'moderate' mode split, as detailed above, is considered satisfactory. As Melrose Park Precinct develops and the School Transport Plan is implemented, it is likely that traffic generation will be more like the 'reach' mode split which will reduce the traffic impacts further.

7.3.5 Loading and Servicing

A waste storage area accessible from the pre-school car parking area. The car park can accommodate vehicles up to 10.8m whilst the pre-school pick-up and drop-off parking spaces are vacant. Accordingly, waste collection will be required to occur outside of pre-school operating hours.

7.3.6 Public Domain Works

The proposed public domain works are as follows:

- Footpath widening along the eastern site frontage on Wharf Road (3m wide);
- Signage changes to accommodate kiss and ride zones on Mary Street and Wharf Road;
- Signage changes and civil works (ramp transitions) to accommodate an accessible kiss and ride zone on Wharf Road;
- Signage changes to relocate the existing No Parking (Buses and Coaches Excepted) zone; and
- A new vehicular crossing in Waratah Street to provide access to the new car park; and
- Widening the existing vehicular crossing in Mary Street.

7.3.7 Mitigation Measures: Traffic, Access and Parking

The TAIA includes detailed mitigation measures for the activity which are included in **Table 20** below.

Table 20: Traffic, Access and Parking Mitigation Measures

ID	Mitigation Measure	Timing
OPTMM2*	**Walking and Cycling** – Provide pedestrian entrances on Wharf Road, Mary Street and Waratah Street.	Prior to the commencement of Operations
OPTMM3*	**Car Parking –** Provide a minimum 33 car parking spaces for primary school staff and a minimum of 15 pre-school parking spaces (for use by staff and for pick-up and drop-off of pre-school children). The pre-school car parking spaces are to be exclusively used by the pre-school. A new vehicular crossing is to be constructed in Waratah Street, and a widened vehicular crossing is to be constructed in Mary Street. Redundant vehicle crossings are to be removed.	Prior to the commencement of Operations
OPTMM4*	**Bicycle Parking –** The provision of 58 bicycle parking spaces on the site.	Prior to the commencement of Operations
OPTMM5*	**End of Trip Facilities –** The provision of suitable end of trip facilities for staff.	Prior to the commencement of Operations
OPTMM6*	**Footpath Widening –** The footpath adjacent to the Wharf Road frontage of the site is to be widened to a minimum width of 3m.	Prior to the commencement of Operations
OPTMM7*	**Kiss and Ride Zones -** Provide the following minimum kiss and ride zones: - 78m Kiss and Ride Zone – Mary Street; - 42m Kiss and Ride Zone – Wharf Road; and - 32m Accessible Kiss and Ride – Wharf Road.	Prior to the commencement of Operations
OPTMM8*	**Loading and Servicing –** Provision of a waste and loading zone within the pre-school car park to cater for a 10.8m long truck. The waste and loading zone are to be used outside of pre-school pick-up and drop-off times only.	Prior to the commencement of Operations

ID	Mitigation Measure	Timing
CMM17*	**Construction Traffic Management Plan -** Develop and implement construction traffic management plan	Prior to the commencement of construction

7.4 Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHA) was prepared by EMM (**Appendix 9**).

The assessment included 47 test pits as shown in **Figure 28.** A total of seven stone artefacts were recovered from four test pits. The artefacts have common characteristics of stone artefact technologies of the late-mid Holecene elsewhere found in the Cumberland Plain. EMM have accordingly defined the Potential Archaeological Deposit (PAD) site as a discrete density artefact scatter (MPPS-AS1).

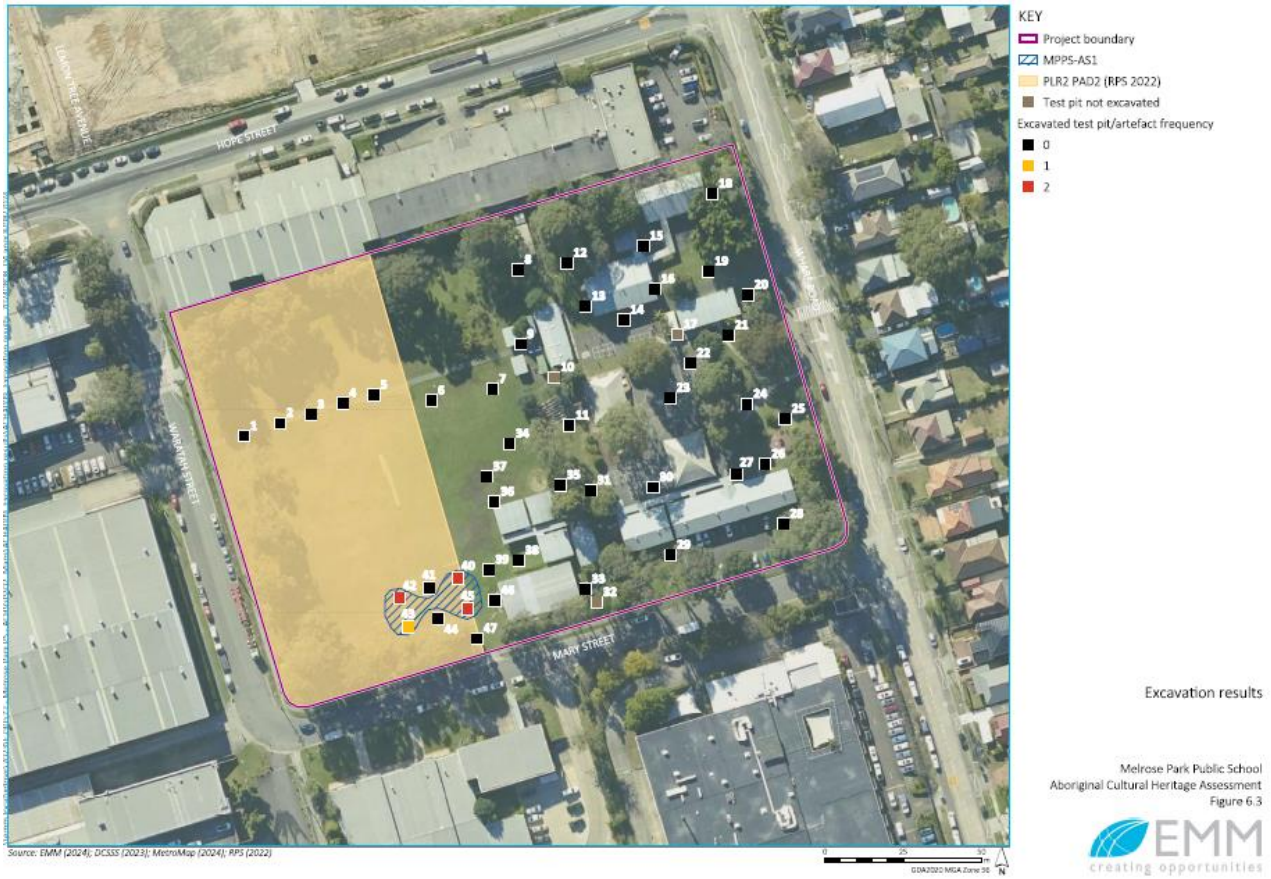


Figure 28: Aboriginal Heritage - Test Pit Locations

The assessment recommends that the project design and construction footprint is to avoid the Aboriginal heritage sites identified, or otherwise obtain an Aboriginal Heritage Impact Permit (AHIP). The proposed activity has been designed to avoid the potential Aboriginal site. As there are no proposed works within 10m of the potential Aboriginal site, an AHIP is not required for the proposed activity.

7.4.1 Aboriginal Heritage Mitigation Measures

The ACHA includes detailed mitigation measures for the activity which are included in **Table 21** below and supplemented by standard mitigation measures contained in **Appendix 1**.

Table 21: Aboriginal Heritage Mitigation Measures

ID	Mitigation Measure	Timing
HMM4*	**Restricted Development Area -** No ground disturbance activities are permitted within the curtilage of identified Aboriginal site, MPPS-AS1 (AHIMS #45-6-4125), or within 10 m of the curtilage, without having first obtained an Aboriginal Heritage Impact Permit (AHIP) from Heritage NSW. Any activities within this zone will require monitoring by a qualified heritage consultant and/or a registered Aboriginal stakeholder for the duration of any works, including installation and removal.	Construction
HMM5*	**Aboriginal Heritage Induction -** All relevant personnel and contractors involved in the project are to be made aware of the Aboriginal Heritage mitigation measures,	Construction
HMM6*	**On-going Consultation -** Consultation to be maintained with the registered Aboriginal parties to ensure long term management of the artefacts recovered during the excavations. All Aboriginal objects recovered during the excavations undertaken for this work will be temporarily and securely stored at EMM's Sydney office. All cultural materials would be re-buried within the project area. Re-burial would be undertaken in accordance with the requirements of Heritage NSW's *Code of Practise for the Archaeological Investigation of Aboriginal Objects in NSW*, and in consultation with the RAPs.	Construction
HMM7*	**ACHA Registration -** A copy of the ACHA is to be lodged with AHIMS and provided to each of the RAPs.	Construction
HMM8*	**ACHA Limitations -** If any part of the construction footprint is located outside the areas identified in this ACHA, or if any alteration is proposed that could result in additional impact to material culture, further assessment of these area(s) should be undertaken to identify and appropriately manage Aboriginal objects and/or sites that may be present.	Construction

7.5 Flood

Part of the site is within the flood planning area and subject to flood related development controls. A flood statement and flood emergency response plan has been prepared by TTW (**Appendix 15**).

Flood Affectation

The site is no affected by the Parramatta River Probable Maximum Flood (PMF) event as detailed in **Figure 29.**

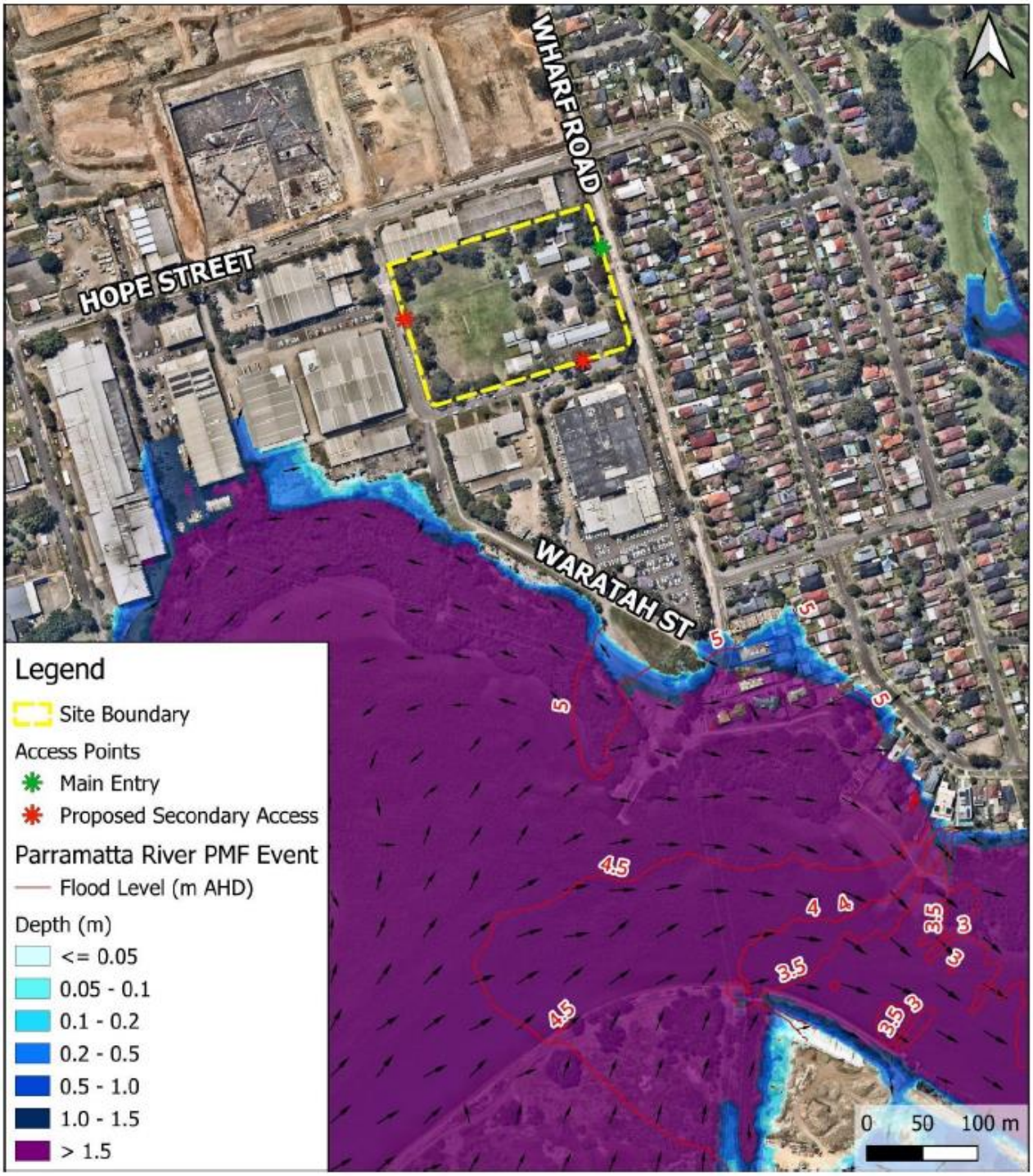


Figure 29: Parramatta River PMF Event

The topography of the site falls from RL 16 AHD in the north-eastern corner of the site to RL 8 AHD at the western frontage to Waratah Street (**Figure 30**).

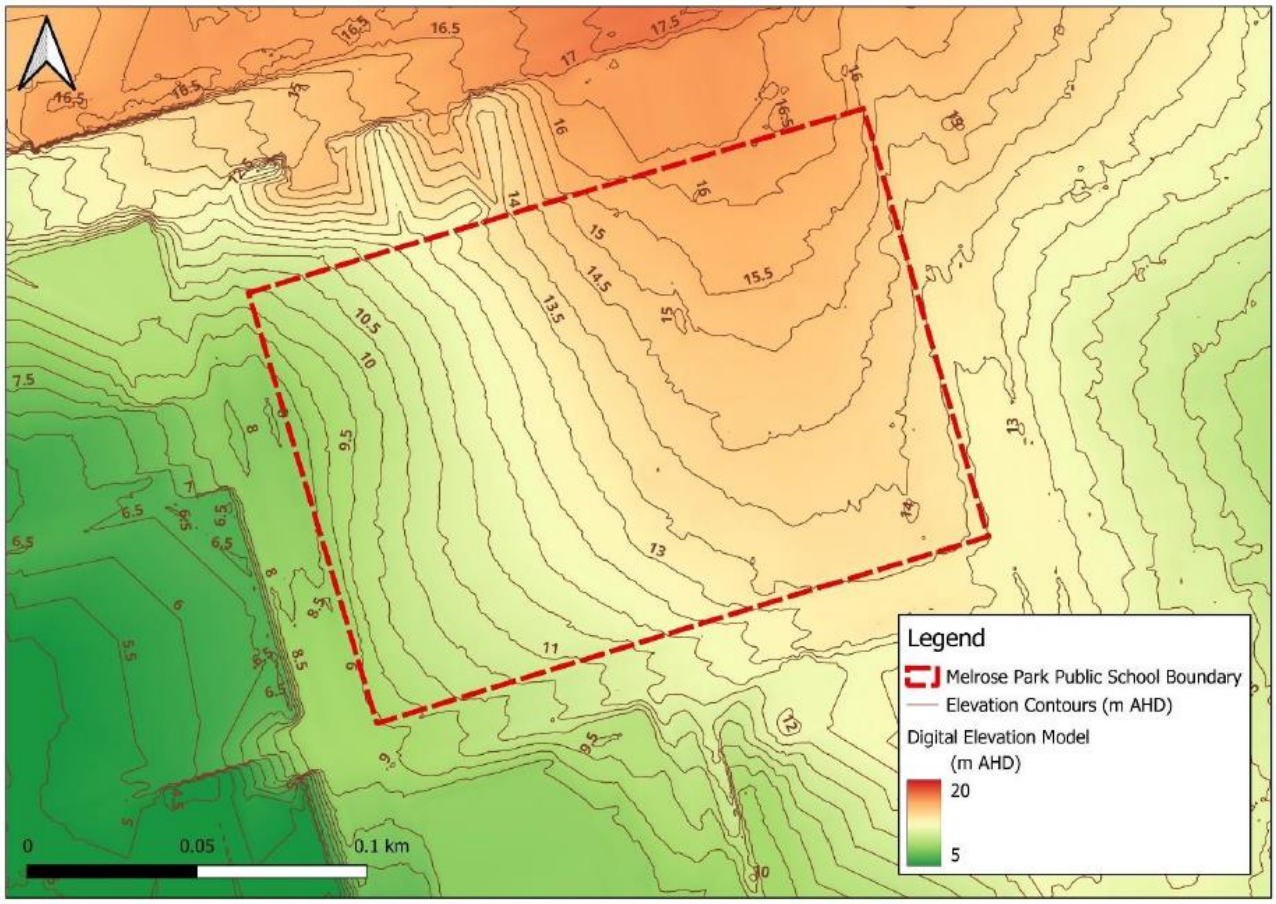


Figure 30: Site Topography

The low point of the site adjacent to Waratah Street is subject to overland flow in the PMF event (**Figure 31** and **Figure 32**). The maximum flood level is RL 8.7m AHD at the Waratah Street sag point. The adjacent proposed car parking area is above the maximum flood level, with a proposed level of RL 8.86m AHD. The school buildings are ~4m above the maximum flood level.

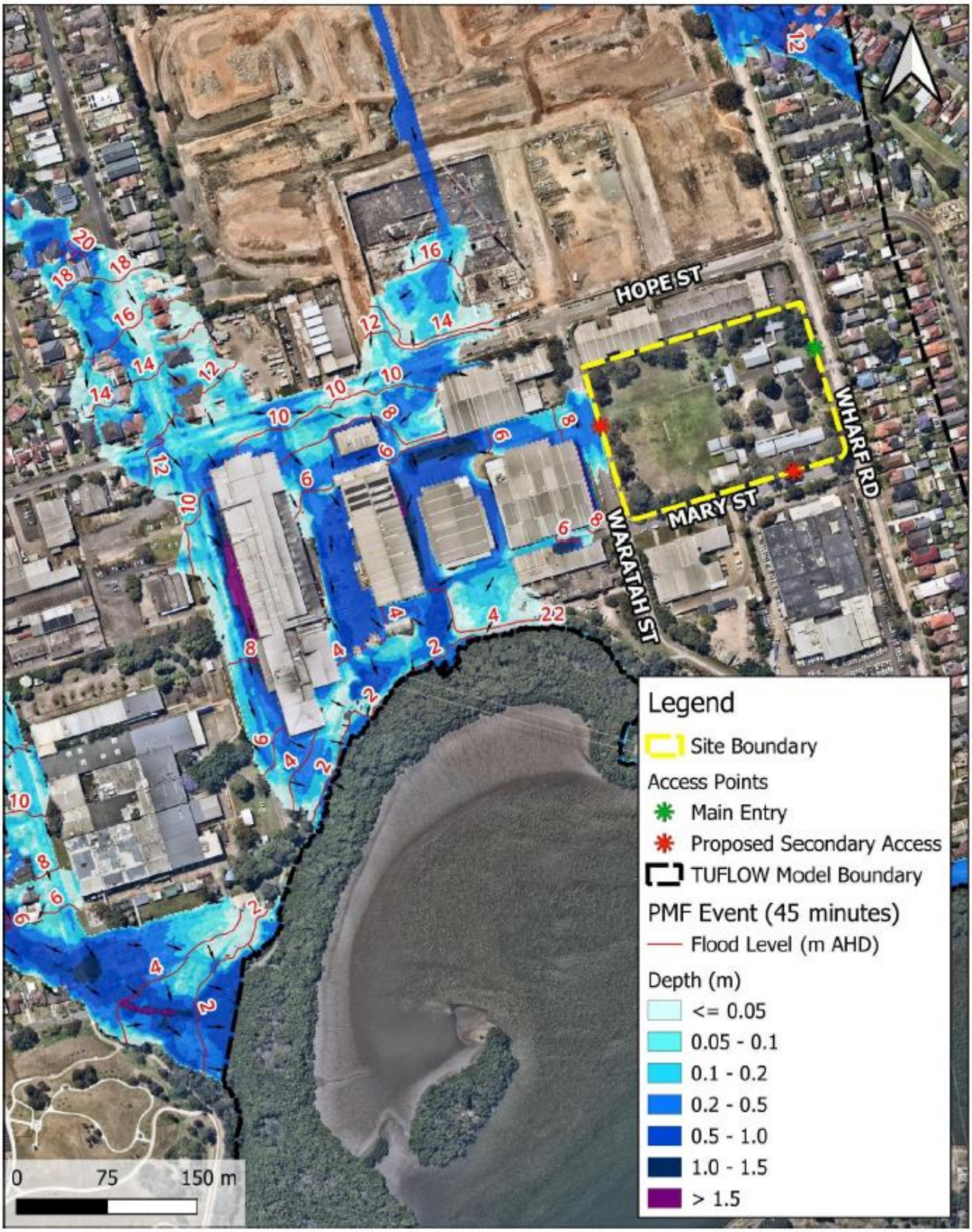


Figure 31: Overland Flow - PMF Event

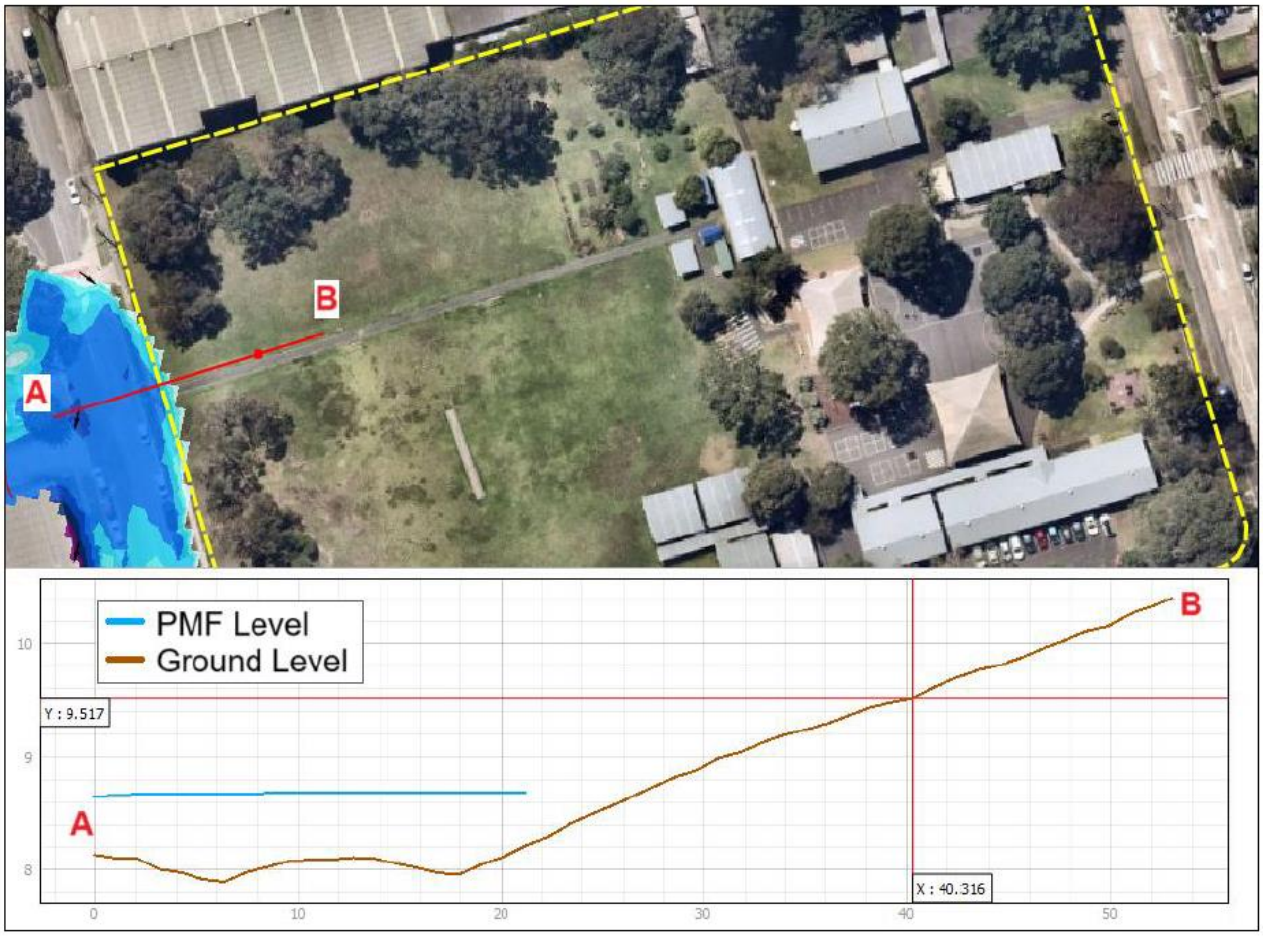


Figure 32: Overland Flow – PMF Event - Cross-Section

Flood Emergency Response Plan

A flood emergency response plan (FERP) has been prepared by TTW (**Appendix 15**). The flood emergency response plan lists protocols to be followed based on flood warnings and notifications and includes **pre-emptive closure** and **shelter-in-place** given the buildings are flood free.

7.5.1 Flood Mitigation Measures

The flood assessment undertaken has concluded that the proposed activity is not likely to significantly affect the environment in relation to flooding subject to the implementation of a FERP in accordance with the standard FERP mitigation measure in **Appendix 1** which is detailed in **Table 22** below**.**

Table 22: Flood Mitigation Measures

ID	Mitigation Measure	Timing
Flood Emergency Response		
OPFMM1	**Operational Flood Emergency Response Management Plan** – Prior to the commencement of operation, the Flood Emergency Response Plan (FERP) is to be incorporated with the Emergency Management Plan and include the following: a) Prioritise evacuation and avoid shelter-in-place by closing the school before the school	Prior to the commencement of Operations

ID	Mitigation Measure	Timing
	day if flood events are forecasted and SES advises. b) School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April); c) School administration to undertake responsibilities as set out in the FERP; and d) Ensure that the Flood Warning Notice is maintained and permanently visible.	

7.6 Hydrology and Water Quality

A Civil Engineering Report and Plans have been prepared by Enstruct Group Pty Ltd which include stormwater management details (**Appendix 10** and **11**).

Water Quantity

The proposed activity includes the construction of a 507.3m^3 On-site Stormwater Detention (OSD) tank beneath the Waratah Street car park, with an overflow connection to Waratah Street. The OSD has been sized in accordance with the Upper Parramatta River Catchment requirements. **Figure 33** provides an excerpt of the stormwater management plan.

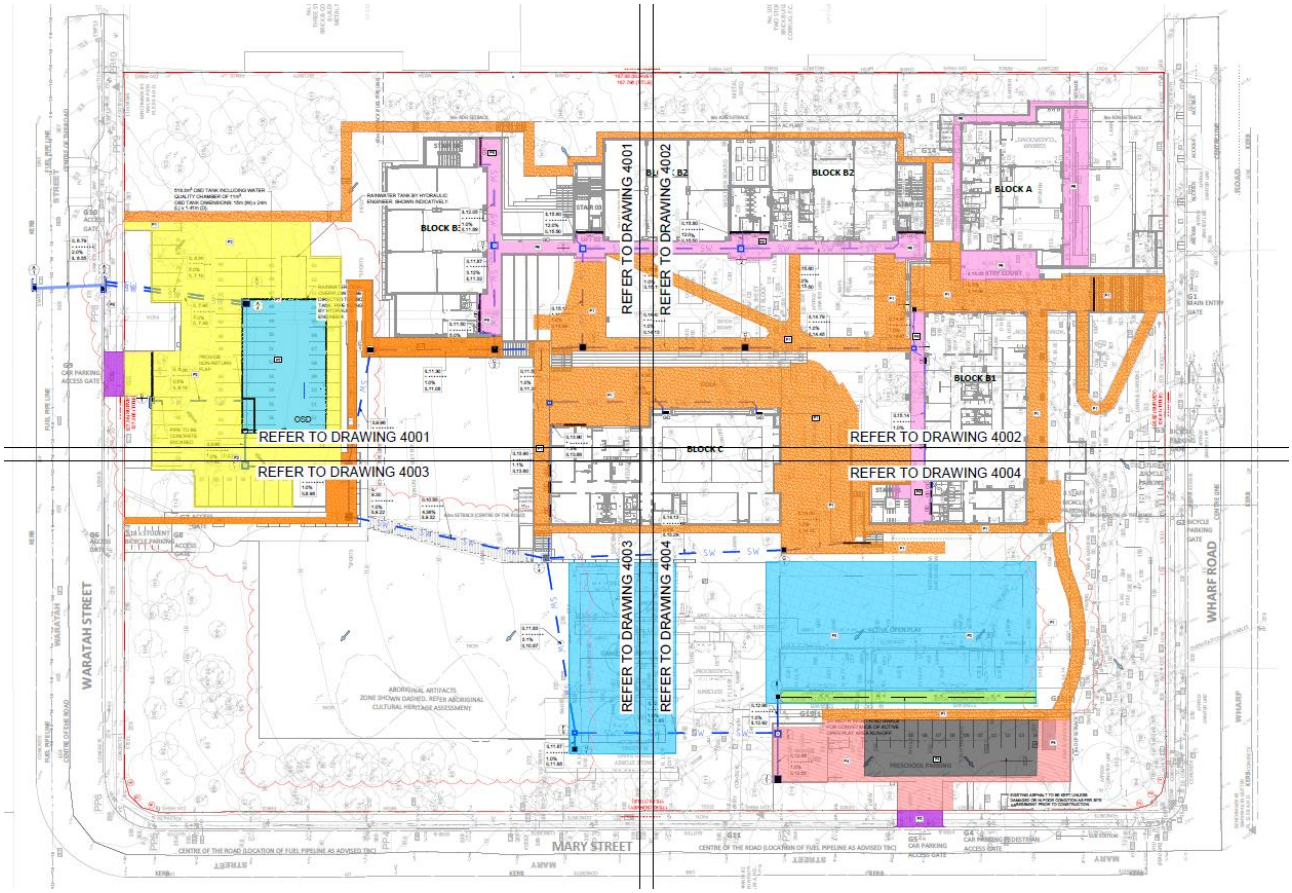


Figure 33: Stormwater Management Plan

Water Quality

A MUSIC Model has been prepared and the following water quality devices are proposed:

- A bio-retention swale for collection and filtration of run-off from the open play areas;
- Two vegetated swales for the eastern open play area and pre-school car park;
- 11 x OceanProtect OceanGuard pit insers;
- 20 x 690mm ZPG stormfilter cartridges within a 11m2 stormfilter chamber as the end-of-line treatment measure before discharging into Council's system.

The proposed activity also includes water capture and re-use measures including a 25,000 litre below ground rainwater tank within the Waratah Street car park which is to be capable of use for irrigation of landscaped areas.

7.6.1 Hydrology and Water Quality Mitigation Measures

The above assessment has concluded that the proposed activity is not likely to significantly affect the environment in relation to hydrology and water quality subject to the implementation of the mitigation measures contained in **Table 23** as supplemented by standard mitigation measures in **Appendix 1** (e.g. SWMM4)**.**

Table 23: Hydrology and Water Quality Mitigation Measures

ID	Mitigation Measure	Timing
CMM18*	**Civil Engineering -** Compliance with the civil engineering report and plans prepared by Enstruct.	Construction
SWMM7*	**Rainwater Re-Use –** The provision of a 25,000 litre rainwater tank to be capable of use for irrigation of landscaping.	Construction
SWMM8*	**Foundation Design -** After selection of the foundation system, a settlement analysis to confirm the total and differential settlements are within the tolerance. All loose/soft soil within the footprint of proposed structures to be removed, including grubbing out of tree roots, if present. These layers may be backfilled with suitably engineered fill layers to the designed subgrade level. Any fill unsuitable for re-use, deleterious/surplus material (if present) such as timber, concrete, rubble, should be identified and disposed offsite. Validation of the foundation should be completed by an experienced geotechnical engineer.	Construction

7.7 Contamination and Hazardous Materials

7.7.1 Contamination

A Detailed Site Investigation (DSI) has been prepared by ADE Consulting Group (**Appendix 8**) which included the undertaking of soil sampling at the site (**Figure 34**). The DSI finds that the site has been used as a primary school since 1942 and is suitable for continued use. The soil sampling did not uncover any migration of contaminants from surrounding industrial land and all chemical testing of the soils return results below the LOR or SAP. No remediation is required associated with the proposed activity. An unexpected finds protocol for contamination is recommended.

Figure 34: Contamination Testing

7.7.2 Hazardous Materials

The hazardous materials and risk assessment for Melrose Park Public School notes there is asbestos in existing buildings B00A – Library/Administration and B00B – General Learning and B00D – Building Services. The DSI also indicates the potential for ACM in service pits. The Department of Education standard mitigation measures address the safe removal of asbestos and are capable of being implemented.

7.7.3 Mitigation Measures: Contamination and Hazardous Materials

The above assessment has concluded that the proposed activity is not likely to significantly affect the environment in relation to contamination and hazardous materials subject to the implementation of Department of Education standard mitigation measures including LCMM4 in relation to unexpected finds (see **Table 24**).

Table 24: Contamination and Hazardous Materials Mitigation Measures

ID	Mitigation Measure	Timing
LCMM4	**Unexpected Site Contamination -** During construction works, should any unexpected contamination information or contaminants be	Construction

ID	Mitigation Measure	Timing
	identified which have the potential to alter previous site contamination assessments, conclusions and recommendations, the relevant DoE Project Lead must be immediately notified and works must cease in the location of the contamination. Works must not recommence until a suitably qualified and experienced contamination consultant has investigated the unexpected contamination and provided recommendations for the management of necessary remedial work required to render the site suitable for the activity in accordance with any relevant NSW EPA adopted guidelines. A Completion Certification from the contamination consultant shall be submitted to the relevant DoE Project Lead prior to construction works re-commencing. Following completion of the remediation through implementation of the recommendations from the suitably qualified contamination consultation, a Site Remediation and Validation Report is to be submitted to a NSW EPA-Accredited Site Auditor to confirm site suitability. A copy of the Site Remediation and Validation Report is also to be provided to the relevant DoE Project Lead and DoE's Post Approval and Compliance Team. A notice of completion of remediation work must also be given to Council in accordance with Section 4.14 and Section 4.15 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.	

7.8 Noise and Vibration

A Noise and Vibration Impact Assessment (NVIA) has been prepared by RWDI Australia Pty Ltd (**Appendix 14**) to assess the noise and vibration impacts to/from the proposed activity during construction and operation.

7.8.1 Noise

Identifying Receivers

The NVIA identifies residential and industrial receivers as detailed in **Figure 35** being existing/future residential receivers to the west, east and south, and existing industrial receivers to the north**.**

Figure 35: Receivers

Noise Monitoring

The NVIA included short and long term noise monitoring of the identified receivers in the locations identified in **Figure 36** to establish the ambient and background noise levels.

Figure 36: Noise Monitoring Locations

The noise monitoring findings contained within the NVIA are detailed in **Table 25** below.

Table 25: Unattended Noise Monitoring Results

Location	Time Period	Ambient Noise Levels $L_{Aeq(period)}$ dBA	RBL, $L_{A90\ (period)}$ dBA
LT1	Day	57	44
	Evening	52	40
	Night	50	39
LT2	Day	56	41
	Evening	51	38
	Night	51	36
LT3	Day	61	44
	Evening	58	38
	Night	54	34

Operational Noise Impacts

Noise Emissions

The proposed noise emission from mechanical plant, students/staff within buildings and vehicles is considered to comply with the relevant noise criteria subject to mitigation measures as outlined in **Table 26**.

Table 26: Predicted Noise Emissions from Mechanical Plant and Vehicle Noise

Location	Predicated Worst Case Noise Level $L_{Aeq(15min)}$ dBA	Criteria (Daytime) $L_{Aeq(15min)}$ dBA	Complies
R1: Residential to East	40	46	Yes
R2: Residential to South	41	46	Yes
R3: Residential West	42	46	Yes
I4: Industrial to North	56	68	Yes

The proposed noise emission from active recreation in outdoor play areas (**Figure 37**) is likely to exceed the noise criteria including an increase of 18 dB for the southern receivers (LT2) and 10 dB for the eastern receivers (LT3). Provision of acoustic screens to front boundaries (i.e. Mary Street and Wharf Road) is impractical. Rather, a series of mitigation measures are proposed to minimise noise emissions from outdoor play areas (Refer to **Section 7.8.3** below).

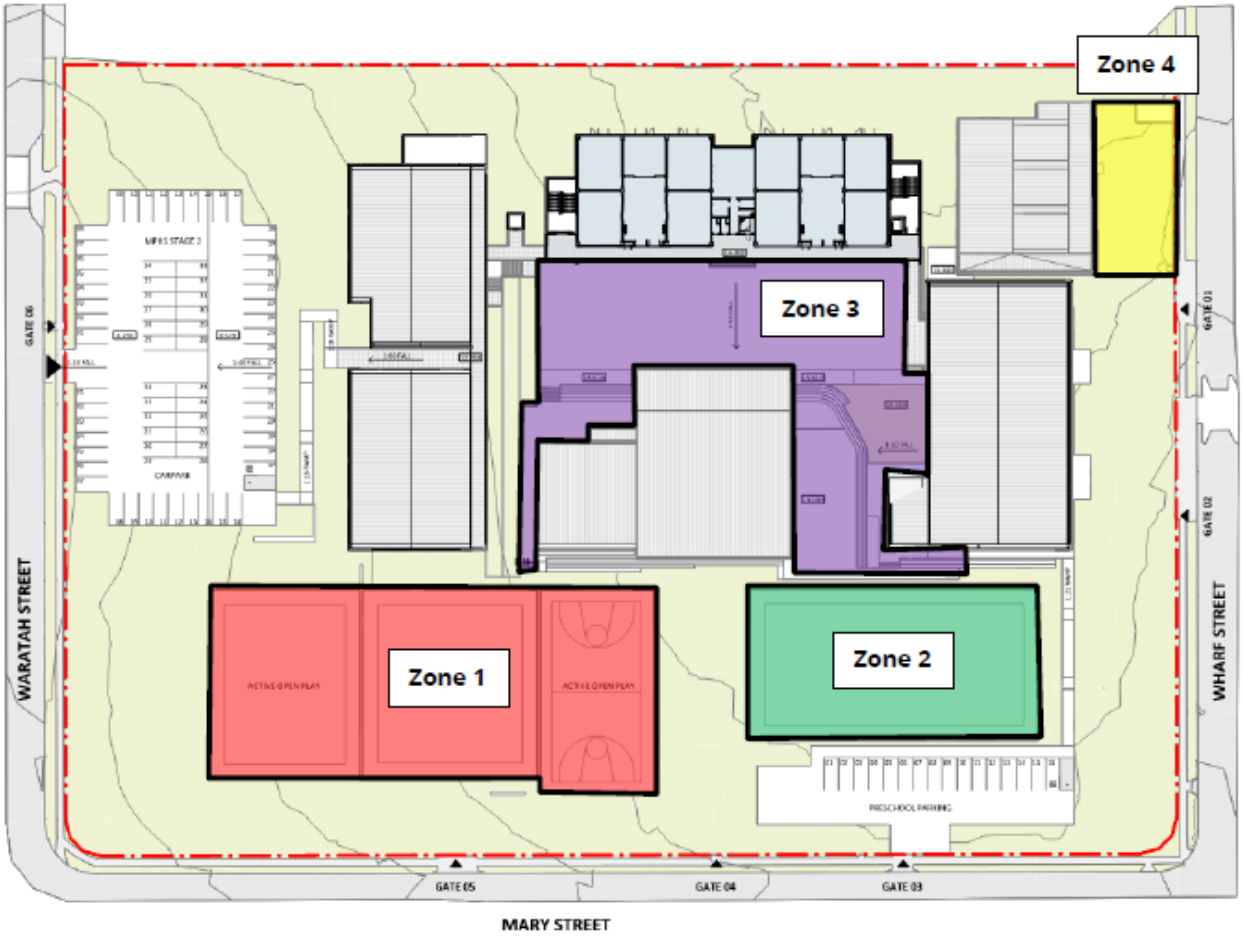


Figure 37: Play Zones

Noise Intrusion

The proposed noise intrusion from external noise sources to MPPS is considered to comply with the relevant noise criteria subject to mitigation measures.

7.8.2 Vibration

The NVIA concludes that in order to manage construction noise and vibration a detailed Construction Noise and Vibration Management Plan (CNVMP) is required.

7.8.3 Mitigation Measures: Noise and Vibration

The NVIA includes detailed mitigation measures for the activity which are included in **Table 27** below.

Table 27: Noise and Vibration Mitigation Measures

ID	Mitigation Measure	Timing
GMM6*	**Acoustic protection –** The acoustic protection measures outlined in the Noise and Vibration Impact Assessment prepared by RWDI dated 20 February 2025 are to be incorporated as part of the activity.	Design
CMM19*	**Construction noise and vibration management plan –** A demolition and construction noise and vibration management plan shall be prepared and implanted generally in accordance with the Noise and Vibration Impact Assessment prepared by RWDI dated 20 February 2025.	Prior to the commencement of construction.
OPMM6*	**Operational Noise Management Plan –** An operational noise management plan is to be developed and include noise management measures generally in accordance with the Noise and Vibration Impact Assessment prepared by RWDI dated 20 February 2025.	Prior to the commencement of Operations

7.9 Social Impact

Table 28 provides consideration of social impacts.

Table 28: Social Impact

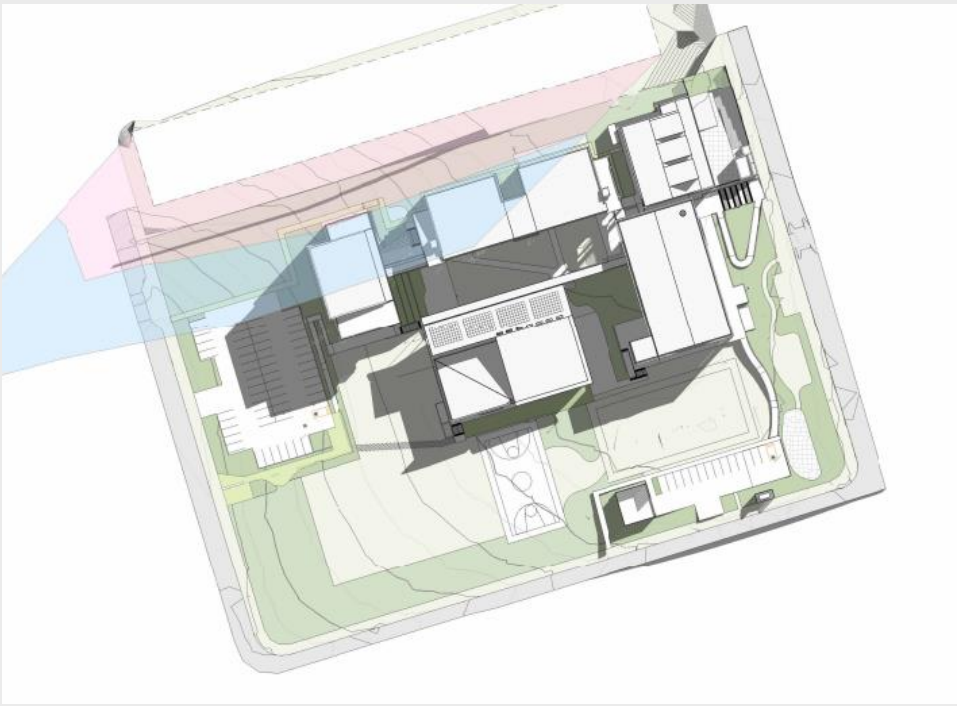
Type of Impact	Describe the impacts on the community and how they might be experienced, either positively or negatively	Discussion
Impacts on access – will there be an improvement to the quality of provision and a response to emerging and changing needs?	On street parking may be slightly impacted by the kiss and drop. The new teaching facilities will be accessible.	The access to the site will be improved with the additional car parking, bicycle parking. The new teaching facilities will be accessible.
Impacts on privacy, overshadowing, peace and quiet, and visual amenity (views / vistas) - will there be significant change for neighbours and the local area during both construction and operation?	Peace and quiet during construction Visual amenity from part three storey built-form.	Construction activities will be subject to the requirements of the Construction Management plan and hours subject to Department of Education standard mitigation measures. There will be a visual change from the current views experienced by the residents, from their front yard. There are established trees and

Type of Impact	Describe the impacts on the community and how they might be experienced, either positively or negatively	Discussion
		vegetation on the school site which will reduce the visual impact of the new school buildings. The proposed location of the three storey teaching facility buildings are towards the northern boundary, there is no expected overshadowing of the adjoining residential properties. Refer to the shadow diagrams. Impacts on privacy are not expected.
Impacts on sense of place - will there be effects on community cohesion or how people feel connected to the place and its character?	The impacts on the sense of place will be minimal. The site is currently used for Melrose Park Public School, the use is not proposed to change.	The site is already used for a school and the proposed new buildings are adequately setback from the residential properties on Wharf Road.
Impacts on the way people get around – will there be changes associated with traffic or parking in the area?	The additional car park may encourage more teachers and school staff to drive to work. The proposed kiss and drop will encourage more parents to drop off their children in the dedicated drop off area. Additional bike parking will encourage the use of active transport from both students and staff. The future Parramatta light rail stage 2 will provide an additional transport option for students and staff.	The kiss and drop facilities will see a minor change to on-street parking provisions. Noting there is already a kiss and drop on Wharf Road, the proposed activity seeks to relocate it. The additional bike parking will encourage more active transport usage.
Impacts on wellbeing - will there be benefits for students and the community associated with better school facilities, sporting facilities and grounds, and active transport options?	The activity will provide new facilities and infrastructure to the community.	The redevelopment of Melrose Park Public School will adequately service the growing population of Melrose Park. The new facilities and infrastructure will benefit the student wellbeing.

7.10 Other issues

Table 29 provides an environmental assessment of other issues.

Table 29: Environmental Assessment – Other Issues

Issue	Consideration
Residential Interface	A 17m setback and maximum two storey built-form presentation is proposed to Wharf Road to ensure the height and scale of the proposed buildings minimise visual amenity issues to the low-density residential properties on the eastern side of Wharf Road.
Overshadowing	The activity does not overshadow adjoining residential properties between 9am and 3pm mid-winter as detailed in the shadow diagrams provided at **Figure 38** to **Figure 40.** Melrose Park Public School is provided with a range of shaded and unshaded outdoor play areas.  **Figure 38: Shadow Diagram – June 21 – 9am**

Issue	Consideration
	 **Figure 39: Shadow Diagram – June 21 – 12pm**  **Figure 40: Shadow Diagram – June 21 – 3pm**
Waste	A waste management plan (WMP) has been prepared by Elephants Foot Consulting (**Appendix 16**). The WMP covers the demolition, construction and operational waste details for the activity. The WMP includes calculation of waste and recycling generation requires the provision of 5 x 1100 litre bins collected twice weekly for general waste and 7 x 1100 litre bins collected twice weekly.

Issue	Consideration
Air Quality	Short term impacts to the air quality may arise through the demolition and construction phase. A construction environmental management plan is required to be prepared prior to the issue of any Crown Certificate and must address how impacts to air quality will be mitigated.

8. Environmental Impact Assessment

8.1 Cumulative Impact

8.1.1 Development of Melrose Park Precinct

The proposed activity is to occur in the context of the ongoing redevelopment of the Melrose Park Precinct. The proposed activity has had regard to the applications approved in surrounding sites including rezonings, built-form applications and transport infrastructure upgrades.

City of Parramatta Council DA Tracker

- **38 and 84 Wharf Road, Melrose Park – DA/358/2024** has been approved for Melrose Park North 'Central Park' Recreation Area, including earthworks, landscaping, amenities building, pathways, recreation equipment, drainage, seating, shelters, and lighting.
- **38 and 84 Wharf Road, Melrose Park – DA/459/2024** has been approved for Melrose Park North 'Playing Field' and 'Wharf Road Gardens' Recreation Areas and recreation area within approved 'Wetlands', including earthworks, landscaping, amenities building, pathways, recreation equipment, drainage, seating, shelters and lighting.
- **38 and 84 Wharf Road, Melrose Park – DA/460/2024** has been approved for Melrose Park North 'Western Parklands' Recreation Areas including earthworks, landscaping, pathways, recreation equipment, drainage, seating, shelters and lighting.
- **33 Hope Street, Melrose Park – DA/764/2022** has been approved for Mixed-use 'town centre' development comprising 5 storey commercial podium and 6 x 6-24 storey shop-top housing towers, consisting of approximately 30,000sqm non-residential floor space (retail, business, office, medical centre, centre-based child care centre, and an indoor recreation facility), 494 residential apartments, 1,412 commercial and residential car parking spaces; 2 basement levels; business identification signage zones; to be constructed in 2 stages; 6 lot stratum subdivision, strata subdivision; and public domain works.

Sydney and Regional Planning Panels Planning Register

- **82-84 Wharf Road, Melrose Park – DA/296/2024 – PPSSCC-557 – Residential Flat Buildings** Construction of a 4-23 storey residential flat building (west side of site) and a 6-23 storey residential flat building (east side of site) containing 468 residential units, 3 basement levels providing 584 car parking spaces, earthworks, landscaping, and public domain works. The application is to be determined by the Sydney Central City Planning Panel.
- **8, 38-42, 44 & 44A Wharf Road, Melrose Park, 15-19 Hughes Avenue and 655 Victoria Road, Ermington – PP-2020-1983** The amendments include:
  - rezoning the land to part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational establishment);
  - increase the maximum building height across the site to heights ranging from 28m to 95m;
  - increase the maximum FSR applying to the site to 1.85:1; and
  - include a site specific provision relating to the maximum residential gross floor area, appoint a design excellence panel to provide design advice, and apply a minimum non-residential floor space requirement where residential flat buildings are permissible in the B2 Local Centre zone.

Department of Planning and Environment – Major Project Register

- **Parramatta Light Rail Stage 2 – SSI-10035**. The light rail will connect Melrose Park to Wentworth Park by bridge, across Parramatta River. The bridge will also permit active transport, connecting two key transport nodes.
- **112 Wharf Road, 30 & 32 Waratah Street, Melrose Park – SSD-71558962**. Mixed Use Development with In-fill Affordable housing- Melrose Park South- East – Status Prepare EIS. Mixed use development comprising approximately 98,619m^2, basement carparking and servicing, and landscaping and construction of 3 public open spaces including one new waterfront park.

Road Upgrades and Public Transport Uplift

- Victoria Road intersections with Wharf Road and Kissing Point Road
- Increased bus services on Victoria Road
- New bus services between Top Ryde and Concord Hospital via Melrose Park
- Shuttle services between Melrose Park and Meadowbank station
- Parramatta Light Rail Stage 2 (as discussed above)

The proposed activity will likely result in cumulative construction impacts which can be appropriately mitigated through the Construction Management Plan and Construction Traffic Management Plan to be prepared prior to demolition/construction.

Broader precinct traffic upgrades are being completed as part of the Melrose Park Precinct redevelopment as described above and the Melrose Park Public School redevelopment will increase the potential for future residents to utilise active transport modes.

8.2 Consideration of Environmental Factors

Section 171(1) of the EP&A Regulation notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

Section 171A of the EP&A Regulation sets out additional matters to take into account when considering the likely impact of an activity on the environment in a regulated catchment.

The assessment provided in the sections above has been prepared to provide a detailed consideration of the factors that must be taken into account for an assessment under Division 5.1 of the EP&A Act. These factors are summarised at **Table 30** and where mitigation measures have been proposed in response to the factor, these have been identified.

Table 30: Environmental Factors considered

Environmental Factor	Division Factors for school developments ***Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum***	Response/Assessment	Mitigation Measure Reference
(a) Any environmental impact on a community?	(a1) Impact during construction – such as noise, vibration, traffic, construction vehicle routes, access and parking, pollution/dust, water and stormwater flow, sediment and run-off, waste removal, servicing arrangements, bushfire, flooding, contamination, other construction occurring in the area. (a2) impact post-construction (including from any development, activity, public-address systems and sirens, signage, events, hours of operation, or out of hours use of facilities, helicopter facilities, emergency facilities) which may include: (i) water flow/water quality, downstream impacts (ii) flooding impact, flood evacuation routes, changes to flood risk and patterns (iii) bushfire impact, bushfire evacuation routes, changes to bushfire risk and patterns (iv) impact, during a flood or bushfire event, on existing infrastructure such as roads, etc (v) impact on emergency response to existing Communities (vi) waste and servicing arrangements (vii) traffic and parking impacts, pedestrian and road safety (including pedestrian and cyclist conflict and safety), operation of the surrounding road network, impact on road capacity, including peak hour, intersection performance and any cumulative impact from surrounding approved developments, impacts of potential queuing in drop-off/pick- up zones and bus bays during peak periods, emergency drop-offs, servicing and loading/unloading areas, large vehicles and height clearances, parking arrangements and rates. Consider in the context of availability, frequency, location and convenience of public transport and	The community impacts that could arise from the proposed activity relate to traffic, access and parking, noise and vibration, stormwater management, air quality, visual and social impacts. These impacts have been considered as part of this REF report. Mitigation measures have been included to minimise the potential impacts where they are unable to be avoided. Long term, the new school provides a benefit to the community as the Melrose Park Precinct is set for a number of infrastructure upgrades in preparation for the increase of residential dwellings. The proposed school upgrades will ensure that Melrose Park Public School is adequately equipped to accommodate the additional students. The redevelopment of the school will also create additional employment opportunities for adults residing within the area, surrounding suburbs or along the Parramatta Light Rail. During construction works, there are anticipated to be impacts relating to noise, dust and traffic. These impacts will be temporary during the demolition and construction stage. These impacts are considered to be acceptable, subject to implementation of mitigation measures.	Multiple

Environmental Factor	Division Factors for school developments ***Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum***	Response/Assessment	Mitigation Measure Reference
	consequences of parking overflowing into adjoining streets (viii) existing utility infrastructure and service provider assets (a3) impact on flight paths of nearby airport, airfield, or helicopter landing sites (a4) other environmental impacts (social, economic or cultural) on the community not mentioned above (a5) cumulative impacts from the development and other surrounding approved developments		
(b) Any transformation of a locality?	(b1) impact on the existing and future character of the neighbourhood, streetscape and local area (b2) impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses (b3) visual impact from key viewpoints and views to key viewpoints (b4) cumulative impacts from the development, and other approved developments, on the locality	Melrose Park is set to be transformed from an industrial precinct to a residential precinct. The proposed activity to upgrade Melrose Park Public School has been designed to minimise impacts on the surrounding area. The school has been setback adequately from the site boundaries to avoid potential privacy or overshadowing issues. The cumulative impacts of the associated development are relatively minor as the site is already used for an educational establishment.	Multiple
(c) Any environmental impact on the ecosystems of the locality?	(c1) impact on the existing and future ecosystem (flora, fauna, habitats, biodiversity, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil) (c2) long- and short-term impact of: (i) loss or harm to trees or other vegetation (ii) removed canopy cover (iii) landscape setting in respect of the site and streetscape (iv)impacts of the above on urban heat island effect and urban and internal comfort levels on and off-site (c3) impact from introducing new trees and vegetation species (c4) cumulative impacts on the ecosystem	Mitigation measures for sediment and erosion control will be in place to avoid potential impacts on the adjoining properties mapped within the Coastal Environmental Area or the proximate mapped Coastal Wetlands area.	Multiple

Environmental Factor	Division Factors for school developments ***Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum***	Response/Assessment	Mitigation Measure Reference
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	(d1) impacts onto adjoining properties and public spaces (particularly in residential areas) such as lighting impacts and light spill, acoustic, visual privacy, noise and vibration (including from helicopters and ambulances), visual amenity, solar access, view loss and view sharing, vistas, overshadowing, local character, streetscape, weather factors such as wind impacts (i) the above should be considered from any proposed development or activity on the development site, public-address system, ambulance siren, flashing signage, event, hours of operation, or out of hours use of school facility, helicopter facility, emergency facility, research centre where hazardous material is being used or stored and any potential incident, etc. (d2) impacts on connectivity, permeability and accessibility of public spaces and areas surrounding the development, this includes impacts on arterial and other thoroughfares and green corridors and wayfinding (d3) impacts on other aesthetic, recreational, scientific or other environmental quality or value of the locality not mentioned above or in (a) and the cumulative impacts	The proposal will not result in a reduction of the aesthetic, recreational or scientific value of the locality. The site boundaries have established vegetation and will limit any potential visual impact of the locality. The locality will benefit from the proposed Melrose Park Public School upgrades.	Multiple
(e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future	(e1) impacts on heritage items (local, state and commonwealth), conservation areas and Aboriginal heritage (including intangible cultural significance), draft and interim items. Both at / or near the site (e2) impacts on Aboriginal cultural heritage values on the land and connection to Country (e3) direct or indirect impacts on the heritage significance of environmental heritage, impacts to archaeological resources (e4) impacts on aesthetic, anthropological, architectural, cultural, historical, community values and identity, scenic values, scientific or social significant items, or items of other special value for present or future generations	The site is not located within a heritage item, and it is not within a heritage conservation area, therefore there are no foreseeable heritage impacts. The proposal is also unlikely to impact on any areas of Aboriginal cultural significance, an AHIMS search was conducted on 10 February 2025 and did not show any Aboriginal sites or places in or near the site. EMM prepared an ACHA (**Appendix 9**) which concluded there is one Aboriginal place on the site. The proposed works have been designed to not impact on the Aboriginal place by being more than 10m from the Aboriginal place. Notwithstanding, if during construction works, any Aboriginal objects or relics are uncovered, a mitigation measure has been	Multiple

Environmental Factor	Division Factors for school developments ***Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum***	Response/Assessment	Mitigation Measure Reference
generations?		included to cease works immediately and contact the relevant authority.	
(f) Any impact on the habitat of protected animals, within the meaning of the *Biodiversity Conservation Act 2016*?	(f1) impacts on listed protected fauna at and in the vicinity of the site, and their habitat.	The proposed activity will have non-significant impacts on likely feeding habitat of the protected Grey-headed flying fox. No nesting habitat of protected animals was observed on the site.	Multiple
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	(g1) potential endangering of any species or vegetation (g2) protected and threatened flora, terrestrial, fauna species, populations, ecological communities and their habitats	As above, the site is already used as an educational establishment and not mapped as an area of outstanding biodiversity values, it is unlikely that the proposal will endanger any species of animal, plant or other form of life, whether living on land, in water or in the air.	Multiple
(h) Any long-term effects on the environment?	(h1) Long-term effects on: (i) flood and bushfire behaviour, flooding and the flood plain, bushfire prone land (ii) natural environment, flora and fauna species and their habitats (iii) agricultural productivity (iv) industrial land supply (v) housing supply (vi) climate change (vii) cumulative impacts (h2) meet industry recognised building sustainability and environmental performance standards, integrate environmental design, minimise greenhouse gas emissions, minimise energy and water consumption (recycled water) and material resources, renewable energy generation and storage, fossil fuel-free,	As set out in this assessment, the proposed redevelopment of Melrose Park Public School will not result in any long-term effects on the environment.	Multiple

Environmental Factor	Division Factors for school developments *Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum*	Response/Assessment	Mitigation Measure Reference
	sustainable travel choices, manage, reuse, recycle and safely dispose of waste (h3) long term ecological, social and economic Effects		
(i) Any degradation of the quality of the environment?	No specific factors – to be assessed by the determining authority if relevant	The demolition and construction phase of the works has the potential to result in some short-term degradation. This can be appropriately managed by the contractor.	Multiple
(j) Any risk to the safety of the environment?	(j1) whether the development will have adverse environmental impacts (flood or stormwater runoff, storm surge, bushfire, ongoing maintenance of landscaping within the Asset Protection Zone, contamination leak, wind speeds, extreme heat, urban heat, climate change adaptation) on the surrounding area, particularly in sensitive environmental, cultural areas or residential neighbourhoods. (j2) impacts on soil resources and related infrastructure and riparian lands on and near the site, soil erosion, salinity and acid sulfate soils, surface water resources (quality and quantity), hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses, groundwater resources.	The proposed activity will not result in any risk to the safety of the environment. The activity has been developed having regard to the environmental constraints of the site and surrounding area.	Multiple
(k) Any reduction in the range of beneficial uses of the environment?	No specific factors – to be assessed by the determining authority if relevant	The site is currently used for an educational establishment and the proposed activity seeks to upgrade the existing educational establishment. The activity seeks to upgrade the existing use of the site, there are no foreseeable reductions in the range of beneficial uses of the environment.	Multiple
(l) Any pollution of the environment?	(l1) any pollution during construction and post construction e.g. air (including odours and greenhouse gases); water (including runoff patterns, flooding/tidal regimes, water quality health); soil (including contamination, erosion, instability risks); noise and vibration (including consideration of sensitive receptors); light	Impacts associated with pollution are capable of being managed through the implementation of mitigation measures during the construction phase.	Multiple

Environmental Factor	Division Factors for school developments *Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum*	Response/Assessment	Mitigation Measure Reference
	pollution; waste, including hazardous waste (l2) impact of contamination spill, movement or disturbance during and post construction, and into the long term (l3) impact of a potential rainfall or flood event during construction (e.g. storage of fuel for construction vehicles, stock piles of soil, etc) (l4) dangerous goods and hazardous materials associated with the development (i.e. labs)		
(m) Any environmental problems associated with the disposal of waste?	(m1) environmental problems of waste during and after construction (left over construction materials, and personnel waste), transport and disposal of waste, ongoing use and eventual decommission of the development (m2) cumulative impacts from waste	The WMP has considered the waste generation for demolition, construction and operational phases.	Multiple
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?	No specific factors – to be assessed by the determining authority if relevant	The proposal is unlikely to result in any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.	Multiple
(o) Any cumulative environmental effects with other existing or likely future activities?	(o1) The cumulative effects of noise and impacts to the road network from surrounding existing and approved developments	Cumulative impacts associated with the works have been considered as part of this REF report. The cumulative impacts are likely to be short-term and given the long-term benefits associated with the upgrade project, the cumulative impacts are considered to be acceptable. Given the scale of the school in relation to the proposed Melrose Park Precinct, the environmental effects are minor. There is no change of use proposed for the site, i.e. the school site was already being used for a school. The Melrose Park Precinct area is being transformed from industrial to residential with an associated town	Multiple

Environmental Factor	Division Factors for school developments *Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum*	Response/Assessment	Mitigation Measure Reference
		centre. Impacts of Melrose Park Town Centre, Parramatta Light Rail and additional dwellings will have significant changes to the built environment with the uplift of the area.	
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	(p1) coastal processes and hazards (impacts arising from the proposed activity on coastal processes and hazards and impacts on the proposed activity from coastal processes and hazards), climate scenarios	There are no foreseeable impacts on coastal processes or hazards as suitable erosion and sediment controls (during demolition and construction) and water quality and quantity measures are proposed. The site is not mapped as a coastal hazard area and the surrounding sites are not mapped as a coastal hazard area. Part of the site is mapped within the proximity area for coastal wetlands as discussed in **Table 8** of this REF.	Multiple
(q) Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act?	(q1) relevant issues, objectives, policies and actions identified in local, district and regional plans and compliance of the proposal, and policies that identify community priorities that may be impacted (q2) relevant legislation, environmental planning instruments (including drafts, policies and guidelines). (q3) requirements of any approvals applying to the site, including concept approval or recommendation from any Gateway determination	Refer to **Table 9** of this REF.	N/A
(r) Any other relevant environmental factors?	(r1) health or safety risk to children, visitors, patients or staff of the development (r2) developments compatibility with neighbouring land uses, including proximity to: (i) restricted premises, injecting rooms, drug clinics, premises licensed for alcohol or gambling, sex services premises (for schools) (ii) hazardous land uses, waste transfer depots or landfill sites,	The school site is proximate to the Clyde to Gore Bay pipeline. An SMS workshop was held with Viva Energy (the pipeline operator) on 26 August 2024 and their representatives on 11 September 2024. The design was amended in response to the consultation by providing increased building setbacks (60m/90m) and fire rating the pipeline	Multiple

Environmental Factor	Division Factors for school developments ***Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum***	Response/Assessment	Mitigation Measure Reference
	service stations, air pollutant generating uses, noise or odour generating uses, extractive industries, industrial uses (iii) intensive agriculture, agricultural spraying activities and sources (iv) adjacent to or on land in a pipeline corridor (v) sites which, due to prevailing land use zoning, may in the future accommodate the above uses. (r3) noise/air pollution, vibration and safety impacts from the below on the proposed development: (i) roads with higher traffic volumes, higher operating speeds and more heavy vehicles, freight traffic or used to transport dangerous goods or hazardous materials (ii) rail lines	facing facades. In addition, a school operational evacuation management plan will be implemented.	
Section 171A of the EP&A Regulation	-	An assessment of the relevant provisions of Section 171A of the EP&A Regulation and *SEPP (Biodiversity and Conservation) 2021* has been made in **Table 8** as part of this REF.	Multiple

9. Justification and Conclusion

The proposed upgrade project to Melrose Park Public School at 110 Wharf Road, Melrose Park is subject to assessment under Division 5.1 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a BDAR to be prepared. The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Division 5.2 of the EP&A Act. On this basis, it is recommended that the department determine the proposed activity in accordance with Division 5.1 of the EP&A Act subject to the implementation of mitigation measures identified within this report.