


## Review of Environmental Factors Decision Statement

### New High School for Jordan Springs

**Table 1: REF Details**

Document Name	Review of Environmental Factors - Establishment and Construction of a New High School for Jordan Springs
REF Date	28 April 2025
REF Version No.	7
Portal Reference No.	P5-2025-19
Location	Corner of Armoury Road and Infantry Street, Jordan Springs (Lot 2 & 3 DP 1248480)
Summary of Proposed Activity	Construction and operation of a new high school at Jordan Springs
Prepared by	DFP – Natasha Bartley, Principal Planner
Senior Manager Endorsement	<p>I certify that I have reviewed and endorsed the contents of the REF document and the Decision Statement and, to the best of my knowledge, it is in accordance with the <i>Environmental Planning and Assessment Act 1979</i>, the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&amp;A Regulation) and the Guidelines approved under section 170 of the EP&amp;A Regulation and the information it contains is neither false nor misleading.</p>  Helen Mulcahy, Senior Manager Early Childhood and Part 5

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

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

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

- external works and staging,
- bush fire,
- transport, traffic and access, both during construction and operation,
- design quality, and
- flooding.

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

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

Notification of the activity occurred in accordance with s3.38A of *State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)* and having regard to:

- the *Stakeholder and Community Participation Plan for New Health Services Facilities and Schools* published by DPHI in October 2024; and
- the *Stakeholder and Community Participation Plan* published by the Department of Education in October 2024.

The REF was publicly exhibited on the NSW Planning Portal for 28 days from 6 February 2025 until 5 March 2025. Written notice was provided to neighbouring and nearby property owners and/or occupants in vicinity of the proposal. The relevant local council was provided written notice of the proposed activity on 4 February 2025 as well as relevant State and Commonwealth government agencies and service providers on 4 February 2025. Fourteen (14) submissions were received during the exhibition period, comprising 6 submissions from government agencies, including Penrith City Council and 8 submissions from the community. Two late submissions from government agencies (State Emergency Services (SES) and NSW Reconstruction Authority) were also received. These were not addressed in the final REF but were considered as part of the assessment and determination of the project.

The activity has considered the issues raised in submissions received during the consultation period and these submissions have been addressed in the assessment of the proposed activity. As the determining authority, the department is satisfied that appropriate consultation has been undertaken, having regard to the relevant stakeholder and community participation plans.

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

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

The REF identifies a range of environmental outcomes and safeguards as mitigation measures that would be required to avoid or reduce environmental impacts. The mitigation measures for the proposal are included at **Appendix 1 of the REF** and amended and additional measures are listed in **Attachment 1**.

The additional measures have been included to:

- (i) ensure that the Flood Emergency Response Plan (FERP) aligns with contemporary terminology and SES recommendations;
- (ii) ensure Dial before you Dig processes are followed as part of the construction process;
- (iii) ensure that any emerging traffic, transport or access related issues in the Stage 2 with temporary works phase can be addressed by the external Transport Working Group; and
- (iv) address the issue raised by the NSW Reconstruction Authority in relation to the design of buildings being able to withstand floods and not be dislodged from their foundational fixture.

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

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement and/or Biodiversity Development Assessment Report is not required;
- the proposed activity may proceed as it responds to an existing need for secondary education facilities in this part of Western Sydney and it generally complies with, or is consistent with all relevant legislation, plans and policies;
- mitigation measures are required to eliminate, minimise or manage environmental impacts and have been addressed at **Appendix 1** of the REF and at **Attachment 1** of this Decision Statement, and endorsed by the Senior Manager at **Table 1** of this Decision Statement; and
- the proposed activity is not likely to have a significant impact on matters of national environmental significance, or on the environment of Commonwealth land, and therefore referral to the Minister under the EPBC Act is not required.

Having regard to the above, and having the power to exercise the functions of the determining authority under Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979* and Part 8, Division 1 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the proposal as described in the REF for a new high school at the Corner of Armoury Road and Infantry Street, Jordan Springs (Lot 2 & 3 DP 1248480) is **APPROVED** on behalf of the department and may proceed without the need for further assessment, subject to compliance with and implementation of the following:

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

*Yvette Buchli*

**Yvette Buchli**  
Executive Director - Planning and Assessments

6 May 2025

## Attachment 1

### Additional Mitigation Measures

#### **CMM1A\*** (to be inserted after CMM1)

Contact “Dial Before You Dig on 1100” to obtain a Service Diagram. The sequence number obtained from “Dial Before You Dig” is to be provided to the Project Lead.

#### **GMM4A\*** (to be inserted after GMM4)

Verification from a suitably qualified structural engineer must be provided to the Crown Certifier demonstrating that all buildings have been designed with flood compatible materials and components that withstand the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water in flood events up to and including the PMF.

#### **OPFMM2\*** (to be inserted after OPFMM1)

The FERP is to be updated in consultation with the SES (noting that SES does not have the authority to endorse or approve the FERP) to:

- (i) reflect current SES terminology and procedures as set out in the *Principles Outlined in the Support for Emergency Management Planning Guideline* (NSW Government 2023);
- (ii) align triggers for evacuation with warning levels from the Australian Warning System rather than gauge heights as these are only applicable to Hawkesbury-Nepean mainstream flooding and not to flooding from South Creek or local overland flooding;
- (iii) review timing for proposed evacuation should early closure not be possible, as the school community is likely to live within the evacuation area and will require sufficient time to prepare to evacuate their homes after evacuating the school campus.

### Amended Mitigation Measure

(amendments in ~~striketrough~~ and **bold text**)

#### **CMMM38\***

~~Continue to engage with stakeholders to enhance transport options and the local public domain.~~

~~School Infrastructure NSW and the Department of Education to continue to engage with The Transport Working Group (consisting of School Infrastructure, TfNSW, and Penrith City Council) will coordinate and discuss~~ **traffic and transport issues**, public domain items and enhanced pedestrian treatments ~~on Armoury Road in the local road network and will investigate (as required) any emerging issues, including complaints from the community. This~~ **The TWG must continue through for the duration of the construction phase of the activity** and for a period of 2 years after commencement of operation.