NSW Department of Education

Review of Environmental Factors

Dalmeny Public School Upgrade

Document version: Post-Exhibition

Date: 1/07/2025

Acknowledgement of Country

The NSW Department of Education acknowledges Darug People, the traditional custodians of the land on which the Dalmeny Public School upgrade is proposed.

We pay our respects to Darug 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 Dalmeny Public School upgrade, located at 129 Dalmeny Drive, Prestons.

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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Abbreviations

Abbreviation	Description
AHIMS	Aboriginal Heritage Information Management System
BC Act 2016	*Biodiversity Conservation Act 2016*
BC Regulation	Biodiversity Conservation Regulation 2017
BCA	Building Code of Australia
BDAR	Biodiversity Development Assessment Report
CM Act	*Coastal Management Act 2016*
CEMP	Construction Environmental Management Plan
The department	NSW Department of Education
DPHI	Department of Planning, Housing and Infrastructure
Design Guide	*Design Guide for Schools* published by the Government Architect in May 2018
EIS	Environmental Impact Statement
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A	*Environmental Planning and Assessment Regulation 2021*

Abbreviation	Description
Regulation	
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
LGA	Local Government Area
NCC	National Construction Code
NPW Act	*National Parks and Wildlife Act 1974*
NSW RFS	NSW Rural Fire Service
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
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*
SDRP	School Design Review Panel
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	*Water Management Act 2000*

Executive Summary

The Proposal

The proposal is for upgrades to Dalmeny Public School, including the partial demolition, a new building and structures, landscaping, associated supporting infrastructure, tree removal and minor earthworks, as set out in **Section 2.3** of this REF.

The proposed activity is located at 129 Dalmeny Drive, Prestons, which is formally identified as Lot 312 in Deposited Plan (DP) 882619.

The site has a primary frontage Dalmeny Drive to the north and a secondary frontage to Umbria Street to the south. The proposed classroom building is located towards the south western corner of the site.

Planning Pathway

The proposal involves works by the Department of Education (the department) (a public authority) within the boundaries of the existing Dalmeny Public School site. Accordingly, pursuant to Section 3.37 of *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 has been undertaken with Liverpool City Council, relevant agencies and occupiers of adjoining land in accordance with statutory requirements under the TI SEPP.

Comments received have been carefully considered and responded to.

In addition, non-statutory consultation had already been undertaken prior to formal exhibition with a range of community and government stakeholders throughout the design process. This includes a Transport Working Groups (TWG) and a meeting with Liverpool City Council on 25 February 2025 to discuss the design of the proposed activity. The outcomes of these meetings has been discussed at **Section 5** of this REF.

Environmental Impacts

As set out in **Section 6** of this REF, the key environmental impacts relate to:

- **Tree Removal / Replacement** – including the removal of 10 trees and planting of 18 replacement trees; and
- **Construction Impacts –** including construction noise and construction traffic management.

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 environmental 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 proposed development will not have any 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 construct a two-storey classroom building, substation and associated works (the activity) at Dalmeny Public School (the school) located at 129 Dalmeny Drive, Prestons (the site).

The activity will enhance the operations of the school by providing a permanent classroom building to replace portable classrooms.

Figure 1 is a perspective of the proposed two-storey classroom building.

Figure 1: Perspective of Proposed Classroom Building. Source: Fulton Trotter Architects

This REF has been prepared by DFP Planning on behalf of the department to determine the environmental impacts of the proposed two-storey classroom building and associated works at Dalmeny Public School. 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 activity, 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 activity 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. Proposed Activity

2.1 Summary

Table 1 provides summary details of the proposed activity, including details of the site and its surrounding development

Table 1: Description of the activity

Project Element	Description
Proponent	The Department of Education
Proposed Activity	Upgrade of existing government school, including partial demolition, a new building and structures, landscaping, associated supporting infrastructure, tree removal and minor earthworks.
Description	The activity includes the construction of a two storey classroom building containing: • 16 General Learning Spaces (GLS); • 4 learning commons spaces; • 4 multi-purpose spaces; and • amenities. The activity also includes the construction of a substation. Ancillary works forming part of the activity include a covered walkway, tree removal to accommodate the built structures, landscaping, stormwater drainage works and utility services connections. The proposed classroom building is to replace 14 existing portable classrooms that are to be removed from the site under a separate planning pathway. The portable classrooms to be removed from site comprise 15 GLS (noting that one of the portable classrooms consists of two GLS). Further details of the activity and the site context are provided at **Section 2.3.**
Location	**Street Address:** 129 Dalmeny Drive, Prestons **Legal Description:** Lot 312 in DP 882619 The proposed classroom building is located in the south western corner of the site. The proposed substation and covered walkway between Block A and B are located to the north of the site. Further details of the site location, existing improvements and surrounding development are provided at **Section 2.2.**
Local Government Area	Liverpool City Council
Site Description	The site is located at 129 Dalmeny Drive, Prestons and is occupied by Dalmeny Public School. The site is formally identified as Lot 312 DP 882619 and is located within the Liverpool City Council Local Government Area. Further details of the site and the location of the proposed works are provided at **Section 2.2.**
Environment of the Activity	The site is located within a predominantly low-density residential setting as described in **Section 2.2**.

Project Element	Description
	Key environmental constraints on the site and/or within the locality include: - A local overland flow path traverses the southern portion of the site; and - The site is located within the vicinity of an overhead powerlines easement (approximately 70m to the west of the proposed activity). These constraints are considered in the environmental assessment at **Section 6** of this REF.
Need for the activity	The activity is needed to replace temporary portable classrooms with high quality permanent teaching and learning spaces.
Alternatives	The alternatives to the activity include: - Do nothing – continue to use the existing portable classrooms; or - Replace the existing portable classrooms with newer portable classrooms; or - Construct a smaller (single storey) permanent classroom building in the same location; or - Locate the new classroom elsewhere within the site. The proposal to construct a permanent two storey classroom building was determined to be the best option because: - Retention or replacement of the existing portable classrooms does not provide a long-term benefit in respect of teaching and learning spaces; - Constructing a smaller (single storey) permanent classroom building would not be sufficient in replacing enough portable classrooms with permanent classrooms. - Alternate locations for the new building would have greater impacts with respect to loss of play space, connectivity to existing buildings and vegetation loss.
Justification	The proposed activity will enhance the operations of the school by providing for permanent classroom building to replace existing portable classrooms. The activity has been undertaken in accordance with the relevant planning provisions set out in the TI SEPP and the EP&A Regulation.
Construction Activities	Further details of the proposed construction activities and utility connections are provided at **Section 2.3**.
Operation Activities	No change to existing student or staff numbers or the operational aspects of the existing school is proposed noting existing portable classrooms will be removed.
Other relevant projects, programs and plans	There are no other relevant projects on the site or nearby that would contribute to any cumulative impacts that warrant assessment within this REF.

2.2 The Site & Activity

2.2.1 Site locality

The site is formally identified as Lot 312 DP 882619 with a street address of 129 Dalmeny Drive, Prestons and is located within the Liverpool City Council Local Government Area (LGA). The site has a total area of 2.984 hectares (ha).

The site is located within a predominantly residential setting and is bound by Dalmeny Drive to the north and Umbria Street to the south. To the east and west of the site are detached dwelling houses, ranging from one to two-storeys in height.

As shown in **Figure 1**, the site comprises a range of school buildings that are used to facilitate the operations of Dalmeny Public School. The buildings have been constructed at various stages since the establishment of the school in 2003.

Playground spaces are predominantly located within the central and southern portions of the school site. These spaces are made up of existing sports courts artificial grass and natural open space areas.

General learning spaces and administration spaces are also located within a central portion of the school site, as well as towards the northern, eastern and western sides of the school.

Vehicular access to the school is via Dalmeny Drive to the north, which provides a connection to an open car park. A secondary emergency vehicle access is provided along the south of the site, via Umbria Street.

Pedestrian access is available via both Dalmeny Drive and Umbria Street, with the primary pedestrian access point being from the north (Dalmeny Drive).

Vegetation is scattered throughout the site, with the majority of established trees located along the boundaries of the site, which provides visual separation between the school and adjoining residential properties.

The location and configuration of the site is shown in **Figure 2** and **Figure 3**. **Figure 4** is a near view aerial photograph that shows the indicative location of the proposed classroom building in red.

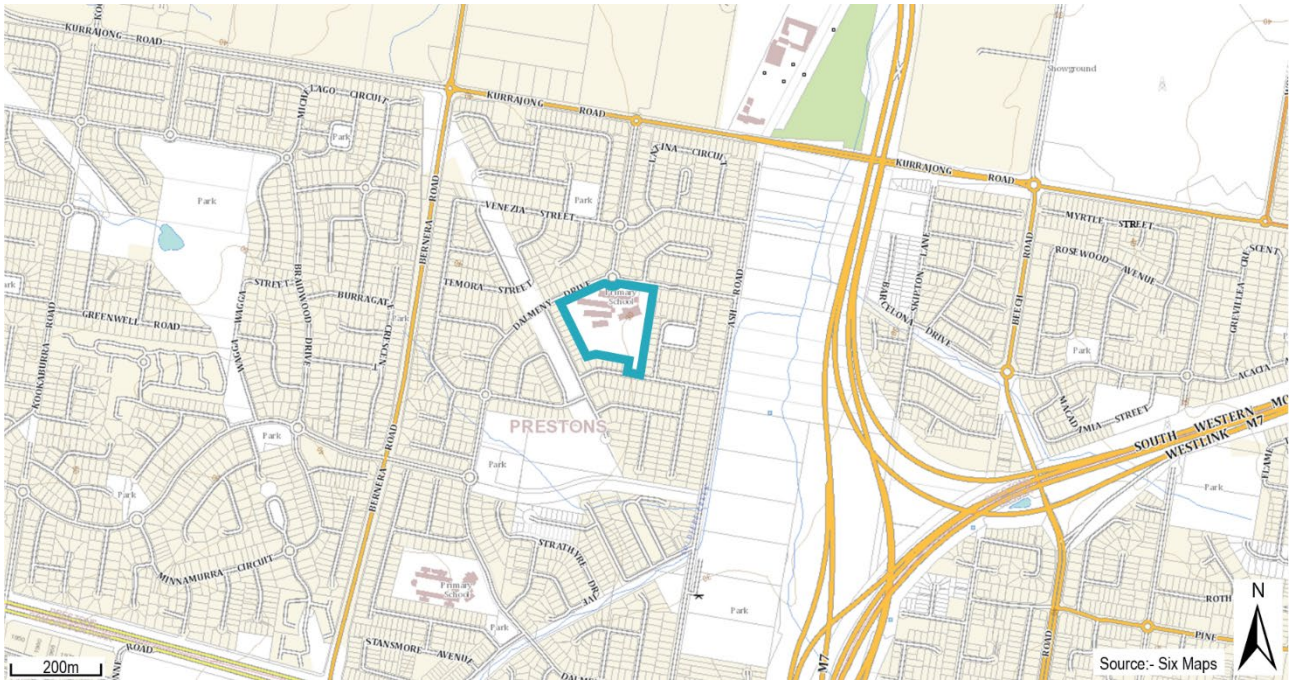


Figure 2: Locality Plan

Figure 3: Aerial Photograph

Figure 4: Close Up Aerial Photograph

In accordance with the Survey Plan prepared by Astrea (dated 17 October 2024), the site slopes from the north western corner of the site to the south eastern corner of the site with a cross fall of approximately 5m.

In accordance with the Deposited Plan and Certificate of Title for the site, there is an easement for a padmount substation (2.75m wide) towards the north-eastern corner of the site, adjacent to the main school driveway along Dalmeny Drive. That substation is to be replaced.

2.2.2 Surrounding Development

Surrounding development is predominantly low-density residential.

- **North**: To the north of the site is Dalmeny Drive and a roundabout that links to San Marino Drive.
- **East**: To the east of the site is a row of predominantly two-storey dwelling houses that front Romana Square.
- **South**: To the south of the site is Umbria Street and a row of two-storey dwelling houses.
- **West**: To the west of the site is a row of two-storey dwelling houses on Manildra Street. On the western side of Manildra Street is an easement for high voltage powerlines.

2.3 Proposed Activity

The proposed activity includes the construction of a two-storey permanent classroom building that will consist of 16 general learning spaces and associated works (including substation, walking paths and landscaping).

The proposed activity will offset the removal of 14 single storey portable classrooms, which are being decommissioned under a separate planning pathway. 2 of the portable classrooms have already been decommissioned, 12 currently remain on site.

Figure 5 is an extract of the Proposed Site Plan, prepared by Fulton Trotter.

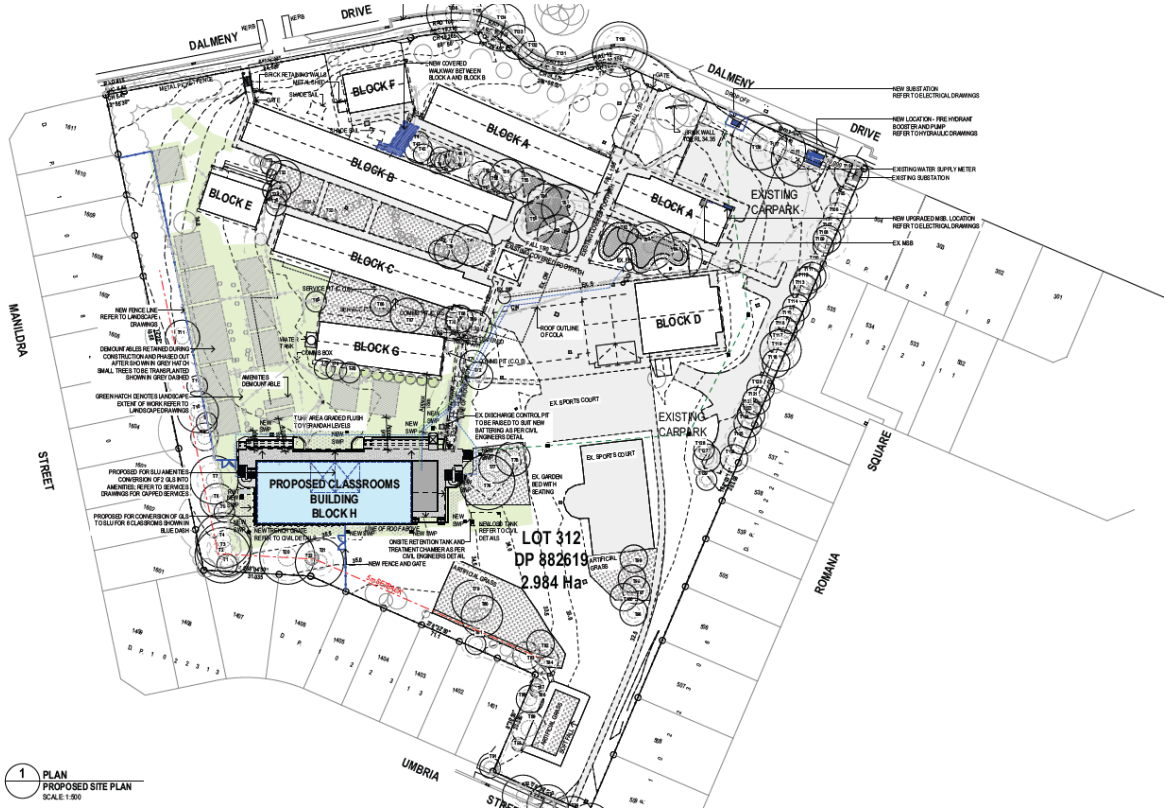


Figure 5: Proposed Site Plan. Source: Fulton Trotter Architects

2.3.1 Demolition Works

Demolition works are required to facilitate the proposed activity. Demolition works associated with the activity are provided in **Figure 6** and includes tree removal (discussed in **Section 2.3.4** below), removal of footpaths, artificial grass and upgrades of a fence along the northern side boundary.

The removal of the existing portable classrooms to the north of the proposed permanent classroom and associated landscaping are being undertaken under a separate planning pathway. This area is shown shaded in dark grey below (**Figure 6**).

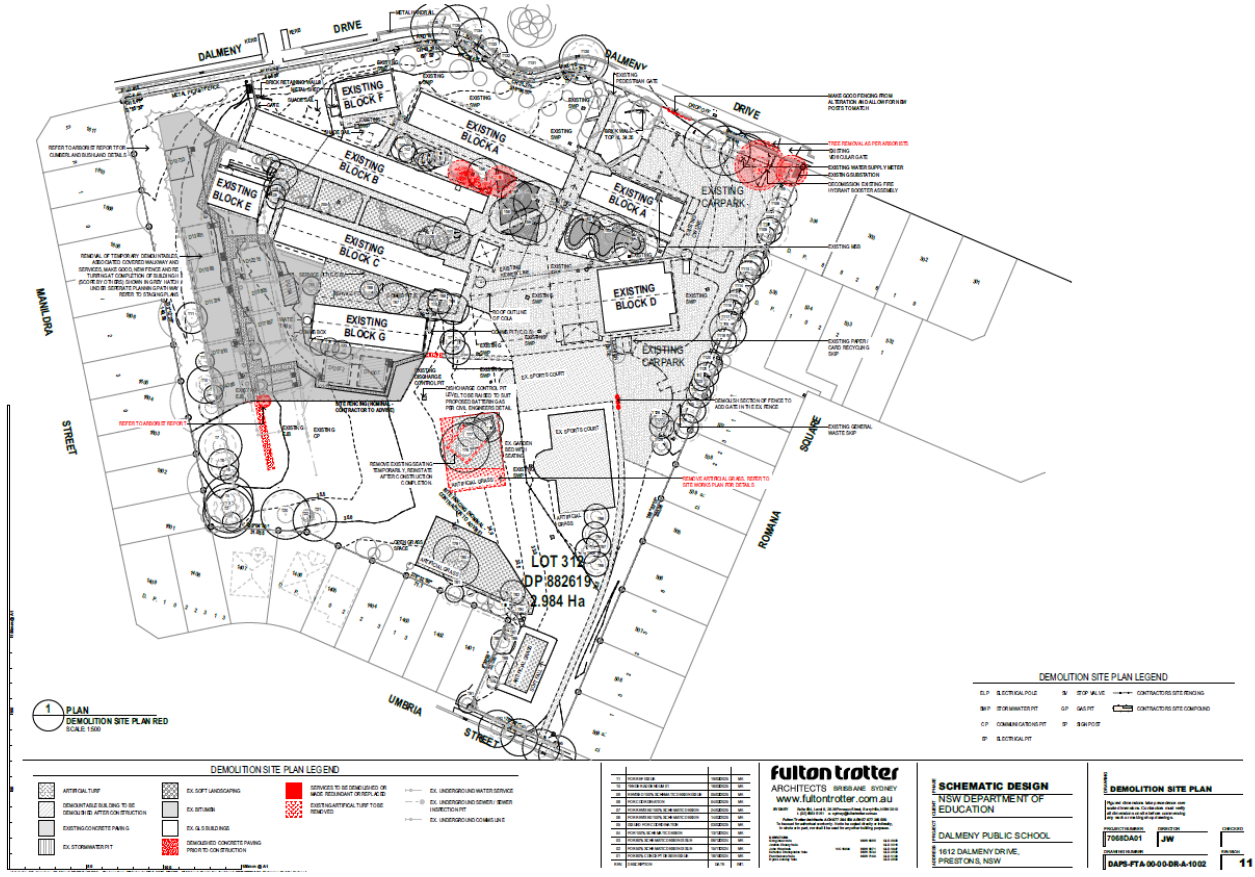


Figure 6: Demolition Plan. Source: Fulton Trotter Architects

2.3.2 Earthworks

A Bulk Earthworks Plan is included as part of the Civil Drawings that accompany the REF (**Appendix 5**). The extent of earthworks are predominantly within the central and western side of the permanent classroom building. Some earthworks are also proposed to facilitate the in-ground OSD that is to be located to the east of the classroom building. The maximum extent of the earthworks varies between approximately 1-1.5m

2.3.3 Permanent Classroom Building

Ground Floor Level

The ground floor level of the proposed permanent classroom building will comprise eight (8) general learning spaces (GLS), two (2) learning commons spaces (LCS) and two (2) multi-purpose

spaces (MPS). Also located on the ground floor level are amenities, services, storage spaces and a lift to provide access to the first-floor level. Two (2) sets of stairs are provided on either end of the building to link the ground and first floors.

Figure 7 is an extract of the proposed ground floor level plan.

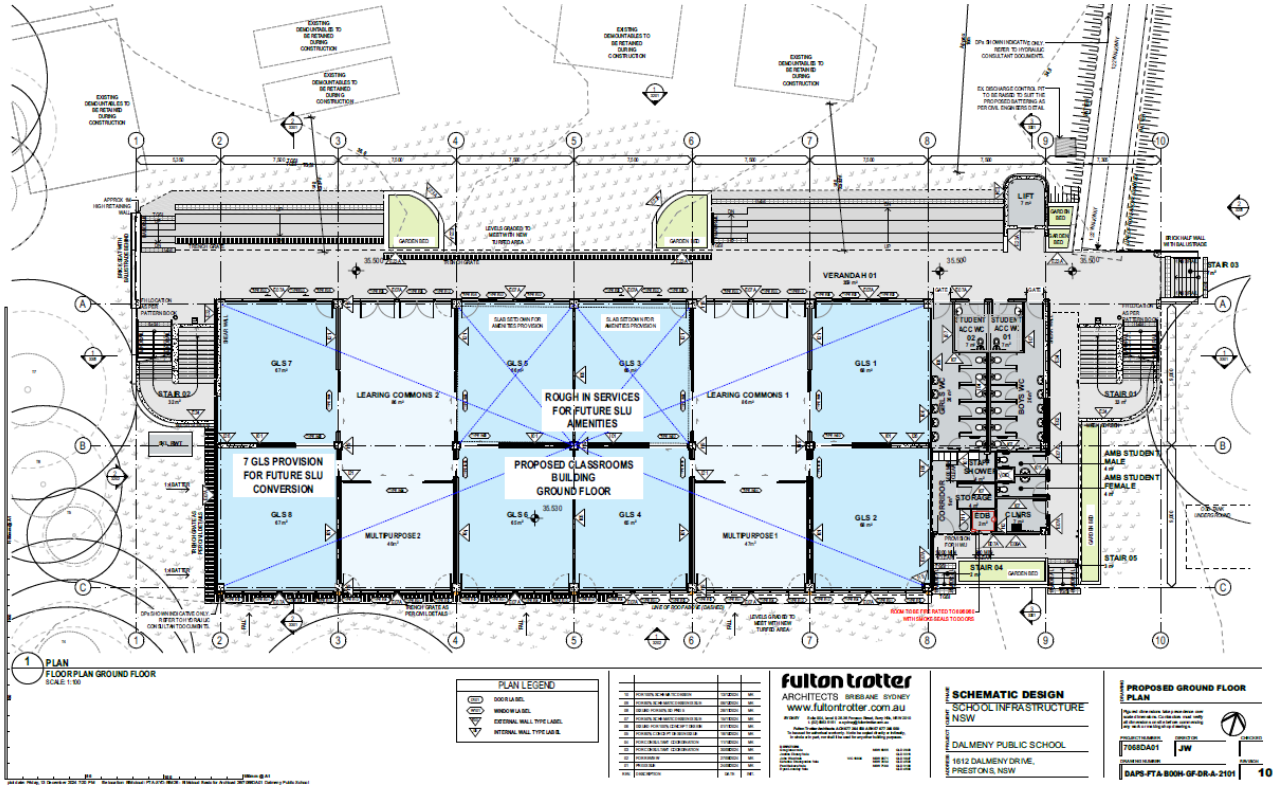


Figure 7: Ground Floor Level Plan. Source: Fulton Trotter Architects

First Floor Level

The first-floor level will also comprise eight (8) GLS, two (2) LCS and two (2) MPS. Also located on the first-floor level are amenities, a mechanical plant room and other rooms for services.

Figure 8 is an extract of the proposed first floor level plan.

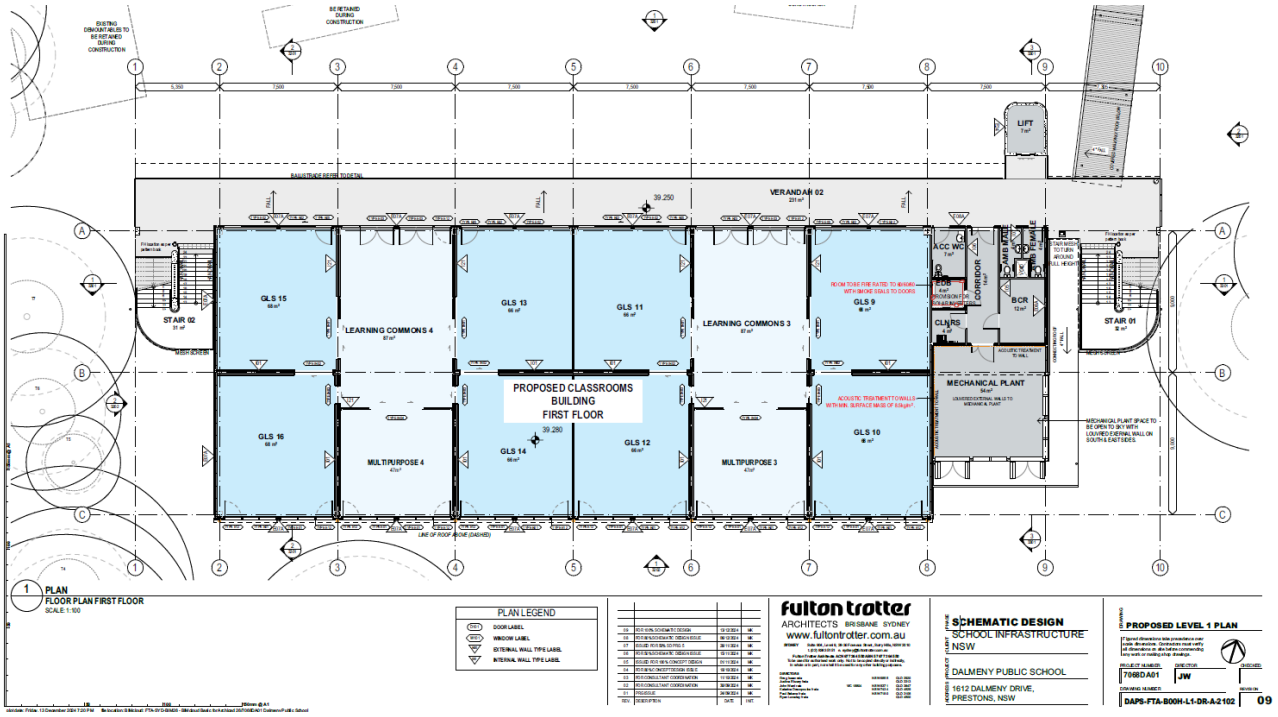


Figure 8: First Floor Level Plan. Source: Fulton Trotter Architects

2.3.4 Substation & Fire Hydrant Booster

A new substation and fire hydrant booster are proposed towards the north east of the site. Both are located to the west of the existing substation that is located at the north eastern corner of the school property.

Figure 9 details the location of the proposed substation and fire hydrant booster.

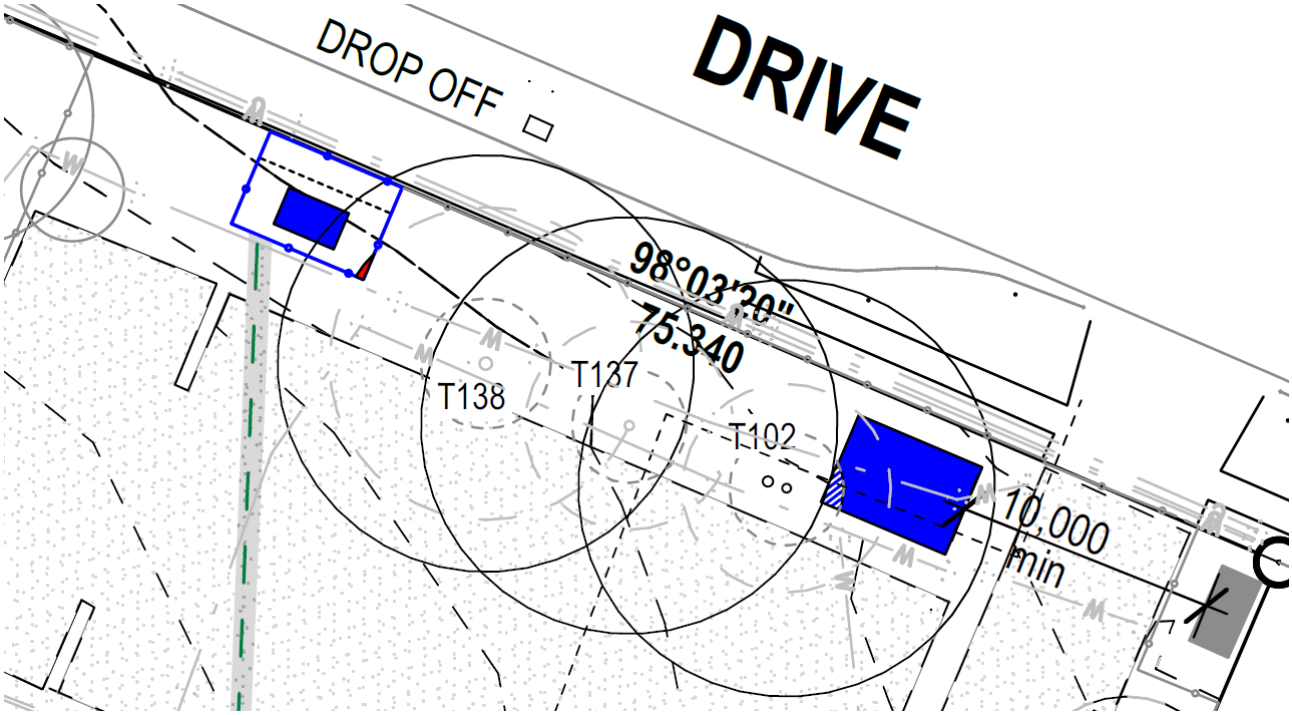


Figure 9: Location of Substation and Fire Hydrant Booster. Source: Fulton Trotter Architects

2.3.5 Associated Works

Covered Walkway

One (1) covered walkway is also proposed as part of this REF. The covered walkway is proposed within a central portion of the school, to provide a connection between existing Block A, Block B and Block F as shown in **Figure 10** below.

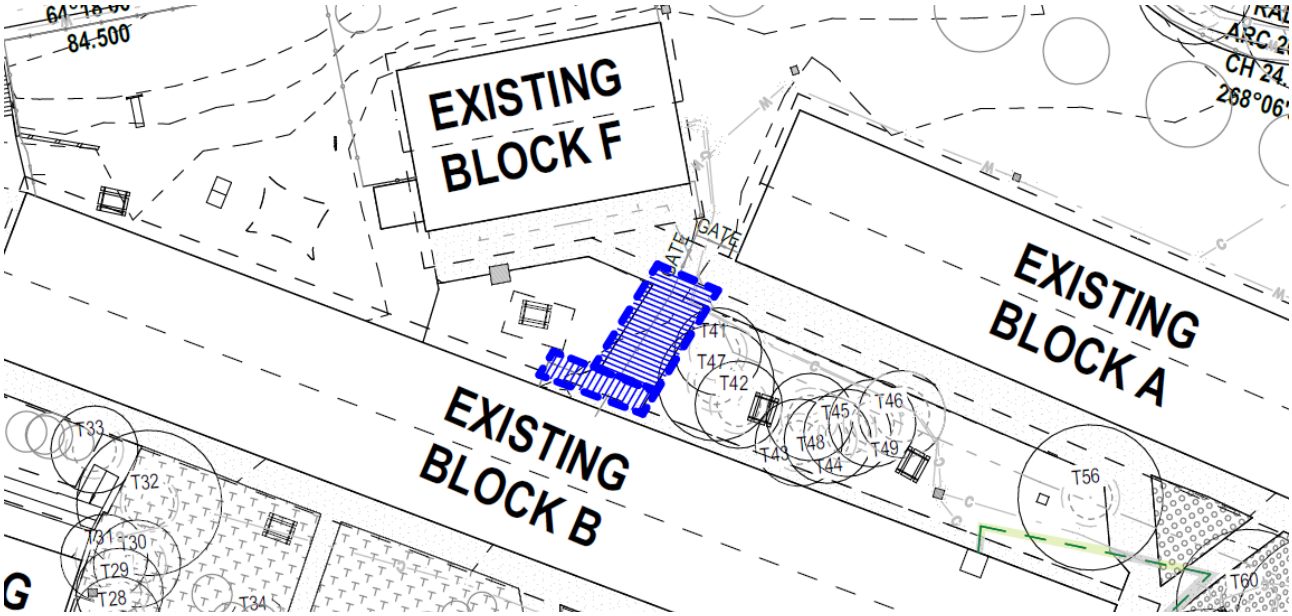


Figure 10: Location of Proposed Covered Walkway. Source: Fulton Trotter Architects

Tree Removal

Ten (10) trees are proposed to be removed as part of this REF to facilitate the proposed construction works. A breakdown of the trees subject to removal is provided in **Table 2** below.

Table 2: Summary of Tree Removal

Tree Name	Tree Number	Height	Health Rating	Tree Significance
Callistemon viminalis (Weeping Bottlebrush)	T23	3m	Good	Low Landscape Significance
Syzygium leuhmannii (Small Leaved Lilly Pilly)	T50	6m	Good	Low Landscape Significance
Syzygium leuhmannii (Small Leaved Lilly Pilly)	T51	6m	Good	Low Landscape Significance
Syzygium leuhmannii (Small Leaved Lilly Pilly)	T52	6m	Good	Low Landscape Significance
Syzygium leuhmannii (Small Leaved Lilly Pilly)	T53	6m	Good	Low Landscape Significance
Syzygium leuhmannii (Small Leaved Lilly Pilly)	T54	6m	Good	Low Landscape Significance
Syzygium leuhmannii (Small Leaved Lilly Pilly)	T55	10m	Good	Moderate Landscape Significance
Lagerstroemia indica (Crepe Myrtle)	T57	7m	Good	Moderate Landscape Significance
Corymbia maculata (Spotted Gum)	T103	18m	Fair	High Landscape Significance

Tree Name	Tree Number	Height	Health Rating	Tree Significance
Eucalyptus nicholii (Small Leaved Peppermint)	T104	12m	Good	Moderate Landscape Significance

Tree Protection

The proposed activity is located within the Tree Protection Zone (TPZ) of six (6) trees and the Structural Root Zone (SRZ) of three (3) other trees. In accordance with the Arborist Report, these trees can be retained subject to the implementation of specified tree protection measures that are included as Mitigation Measures (**Appendix 1**) to this REF.

Landscaping

Replacement planting and landscaping associated with the permanent classroom building is proposed as part of this activity.

To offset the removal of 10 trees, 18 replacement trees are proposed across the site. These trees are proposed within the southern portion of the site and within the vicinity of the permanent classroom building (**Figure 11**).

Having regard to the Landscape Plans, the replacement trees are native species and include Eucalyptus Trees and Spotted Gums.

Planting is also proposed along the south western boundary of the site, which will provide a visual buffer between the new classroom building and adjoining residential properties. Planting along the south western boundary of the site will consist of a mixture of low-lying shrubs.

Landscaping works associated with the removal of the portable classrooms will be undertaken under a separate planning pathway and do not form part of the REF, as shown in the hatched area of the landscape plan below.

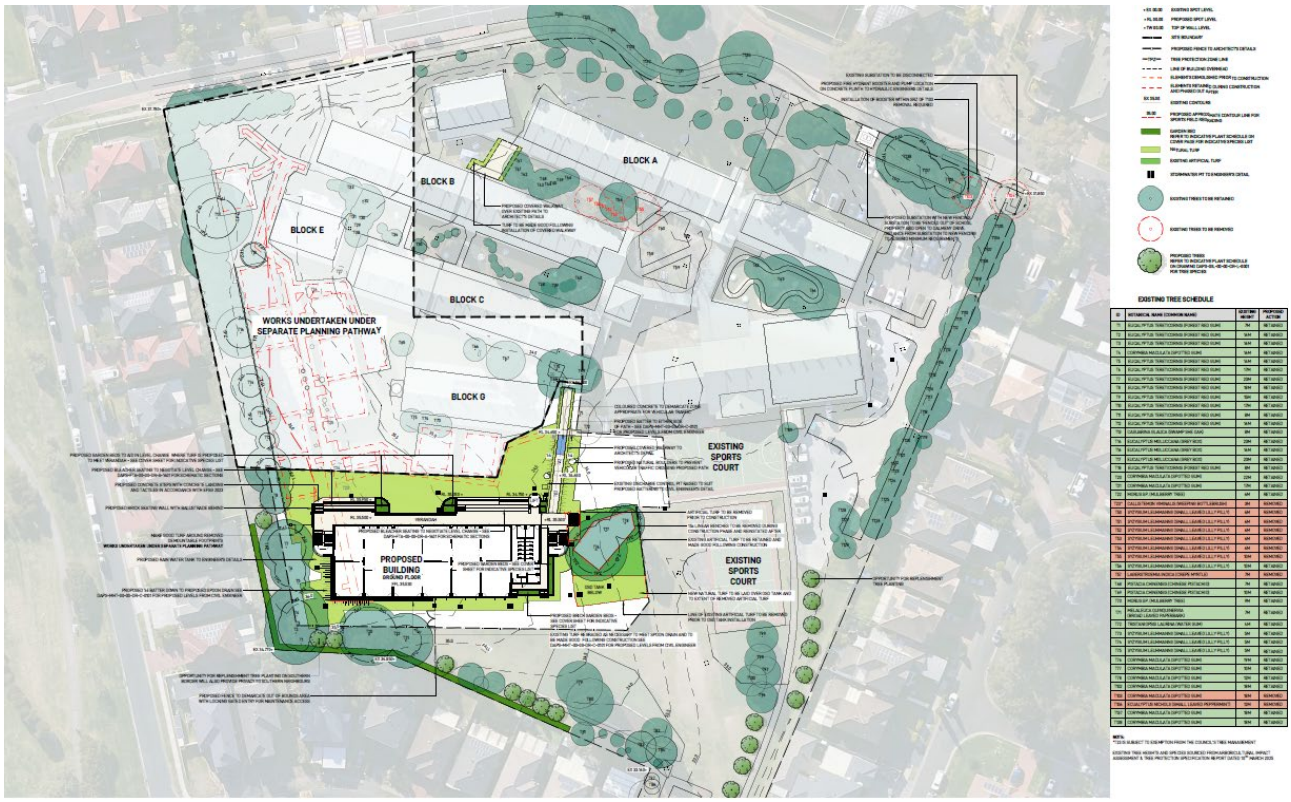


Figure 11: Landscape Plan. Source: Ground Ink

Stormwater Management

Additional stormwater drainage will be required as part of this proposed activity to facilitate the new classroom building and associated works.

An on-site underground stormwater detention (OSD) tank facility with a capacity of 40m^3 is proposed to the east of the proposed classroom building. The OSD tank then discharges into the site's existing stormwater system which connects to Council's system at Umbria Street.

The OSD will ensure that peak discharge flows that drain from the activity can be managed by the proposed downstream drainage system.

Figure 12 is an extract of the Civil Siteworks Plan prepared by Meinhardt.

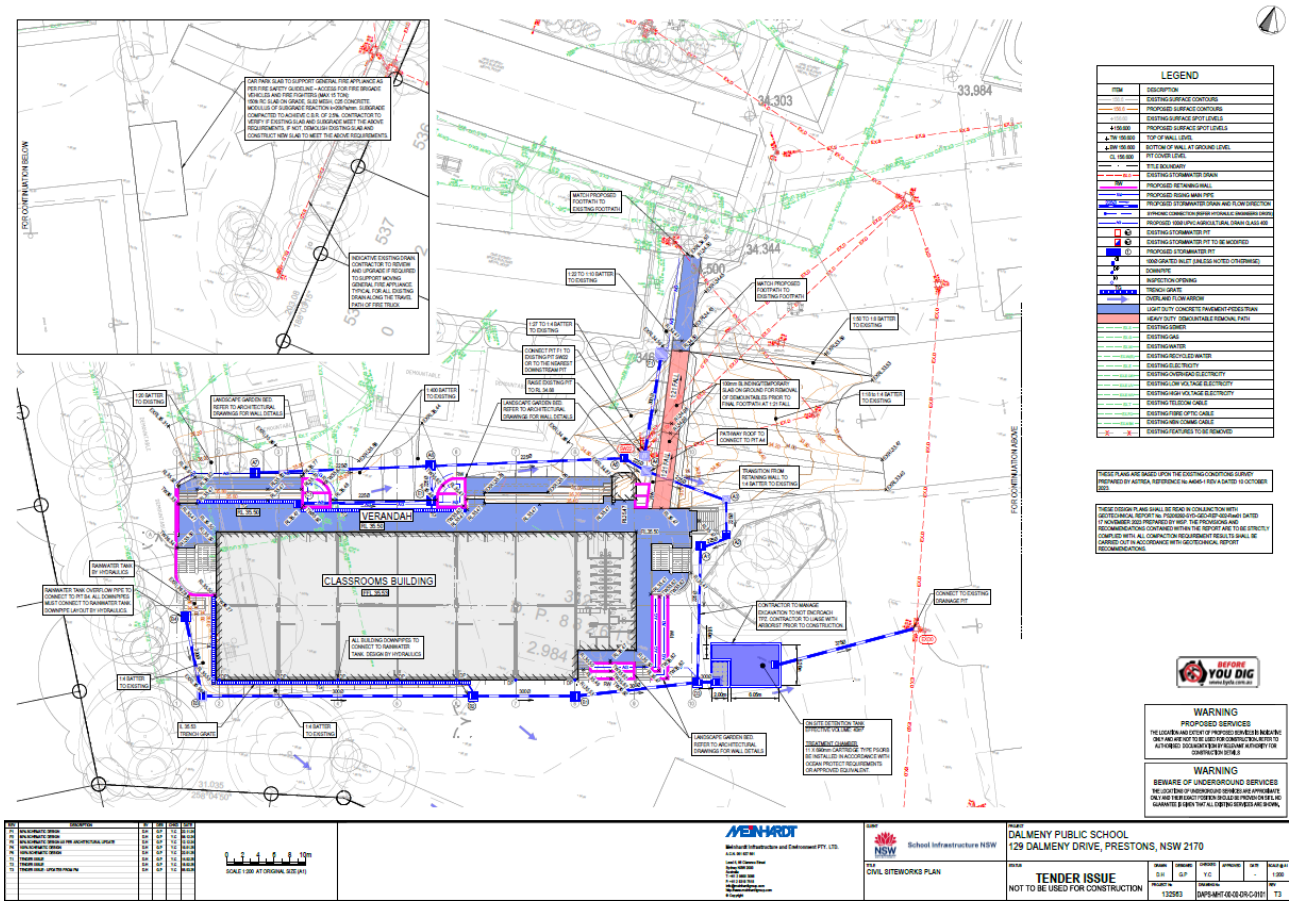


Figure 12: Civil Siteworks Plan. Source: Meinhardt

MUSIC modelling has been carried out as part of the Stormwater Management Report (SMR) prepared by Meinhardt to determine if the proposed treatment measures will achieve the required pollutant load reduction objects for all pollutants.

Based on the MUSIC modelling set out in the SMR, the treatment is considered suitable and will comply with Greenstar and Council requirements.

2.3.6 Utility Services Connections

The proposed activity includes minor adjustments to existing in-ground service routes within the site including sewer, electrical conduit and reticulated water.

2.3.7 Sustainability Measures

An ESD Report has been prepared by NDY. The report notes that the proposed activity has been designed and delivered in accordance with the SINSW EFSG standards, the relevant NCC requirements and the 5-Star Green Star Buildings.

2.4 Related activities

There are separate ancillary works that are proposed to be undertaken under a separate planning pathway. These include:

- Decommissioning and removal of existing single storey portable classrooms;
- Decommissioning and removal of existing portable amenities;
- Construction of a shade structure over pathway between Block G and Block H; and
- Landscaping within the area of the existing portable classrooms to the north of proposed Block H.

These works will be undertaken at the completion of the activity proposed as part of this REF.

3. Activity Need and Alternatives

This section provides a summary of the needs and alternatives analysis for the proposed activity.

3.1 Activity Need

The proposed activity will provide for a permanent classroom building and associated ancillary works, formalising teaching and learning spaces within the school. As a result, existing portable classrooms located within the western side of the school can be decommissioned and removed from the site.

3.2 Alternatives

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 3**.

Table 3: Assessment of Options and Alternatives

Option	Discussion	Preferred Option
Option 1: The Proposed Activity	Option 1 (the proposed activity) includes the construction of a two storey permanent classroom building located towards the south western corner of the site, a substation and other ancillary works.	Option 1 is preferred as the location of the permanent classroom building will replace existing portable classrooms within roughly the same location as where the existing portable classrooms are.
Option 2: Alternate Scheme No. 1 (not preferred)	Option 2 (the alternate scheme No. 1) includes the construction of a new single storey classroom building, comprising four general learning spaces, sanitary facilities and services store room, as well as the removal of two portable classrooms prior to construction. The remainder of the portable classrooms will remain on site and progressively removed as appropriate.	Option 2 is not preferred as it does not address the need for providing permanent teaching and learning spaces to replace existing portable classrooms at the site.
Option 3: Alternate Scheme No. 2 (not preferred)	Option 3 (the alternate scheme No. 2) includes the replacement of the existing portable classroom buildings with newer portable classrooms.	Option 3 is not preferred as the replacement of existing portable classrooms does not provide a long-term benefit in respect of teaching and learning spaces.
Option 4: Alternate Scheme No. 3 (not preferred)	Option 4 (the alternate scheme No. 3) involves the location of the proposed permanent classroom elsewhere on site.	Option 4 is not preferred as the alternate locations considered as part of the design phase for the new building would have greater impacts with respect to loss of play space, connectivity to existing buildings and vegetation loss.
Option 5: Do Nothing	Continue to utilise portable classrooms.	Option 3 is not preferred as it does not address the identified need for intervention at the site and does not provide a long-term benefit in respect of providing modern, fit for purpose, teaching and learning spaces.

4. Statutory and Strategic Framework

4.1 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 4**.

Table 4: Description of Proposed Activities under the TI SEPP

Division and Section within TI SEPP	Description of Works
Section 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.
Section 3.37	Pursuant to section 3.37(1) and section 3.37(5), the proposed activity comprises construction, operation or maintenance of: • a permanent two-storey classroom and ancillary works (including demolition, earthworks, landscaping, stormwater drainage works and utility services connections) (s3.37(1)(a)(iii)); and • minor additions entailing a covered walkway (section 3.37(1)(b)), on behalf of a public authority, within the boundaries of an existing government school, including construction works (as defined in section 3.3) in connection with those purposes. To avoid doubt, 'construction works' 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(1), the proposed activity involves the construction of a permanent classroom with a maximum height of two storeys which is less than the greater of four storeys or the height limit of 8.5m in the *Liverpool Local Environmental Plan 2008* (LEP). 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. 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 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 part of the Architectural Design Report prepared by Fulton Trotter Architects.
Section 3.38	Notification of the carrying out of the development is required under section 3.38 of the TI SEPP.

Division and Section within TI SEPP	Description of Works
	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. In this regard, written notice will be issued to Council and occupiers of adjoining land for a period of 21 days before the activity commences. The responses received during the notice period will be taken into consideration. Statutory consultation requirements are set out in **Section 5** of this REF.

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 6 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 6.

Existing Development Consent(s)

A request for all development consents applying to the site was submitted to Liverpool City Council under the *Government Information (Public Access) Act 2009* (GIPA Act).

The development consent(s) relating to the site were reviewed at Liverpool City Council on 11 November 2024.

DA755/02 was the only development consent that Council obtained following the GIPA request, which relates to the establishment of the school site.

Having reviewed the conditions of consent for DA755/02, the proposed activity would not contravene any existing condition of the consent(s) currently operating that applies to any part of the school, relating to hours of operation, noise, vehicular movement, traffic generation, loading, waste management or landscaping.

It is noted that Condition 1 of DA755/02 referred to a Landscape Plan. However, the Landscape Plan was not provided as part of the stamped plans that was requested from Council.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the activity 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 5**.

Table 5: 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
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

4.3 Other Approvals and Legislation

Table 6 identifies any additional approvals that may be required for the proposed activity.

Table 6: Consideration of other approvals and legislation

Legislation	Relevant?	Approval Required?	Applicability
State Legislation			
National Parks and Wildlife Act 1974	No	No	An Aboriginal Heritage Information Management System (AHIMS) search was undertaken on 12 November 2024 and identified no Aboriginal sites or places within a 200m radius of the school site. The activity is also not located within or adjacent to a NSW National Park. Notwithstanding, a Mitigation Measure has been included that relates to unexpected finds. If encountered during construction, all works must cease and consultation with a heritage professional or State government agency must be conducted to determine the subsequent course of action.
Rural Fires Act 1997	No	No	The site is not mapped as bushfire prone land. As a result, general terms of approval in the form of a bushfire safety authority is not required to be issued from the NSW Rural Fires Services (RFS), under Section 100B of the RF Act.

Legislation	Relevant?	Approval Required?	Applicability
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	No	No	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 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 Report (FFAR) prepared by Eco Logical a Likelihood of Occurrence Assessment for threatened ecological communities and threatened and migratory species was undertaken. From those results, no Tests of Significance were required for threatened species or threatened ecological communities and as a result, the FFAR concluded that the proposed activity is unlikely to result in a significant impact to any threatened species.
Pesticides Act 1999	No	No	The activity does not require large quantities of dangerous pesticides to be used.
Heritage Act 1977	No	No	The site is not listed on the Department of Education's s170 Heritage Conservation Register. Furthermore, the activity is not identified as an item or environmental heritage significance (State or local) and is not mapped within a heritage conservation area. No relics (significant non-Aboriginal archaeological remains) have been identified within the subject site. Notwithstanding, a Mitigation Measure has been included that relates to unexpected finds. If encountered during construction, all works must cease and consultation with a heritage professional or State government agency must be conducted to determine the subsequent course of action.
Fisheries Management Act 1994	No	No	The activity will not result in permanent obstructions to water tidal patterns or flows. Furthermore, given the site is not located within the vicinity of any natural waterbodies, the activity is not likely to harm marine vegetation.
Contaminated Lands Management Act 1997	No	No	Having regard to the *Contaminated Land Management Act 1997* (CLM Act) and the Section 10.7 Planning Certificate obtained on 20 September 2023 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

Legislation	Relevant?	Approval Required?	Applicability
			meaning of the CLM Act; and - Subject of a site audit statement within the meaning of the CLM Act. A Detailed Site Investigation (DSI) has been prepared by WSP, which confirms that no asbestos was reported in soil samples and that concentrations of contaminants of concern were below the ecological criteria for urban residential and open spaces. The DSI has concluded that the soil conditions would not preclude the use of the site for continued use as a primary school and for the proposed activity, subject to the Mitigation Measures contained in **Appendix 1**.
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.
Roads Act 1993	No	No	No works are proposed within a public road as part of this activity and hence, no section 138 Roads Act Approval is sought or required as part of the activity.
Local Government Act 1993	No	No	The activity does not require any approvals under the *Local Government Act 1993* as Council is not the water or sewer authority and stormwater will be connected to an existing drainage line within the site.
Mine Subsidence Compensation Act 1961	No	No	The school site is not located within a mine subsidence district.
Environmental Planning and Assessment Regulation 2021 (Section 171A	Yes	No	The site is located within the Georges River Catchment. The provisions of s6.6, 6.7, 6.8 and s6.9 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (SEPP BC) are relevant and considered within this table (see below). Section 6.6 relates to water quality and quantity. In this regard, a Stormwater Management Report (SMR) has been prepared by Meinhardt (dated 5 March 2025) which has addressed stormwater quantity management and provided a stormwater quality management strategy. This includes the construction of additional stormwater drainage that will be conveyed from the new impervious and adjoining pervious areas into the existing stormwater drainage network. MUSIC Modelling has been undertaken as part of the SMR which has been assessed as adequate and compliant with Greenstar and the Liverpool City 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.

Legislation	Relevant?	Approval Required?	Applicability
			Section 6.7 relates to aquatic ecology. No natural waterbodies are located within the site or within the vicinity of the site. Furthermore, the proposed activity does not involve the clearing of riparian vegetation and will not have any adverse impact on areas mapped as coastal wetlands or littoral rainforests, as none are within or proximate to the site. Accordingly, the proposed activity is unlikely to result in any direct, indirect or cumulative adverse impact on aquatic ecology. Section 6.8 relates to flooding. Having regard to the Preliminary Flood Assessment Report, the proposed works are located outside the Probable Maximum Flood (PMF) and outside the Flood Planning Area and therefore, no flood controls apply to the site. Furthermore, the overland flows affecting the site are demonstrated by the flood engineer to be small and can be controlled with relative ease. The Preliminary Flood Assessment Report has concluded that the proposed activity will not cause any environmental harm or impacts in terms of flooding. 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, as the site does not adjoin any waterways.
State Legislation – State Environmental Planning Policies			
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	No	Chapter 2 of *State Environmental Planning Policy (Biodiversity Conservation) 2021* (SEPP BC) relates to the clearing of vegetation in non-rural areas of the State. Notwithstanding that the proposed activity requires the removal of trees, this is explicitly permitted by the TI SEPP as detailed in **Table 2** of this REF, being vegetation removal associated with 'construction works' of development permitted without consent. Chapter 4 of SEPP BC relates to Koala Habitat Protection. It is noted that the site, situated within the City of Liverpool, is identified as an LGA that this chapter applies to. However, having regard to the Flora and Fauna Assessment Report (FFAR) prepared by Eco Logical, Chapter 4 does not apply given the works are development permitted without consent under the provisions the TI SEPP. Chapter 6 of SEPP BC relates to water catchments. The site is located within the Georges River Catchment. Consideration of the general development controls set out in

Legislation	Relevant?	Approval Required?	Applicability
			s6.6-6.9 of SEPP BC is provided above.
State Environmental Planning Policy (Sustainable Buildings) 2022	No	No	Chapter 3 of *State Environmental Planning Policy (Sustainable Buildings) 2022* (SEPP SB) 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, an ESD Report has been prepared by NDY. The report notes that the proposed activity has been designed and delivered in accordance with the SINSW EFSG standards, the relevant NCC requirements and the 5-Star Green Star Buildings
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	No	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 remediation is required. In this regard, contamination reporting has been undertaken within the location of the proposed activity by WSP, as part of a Detailed Site Investigation (DSI). The DSI confirmed that the site comprised agricultural land up until 1998, with operation of the site for the purpose of a school commencing in 2004. Since then, permanent and portable structures have been placed within the school grounds up until 2018, with no significant changes occurring on site since then. As part of the DSI, a targeted investigation of the study area was undertaken in the form of nine (9) boreholes on 14 and 15 January 2025. These boreholes were taken to a depth of between 1.5-6.0m below ground level, with the subsurface conditions comprising clay and sandy top soil between 1.3-1.5m. Between 3-3.8m, fill was underlain by natural silty clay and siltstone between 3.8-6m. No potential asbestos containing materials were identified and concentrations of contaminants of concern were below the ecological criteria for urban residential and open spaces. Based on the results of the DSI, WSP have concluded that the contamination risk of the proposed activity area is low and that the site is suitable from a contamination perspective.

Legislation	Relevant?	Approval Required?	Applicability
			In this regard, the provisions set out in Chapter 4 of SEPP RH are satisfied.

4.4 Strategic Plans

Table 7 considers strategic plans that are relevant to the proposed activity.

Table 7: Consideration of applicable Strategic Plans

Strategic Plan	Assessment
Greater Sydney Region Plan	The Greater Sydney Region Plan was established to meet the growing and changing population of Sydney and created a vision for a metropolis of three cities. The site is located within the Western Parkland City. As set out in the plan, the population of the Western Parkland City is predicted to grow from 740,000 people in 2016 to 1.1 million by 2036 and to well over 1.5 million by 2056. Objectives have been established as part of the plan, which includes infrastructure that is to be designed to adapt to meet future needs. The proposed activity will support the future population growth of the area, whilst also enhancing school infrastructure through replacing portable classroom buildings with permanent teaching and learning spaces.
Western City District Plan	The site is located within the Liverpool LGA and therefore the Western City District Plan applies to the site. Section 3 of the plan relates to Liveability and includes a number of directions and planning priorities for maintaining and improving liveability. Planning Priority W3 involves providing services and social infrastructure to meet people's changing needs. The objective of this planning priority is to provide services and infrastructure to meet the communities' changing needs. In this regard, the proposed activity will revitalise the school through replacing ageing portable classrooms with a modern classroom building that has improved facilities to meet the school's needs.
Liverpool Local Strategic Planning Statement (Connected Liverpool 2040) (LSPS)	Connected Liverpool 2040 represents the shared vision of Council and the community, which informs future land use planning for the LGA. The LSPS provides a range of actions for the short-term, medium-term and long-term future of the LGA. One of the short-term actions is to collaborate with the NSW Department of Education to identify opportunities for sharing local school infrastructure with the wider community. The proposed new classroom building will support the teaching and learning needs of the school and through the provision of a new permanent building, the potential for shared use with the community is improved by removing demountable classroom structures across the site.

5. Consultation

5.1 Early Stakeholder Engagement

Table 8 provides a summary of early stakeholder (non-statutory) consultation undertaken to inform project development and preparation of the REF.

Table 8: Summary of Early Stakeholder Engagement

Stakeholder	Engagement
TfNSW / Liverpool City Council	A Transport Working Group (TWG) was held in August 2024 to discuss the proposed activity. The TWG was focused on a Rapid Transport Assessment (RTA) and identified the intake area for the school, provided an active and public transport catchment analysis, as well as a summary of the mode share scenarios. Opportunities for surrounding road infrastructure upgrades were discussed which may be explored in the future.
Liverpool City Council	During the schematic design phase of the project, a meeting was held with Council on 25 February 2025 via MS Teams. Council did not raise and concerns with the proposed activity during this meeting.
Community	A Community Information Session was held at the school library on 28 November 2024. The session was attended by approximately 40 members of the school, including parents, students and staff. The key items raised were around the layout of the new classroom building, construction timelines and potential construction impacts relating to noise and vibration and how the construction work zone will affect play space for students.

5.2 Statutory Consultation

Consultation has been undertaken in accordance with statutory requirements under the TI SEPP and having regard to the SCPP DPHI and 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
- making the REF publicly available on the Planning Portal throughout the consultation period.

During the 21-day notice period for the activity, a total of seven (7) submissions were received. Six (6) of the submissions were from agencies and one (1) submission was received from the public.

Comments received during the exhibition period have been carefully considered and responded to as set out in **Table 9** below.

Table 9: Response to Submissions

Submission	Comment(s)	Response
Endeavour Energy	Endeavour Energy reviewed the electricity infrastructure within or adjacent to the property and recommended approval with	This requirement is captured within General Mitigation Measure GMM1 (**Appendix 1**).

Submission	Comment(s)	Response
	standard conditions.	
Jemena	*Jemena has no objection to this development.* *Ensure appropriate Before You Dig Australia (BYDA) processes are followed as part of the construction process*	This requirement has been added as Mitigation Measure UIMM6 (**Appendix 1**).
Liverpool City Council	***Flooding*** *The consultant has indicated that a 4-metre-wide channel would be sufficient to convey this flow, thereby mitigating the risk of overland flow across the site. The Flood Impact Assessment stated that the assumption must be verified and supported through appropriate hydrologic and hydraulic modelling which is considered satisfactory.* *The MUSIC modelling results indicate that the proposed treatment train for the Dalmeny Public School Upgrade meets the Council's pollution reduction targets*	TTW, the Flood Consultant has reviewed the comments from Council and have confirmed that no additional modelling verification is required to be provided.
	Traffic & School Safety *The Transport Impact Assessment (TIA) [Transport Impact Statement (TIS)] prepared by Genesis Traffic (Ref No: 24264) reveals that a total off-street parking capacity of 64 spaces for staff and that spaces are largely FULLY occupied. It would be prudent as part of this development application to re-affirm staffing numbers and associated parking needs, to ascertain if "additional" off-street parking is required for staff.*	As set out in the Transport Impact Statement (TIS), 64 on-site car parking spaces are available for use by the staff. Currently the school has an allocation of 64 full-time equivalent staff. The TIS analysed the parking demand during the morning and afternoon peak periods. During the morning peak period (8:30am to 9:30am), there were five (5) vacant spaces recorded at 8:30am. By 9:30am, two (2) vacant spaces remained. During the afternoon peak period (2:30pm to 3:30pm), four (4) spaces were available at 2:30pm. By 3:30pm, nine (9) spaces remained vacant. As the proposed activity is not increasing the staff capacity, the demand for on-site parking is not anticipated to increase.
	Figure 3-8 of the TIA [TIS] does show that the bus zone is being used by parents for Pick-up / Drop-off (PUDO). That should not occur, and the TIA should be responding to this issue and IT DOES NOT (note: the proposed mitigation measures do not respond to this issue).	The TIS has been updated accordingly.
	Figure 3-9 within the TIA [TIS] is incorrectly shows the existing bus zone as a PUDO, this must be corrected.	The TIS has been updated accordingly.
	Bike Storage should be included as an amenity/infrastructure provision for the school as part of this upgrade.	The provision of 16 bicycle/scooter stands for students has been included as part of the Mitigation Measures (TAP4).

Submission	Comment(s)	Response
	Section 4.1 of the TIA [TIS] "Travel Mode Survey" has a low response rate of 31% (245/799).	Comment noted.
	Notwithstanding, the heavy reliance on car-based access to and from the school creates parking chaos and congestion in the area and the suggested TAG coupled with a framework of support to be run by the school or department to encourage greater use of non-car-based alternatives should be incorporated within the school specific POM.	A Mitigation Measure has been included for the preparation of a School Transport Plan (OPTMM1). The School Transport Plan will provide for actions and measures to promote and encourage students, staff and parents to travel sustainably.
	Note that Mitigation Measure TAP3 is missing an additional line of text stipulating "The school is to provide additional bicycle/scooter stands for students" as noted in the TIA prepared by Genesis Traffic	A Mitigation Measure has been included which requires the school to provide for additional bicycle/scooter stands for the students (TAP4).
	Further consideration of mitigation measures should include the following: - *Updated travel mode survey to obtain to obtain a response rate greater than 50% from which to plan the further ground-based initiatives/programs to support travel choices.* - *Parent Workshop to develop TAG's to assist the parent community with travel choices to and from the school.*	A Mitigation Measure has been included for the school to document a School Transport Plan, which will include a Travel Access Guide (TAG). The school will appoint a School Travel Coordinator to implement the School Transport Plan following completion of the project (TAP5).
	Engineering *Council have recommended engineering conditions that should be included.*	Project specific engineering conditions have been included as part of the Mitigation Measures (**Appendix 1**). These include stormwater drainage and treatment (SWMM5), dilapidation report (UIMM1), sediment and erosion control measures (SWMM1), and "Dial Before You Dig" (UIMM6).
NSW SES	***Recommend** pursuing site design and stormwater management that reduces the impact of flooding and minimises any risk to the community. Any improvements that can be made to reduce flood risk will benefit the community.* ***Recommend** considering the impacts of climate change. It is estimated that the actual probability of a 1 in 100 AEP for this catchment area is approximately a 1 in 44 AEP event for the current 2024 scenario. For the proposed development site, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.*	As set out in the Preliminary Flood Assessment Report (PFAR) prepared by TTW, onsite overland flow will be managed in accordance with the Stormwater Management Plan (SMP) (OPMM2) which will ensure that runoff onsite will be directed away from buildings, captured by onsite drainage, and discharged to a legal point of discharge. A formalised drainage system in the form of a 40m^3 on-site drainage system (OSD) will be constructed to ensure peak discharge flows can be managed. The SMP prepared by Meinhardt has assessed the pre-development discharge

Submission	Comment(s)	Response
	***Recommend** ensuring any proposed evacuation route does not require people to enter floodwater, regardless of hazard, in all events up to and including the Probable Maximum Flood (PMF)*	rate against the post-development flows and have concluded that the peak flow rate of stormwater runoff has decreased (if not maintained) through the formalised stormwater system and associated mitigation measures. Considering climate change and having regard to the PFAR, the site is located outside of the PMF flood extent and the Flood Planning Area (1% AEP) and therefore should be at no risk of being affected by flooding in the PMF or 1% AEP. Notwithstanding, prior to operation, the existing flood emergency plans will be reviewed and updated (if required) to ensure site and staff are adequately prepared in the event of a major flood event. This is included as Mitigation Measure OPMM7.
Sydney Water	*Should the Department of Education (the Department) decide to progress with the subject development, Sydney Water would require the following approvals as mitigation measures:* - *Section 73 Compliance Certificate* - *Building Plan Approval*	These requirements are captured within General Mitigation Measure GMM1 (**Appendix 1**).
TfNSW	TfNSW raised no concerns or comments regarding the proposal.	Noted. No response required.
Public Submission (1)	***Privacy Considerations**:* *The distance between the new school building and the back fence be maintained at least equal to the current spacing between the demountable classrooms and the back fences of homes on Manildra Street. In addition, for privacy and aesthetic reasons, I suggest planting a line of trees along the fence that borders Umbria Street homes, to create a natural visual buffer between the school and adjacent homes.* ***Noise Management During Construction*** *I urge that steps be taken to reduce noise levels during the construction phase. Installing temporary noise barriers and scheduling particularly loud activities at considerate hours would be greatly appreciated.* ***Ongoing PA System Noise*** *I would also like to raise an ongoing concern about the school's PA system.*	The proposed building is not closer to the rear boundary than the existing demountable buildings its replacing. Furthermore, existing trees will be retained and additional landscaping installed to enhance visual privacy. The department has assessed construction and operational noise levels and will employ methods to ensure acoustic standards are met. A range of mitigation measures are incorporated to minimise impacts. No additional PA systems or bells are proposed as part of this activity.

6. Environmental Impact Assessment

This section provides an environmental impact assessment for the proposed upgrade works at Dalmeny Public School. The Assessment includes an overview of the activity and provides additional information for any specific environmental issues relating to the site which required more detailed consideration.

The following key environmental aspects are considered to be applicable to the site and the proposed works:

- Tree Removal and Protection
- Ecological Impacts
- Traffic, Access and Parking
- Construction and Operational Noise
- Contamination and Hazardous Materials
- Hydrology, Flooding and Water Quality
- Aboriginal Heritage
- Cumulative Impacts

6.1 Tree Removal & Protection

Having regard to the Arborist Report, 10 trees require removal to facilitate the proposed activity. Two of the trees being removed are towards the front of the site, adjacent to Dalmeny Drive for the purpose of the new substation and inground services.

Seven trees located between Block A and Block B require removal due to their proximity to electrical trenching that is to facilitate the proposed activity.

One tree is also required to be removed due to being within the footprint of proposed Block H.

Figure 13 below identifies the trees that are proposed to be removed.

Figure 13: Tree Retention / Removal Plan. Source: L&Co

To offset the loss of these trees, replacement planting is provided in accordance with the Landscape Plans prepared by Ground Ink.

A total of 18 replacement trees are proposed across the site, with the majority of these trees proposed to the south and south east of Block H. The replacement trees will be native species and in accordance with the Landscape Plans will be Eucalyptus Trees and Spotted Gum Trees.

Planting is also proposed along the south western boundary of the site, between Block H and the adjoining residential properties. Planting along the boundary will comprise a range of low-lying shrubs that will assist in softening the proposed built form.

The works are within the TPZ of six trees to be retained. It has been assessed in the Arborist Report that the impact to these trees (T 40, 60, 72, 76, 78 & 138) is a minor encroachment, which is considered acceptable, subject to compliance with the tree protection measures included as mitigation measures to this REF.

The proposed activity is also located within the Structural Root Zone (SRZ) of three trees to be retained. It has been assessed that this impact is a major encroachment, however, negative impacts to these trees can be avoided if the tree sensitive construction methods and protection measures outlined in the Arborist Report are implemented.

Figure 14 is an extract of the Tree Protection Plan from the Arborist Report.

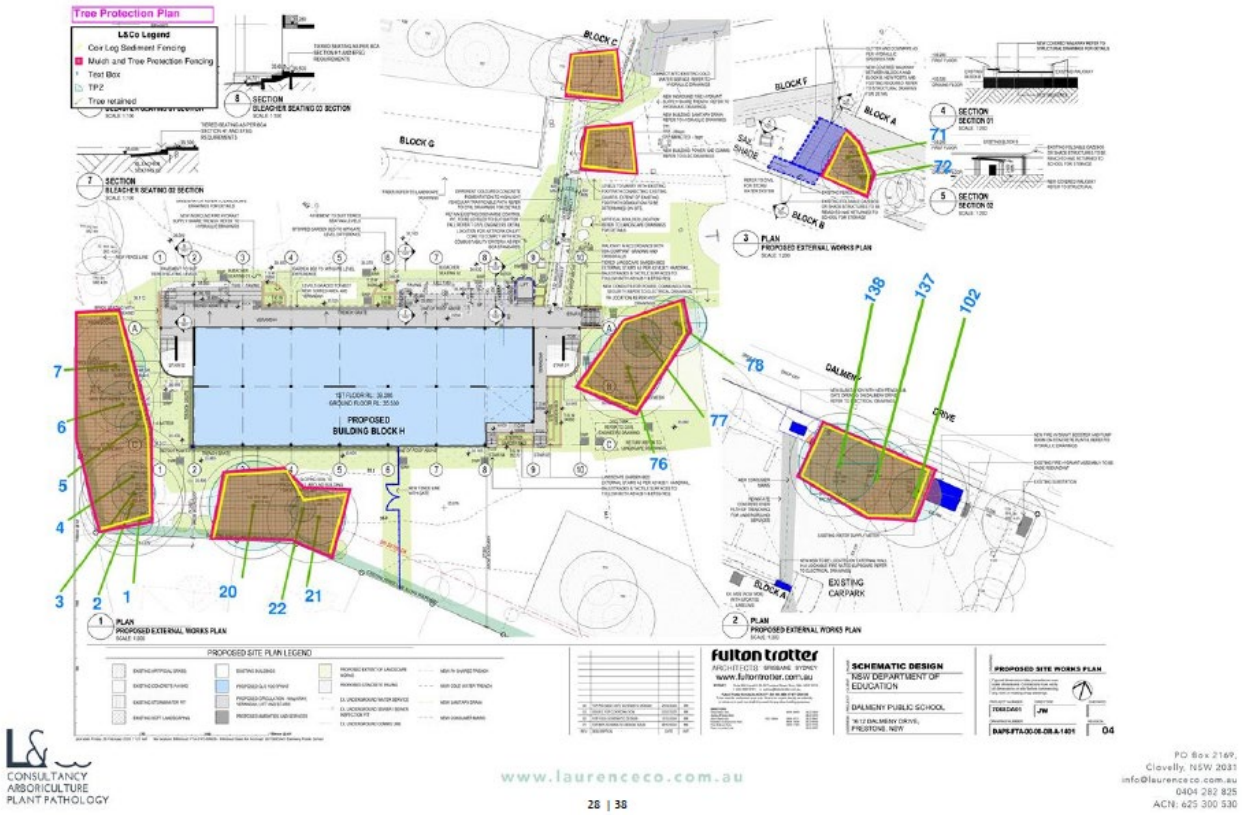


Figure 14: Tree Protection Plan. Source: L&Co

6.1.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to tree removal subject to implementation of the mitigation measures in **Table 10.**

Table 10: Tree Protection Mitigation Measures

ID	Mitigation Measure	Timing
Trees		
TMM1	Trees not approved to be pruned or removed are to be protected and maintained in accordance with AS 4970-2009 Protection of Trees on Development Sites and are to remain in place until the completion of all construction work in the vicinity of the protected trees.	Construction
TMM2	Project Arborist to oversee tree protection measures as set out in Appendix 8 of the Arborist Report.	Prior to the commencement of Construction
TMM3	Tree removal works are to be carried out by a practising arborist. The practising arborist should hold a minimum qualification equivalent (using Australian Qualifications Framework) of Level 3 or above in arboriculture or its recognised equivalent. The practising arborist should have a minimum of 3 years of practical experience. Removal works must be undertaken in accordance with the Australian Standard 4373: Pruning of Amenity Trees (2007), Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation and codes.	Construction
TMM4	Electrical trenching should be conducted manually within TPZ area with conduits placed around large structural roots.	Construction

6.2 Ecology Impacts

A Flora and Fauna Assessment Report (FFAR) has been prepared by Eco Logical as part of this REF, which has considered the soils, topography, hydrology characteristics of the site, as well as the vegetation mapped within the site and broader locality, including any recorded threatened species.

The FFAR provides that the majority of the study area is located on South Creek soil landscapes (characterised by floodplains, valley flats and drainage depressions), with a small portion located on Blacktown soil landscapes (characterised by gently undulating rises).

No Plant Community Types (PCTs) that are mapped under the State Vegetation Type Map (SVTM) are found within the site. The FFAR notes that all vegetation occurring within the study area are either planted native or exotic vegetation. A 2023 survey was undertaken by Eco Logical, which confirmed that no vegetation consistent with PCTs were identified in the study area.

An extract of the SVTM mapping is provided at **Figure 15** below, with the site shown outlined in red. As can be seen, the nearest PCTs are located approximately 170m to the south and north (PCT 3320: Cumberland Shale Plains Woodland) and 210m to the east (PCT 3448: Castlereagh Ironbark Forest and PCT 4025: Cumberland Red Gum Riverflat Forest).

Figure 15: SVTM Mapping. Source: Ecological

The FFAR has reviewed previous records for listed threatened species within a 5km radius of the school site. The results found that 37 threatened flora species and 72 threatened or migratory fauna species have been previously identified. However, there are no current or historical records of threatened flora or fauna species that are located within the study area.

The conclusions of the FFAR are that the proposed activity is unlikely to have a significant effect on the biodiversity values of the site. As a result, a Biodiversity Development Assessment Report (BDAR) or Species Impact Statement (SIS) are not required to be prepared.

6.2.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to bushfire subject to implementation of the mitigation measures in **Table 11.**

Table 11: Ecological Mitigation Measures

ID	Mitigation Measure	Timing
Ecology		
E1	Pre-clearance surveys of potential habitat (e.g. trees for nesting birds / arboreal mammals) is required to be undertaken prior to removal of trees.	Prior to the commencement of construction and any tree removal
E2	Soil and weed controls are required to prevent the introduction of soil pathogens or weed propagules into the study area, in accordance with Table 4 of the Flora and Fauna Assessment Report.	Operations

6.3 Operational Traffic, Access and Parking

The proposed activity involves the replacement of 14 portable classroom buildings (which comprise a total of 15 GLS), with a permanent two storey classroom building and associated works. The permanent two storey building (Block H) will comprise 16 GLS and in principle will result in the school being capable of accommodating an additional 25 students. However, the activity does not propose an increase in the student capacity from what is existing, with the focus of the works being around formalising teaching and learning spaces from portable to permanent spaces.

As the activity is to replace portable classrooms, it does not involve any increase in the student or staff population and therefore, there will be no increase in the demand for on-site car parking.

The existing pedestrian and vehicular access points are shown at **Figure 16**. The only formalised vehicular access point to the school is via Dalmeny Drive towards the north eastern corner of the site. A total of three pedestrian access points are available across the school site, with two located along the northern boundary (adjacent to Dalmeny Drive) and another along the southern boundary (adjacent to Umbria Street).

A Traffic Impact Statement (TIS) has been prepared by Genesis Traffic which has confirmed that they function effectively, without significant operational issues for students and parents.

Figure 16: Pedestrian and vehicular access points. Source: Genesis Traffic

A total of 64 car parking spaces are available, all of which are located towards the north east of the site and available for staff parking only.

Located along Dalmeny Drive, there are two designated drop off and pick up (DOPU) zones that are capable of accommodating 9 vehicles and a bus zone. The location of these DOPU zones and bus zone are provided at **Figure 17** below.

Figure 17: Location of DOPU zones and bus zone. Source: Genesis Traffic

In addition to the designated DOPU zones and bus zone, the TIS has confirmed that there are ample on-street parking spaces available within the vicinity of the school that have varying restrictions.

The TIS has considered the existing traffic and parking conditions and the potential traffic impacts associated with the upgrades. As set out in the report, the traffic assessment anticipates that the

activity is not projected to result in a substantial increase in traffic generation and therefore, pose no additional impact post construction.

Mitigation Measures that are directly related to this REF have been identified in the TIS as 'immediate actions' and are included at **Table 12** below.

6.3.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to Traffic, Access and Parking subject to implementation of the mitigation measures in **Table 12.**

Table 12: Traffic, Access and Parking Mitigation Measures

ID	Mitigation Measure	Timing
Transport		
TAP1	Signage is to be placed on the school fencing opposite the DOPU area to enforce the intended function, and restrictions of the DOPU area. Appropriate signage is also to be placed at the Bus Zone to reinforce prohibited set down/pick up movements. The school is to issue correspondence to the school community reinforcing the restrictions of the DOPU areas.	Prior to the commencement of Operations
TAP2	Signage is to be placed on the school fencing opposite the DOPU area to enforce traffic rules. Appropriate signage is also to be placed at the Bus Zone to reinforce prohibited set down/pick up movements. As required, a duty officer is to be appointed by the school and be present during DOPU periods to supervise parents' adherence to the DOPU zone restrictions. Duty officers are also to supervise and ensure parents do not misuse the Bus Zone to set down/pick up their children.	Prior to the commencement of Operations
TAP3	The school is to actively promote walking and/or riding to school by announcements in assemblies and parental social media correspondence or similar.	Operations
TAP4	The school is to provide 16 bicycle/scooter stands for students.	Prior to the commencement of Operations
TAP5	The school is to document a School Transport plan, which will include a Travel Access Guide (TAG). The school will appoint a School Travel Coordinator to implement the School Transport Plan following completion of the project.	Prior to commencement of Operations

6.4 Construction Traffic Management

A Preliminary Construction Traffic Management Plan (CTMP) has been provided as part of the TIS prepared by Genesis Traffic. The CTMP sets out five (5) phases of the construction program and the anticipated workers required on site per day. The maximum number of workers on site is not expected to exceed 15-20 for the construction and fitout phases.

As the existing formalised parking on site is provided for staff only, there will be no designated parking spaces on site for construction workers. Notwithstanding, the construction team may cordon off an area of the site for informal parking around the location of Block H.

Construction workers are encouraged to utilise public transport or car pool. Some unrestricted on-street car parking is available within the surrounding local streets. To incentivise public transport

usage, a tool drop-off and storage facility will be provided on site, which will allow workers to leave tools and machinery on site and allow for public transport usage daily.

The proposed site set out for construction is provided at **Figure 18**, which identifies the site access locations, material storage spaces and site offices.

Class A fencing will be erected along the perimeter of the construction zone, to cordon off the site from pedestrian movements and neighbouring properties. During construction, pedestrian movements along the site frontage will occur under supervision of on-site trained personnel.

As there will be an overlap between construction and school operation, to minimise traffic disruption and to prioritise student safety, deliveries and construction truck movements will be restricted to times outside the morning and afternoon DOPU periods.

Figure 18: Proposed Construction Set Out Plan. Source: Genesis Traffic

The two potential site access locations are to the north (via Dalmeny Drive) and the south (via Umbria Street). Swept Path Analysis Plans have been prepared which demonstrates that nominated truck movements in and out of the site area viable.

Truck routes will arrive at and depart from the site via Kurrajong Road and San Marison Drive to the north and enter the school via Dalmeny Drive and Umbria Street.

Figure 19 is a plan that shows the truck routes to and from the site.

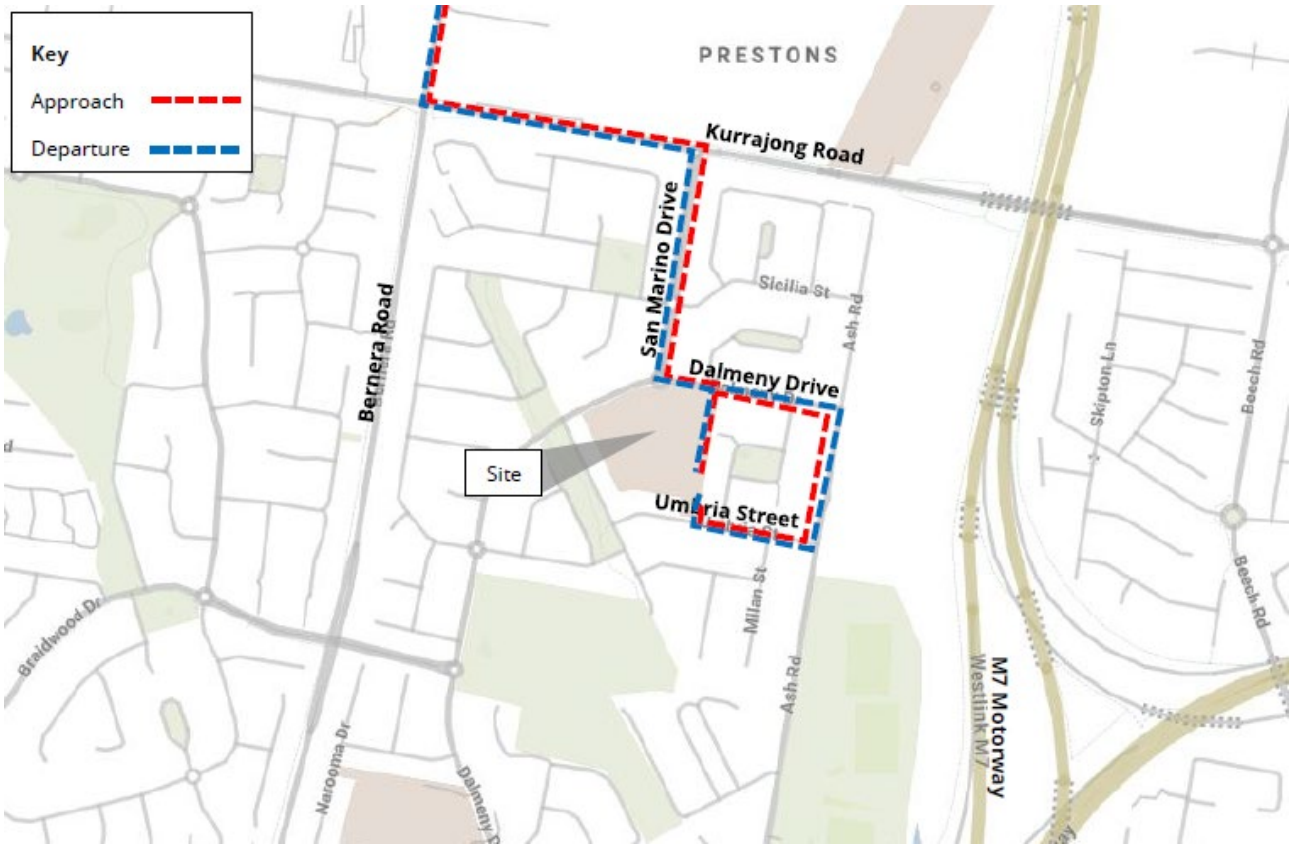


Figure 19: Truck Routes to and from the Site. Source: Genesis Traffic

6.4.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to Construction Traffic Management subject to implementation of the mitigation measures in **Table 13.**

Table 13: Construction Traffic Management Mitigation Measures

ID	Mitigation Measure	Timing
Construction		
CMM17	Construction vehicle access and on-site car parking for workers is to be clearly signposted.	Construction
CMM18	Truck movements to and from the school are to occur outside of the morning and afternoon drop off and pick up periods.	Construction
CMM19	Ensure roads are kept in a clean a serviceable state during the course of construction.	Construction

6.5 Construction Noise and Vibration

A Noise and Vibration Impact Assessment has been undertaken by NDY that has documented the Interim Construction Noise Guideline, developed by NSW DECC for the assessment and management of construction noise impacts. The guideline provides for two ways of assessing the impacts of construction noise, being the quantitative method (longer term construction works) and the qualitative method (shorter term (<3 weeks) construction works).

Given the construction works are predicted to be >3 weeks, a quantitative assessment has been prepared, which has been set out in the Noise and Vibration Impact Assessment. The assessment provides that restrictions to the hours of construction may apply where activities generate noise at residences that are above the highly noise affected management level, which is >75dBA. If it is expected that noise levels will exceed 75dBA, then a Construction Noise and Vibration Management Plan (CNVMP) will be required.

NDY have considered the predicted construction noise levels based on three phases of the construction works, including excavation and demolition, structural and construction and internal works. Noise associated with the construction phase will predominantly be caused by machinery, including excavators, trucks and tools.

The most sensitive receivers for this activity have been provided at **Figure 20** below. Receiver 1 is the nearest residential property to where the construction of the new classroom will be and Receiver 2 is the nearest residential property to where the construction vehicular access will be made (via Umbria Street to the south). The Noise and Vibration Impact Assessment also considers construction noise impacts to existing classroom buildings, with the nearest receiver being Building G to the north.

Figure 20: Noise Sensitive Receivers. Source: NDY

The assessment has determined that the peak predicted construction noise level for both noise receivers will be 72dBA, during both the structural and construction and internal works phases. During the excavation and demolition phase, the peak predicted construction noise level will be 71 dBA for Receiver 1 and 70 dBA for Receiver 2.

Based on the above, the proposed activity is not highly noise affected and the construction noise impacts can be managed through mitigation measures, as set out in **Table 14** below.

During construction works, the proposed activity is likely to cause vibration impacts from piling, earthworks and other construction-related activities.

The Noise and Vibration Impact Assessment sets out that predicted vibration causing construction activities are expected to meet the relevant construction vibration criteria

6.5.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to construction noise and vibration subject to implementation of the mitigation measures in **Table 14.**

Table 14: Construction Noise Mitigation Measures

ID	Mitigation Measure	Timing
Construction		
CMM20	Due to the sensitive nature of all receivers (residential and school buildings) a Construction Noise and Vibration Management plan is required once construction methodologies and programme are finalised prior to construction. The CNVMP needs to include an updated construction equipment list as per section 7.1 and an updated assessment as per sections 7.2, 7.3 and 7.4 of the NVIA.	Prior to the commencement of Construction
CMM21	Equipment time management in construction phase must be as per Table 19 of the NVIA.	Construction
CMM22	A construction permitter hoarding will need to be built (min height 2m, min construction 12-15 kg/m^2 dense). As per Figure 11 of the NVIA.	Construction

6.6 Operational Noise and Vibration

The Noise and Vibration Assessment has undertaken an assessment of noise emission impacts from operational noise sources, including the predicted noise levels. Noise emissions are expected from PA systems and school bells, the car park and services.

In relation to noise from PA systems and school bells and the car park, the proposed activity is not anticipated to generate any changes to the existing noise levels.

In relation to services, noise impacts are expected to be generated by mechanical services and electrical services. Regarding mechanical services, the new equipment is located on the roof of the new building and will occupy an area of 32m^2. The plant will be located on the east side of the proposed building, facing away from Manildra Street.

Noise impacts are associated with the padmount substation that is proposed towards the north east of the site and within 25m of 2 Montella Place, the nearest residential receiver. To minimise noise impacts, a conservation approach was undertaken through utilising a high rated substation (750kVA) which has a noise level of 58 dBA. When identified from the nearest residential receiver, it was observed to comply with all of the project specific noise trigger levels.

To control vibration emissions from mechanical plant, all condensers will be installed on isolation pads to ensure compliance with the NSW EPA document Assessing Vibration: A technical guideline. Nevertheless, the units are small and as set out in the Noise and Vibration Impact

Assessment Report, this will not likely be a noticeable impact on school grounds or residential areas.

6.6.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to operational noise and vibration subject to implementation of the mitigation measures in **Table 15**.

Table 15: Operational Noise and Vibration Mitigation Measures

ID	Mitigation Measure	Timing
Operational Management		
OPMM6	Mechanical plant associated with the activity is operational only during daytime (7:00 am – 6:00pm).	During Operations

6.7 Contamination and Hazardous Materials

A Preliminary Desktop Site Investigation was undertaken by WSP on 18 September 2023 as part of the due diligence phase of the activity. Those investigations found that the NSW EPA does not hold any notices or records in relation to contamination and that based on the Greencap (2017) asbestos register for the site, no asbestos has been identified within permanent structures at the site, however asbestos was assumed to be present within the site demountable structures.

Following this, a Detailed Site Investigation (DSI) was prepared on 20 February 2025 which took soil from nine boreholes within the location of the proposed classroom (**Figure 21**).

Figure 21: Location of boreholes. Source: WSP

As part of the DSI, WSP have confirmed that no asbestos was reported in soil samples and that concentrations of contaminants of concern were below the ecological criteria for urban residential and open spaces.

Therefore, the DSI has concluded that the soil conditions would not preclude the use of the site for continued use as a primary school and for the proposed activity, subject to the Mitigation Measures contained in **Appendix 1**.

6.7.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to contamination and hazardous materials subject to implementation of the mitigation measures in **Table 16.**

Table 16: Contamination and Hazardous Materials Mitigation Measures

ID	Mitigation Measure	Timing
Land Contamination		
LCMM3	Where asbestos or asbestos-containing material is to be disturbed or uncovered, compliance with SafeWork NSW requirements shall be adhered to. Asbestos shall be removed by a suitably qualified and experienced contractor, licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW and the material transported and disposed of in accordance with NSW Environment Protection Authority requirements and the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 'Transportation and Management of Asbestos Waste'.	Construction
LCMM4	During construction works, should any unexpected contamination information or contaminants be 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*.	Construction

6.8 Hydrology, Flooding and Water Quality

A Preliminary Flood Assessment Report has been prepared by TTW which outlines the existing constraints of flooding and overland flow paths on the site.

Having regard to Council's flood mapping, the site is located outside of the Probable Maximum Flood (PMF) extent and the Flood Planning Area (FPA) and consequently should be at no risk of being affected by flooding (**Figure 22**).

Figure 22: Liverpool City Council Flood Planning Map. Source: TTW

The report notes that the site is partially affected by overland flow, which can be controlled with relative ease. To manage overland flow, the report provides for a mitigation measure which requires design and diversion for surface flows to keep water away from the building. In this regard, stormwater runoff will be collected through a pit and pipe system and collected to an on-site detention system(OSD).

Land to the east of the site is mapped as being within a Low Flood Risk category and as a result, a Flood Emergency Management procedure has been adopted in the Flood Assessment Report accompanying the REF. However, due to the fact that the site is not itself flood effected, a standalone Flood Emergency Response Plan (FERP) is not considered necessary in this instance.

The Flood Emergency Management procedure states that in the event of a major flood event, the school site is safe for a shelter-in-place flood emergency management approach.

If evacuation of the site is required, the best route out of the site is provided at **Figure 23** below.

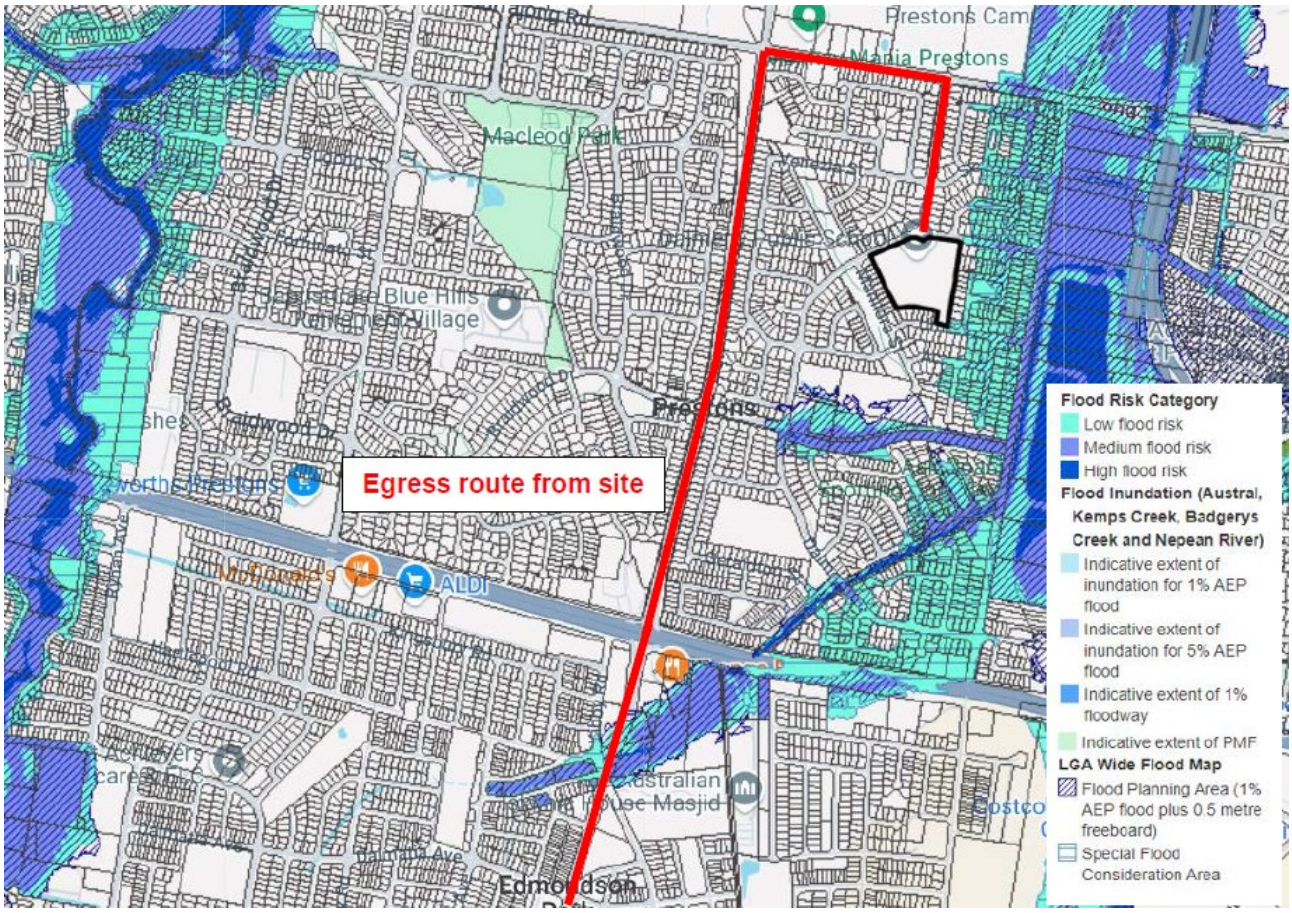


Figure 23: Best Egress Route from Site. Source: TTW

6.8.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to Hydrology, Flooding and Water Quality subject to implementation of the mitigation measures in **Table 17.**

Table 17: Hydrology, Flooding and Water Quality Mitigation Measures

ID	Mitigation Measure	Timing
Operational Management		
OPMM7	The school's emergency management and response plans are to be reviewed and updated prior to occupation.	Prior to the commencement of Operations

6.9 Aboriginal Heritage

As the project involves some earthworks, a Preliminary Indigenous Heritage Assessment Impact Report was undertaken by Indigeco.

As part of this reporting, an archaeological field survey was undertaken on 14 September 2023 which determined that no further archaeological assessment is required in the activity area. Furthermore, an AHIMS search was undertaken on 12 November 2024 which did not identify any Aboriginal sites or places within 200m of the school property (**Figure 24**).

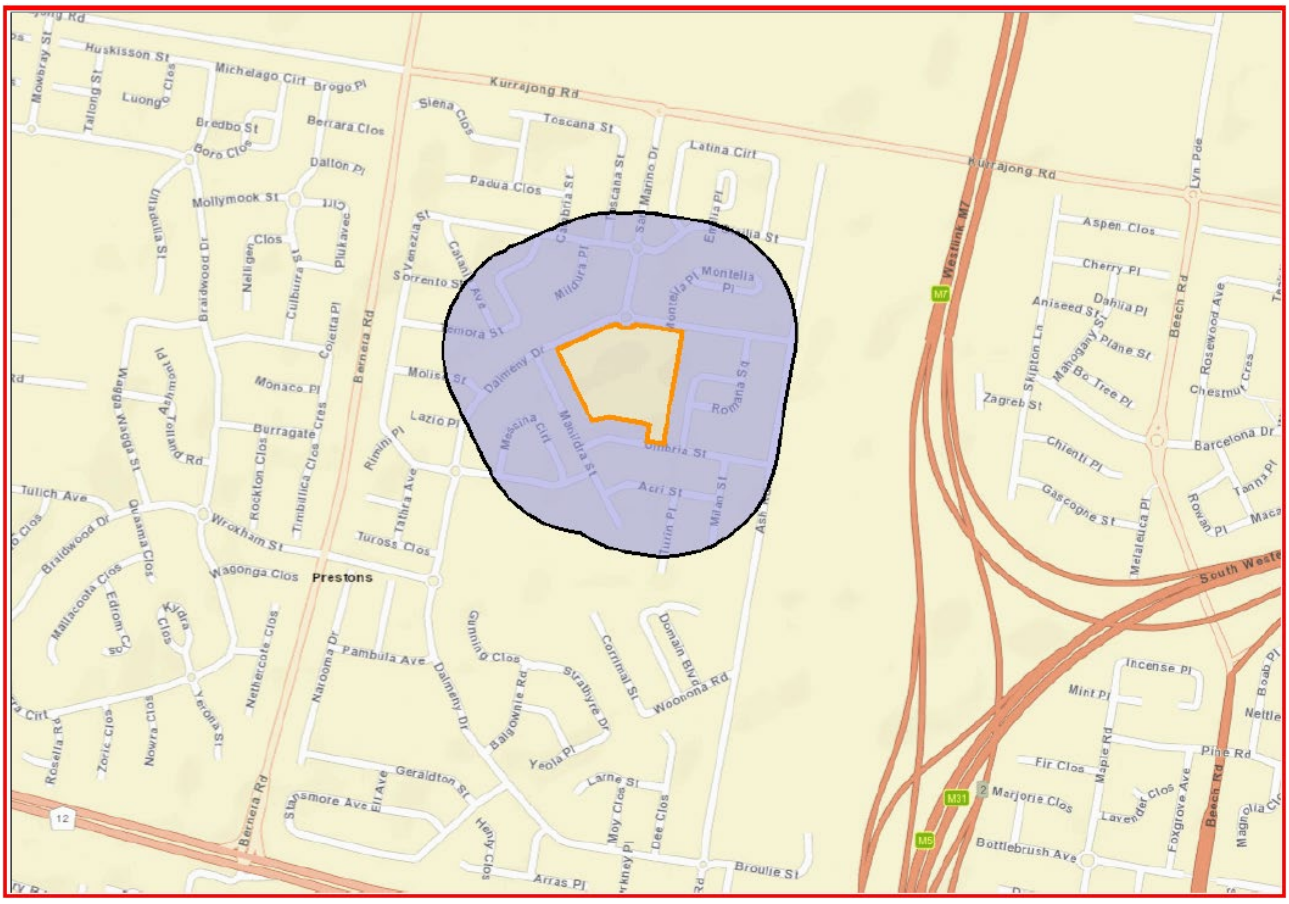


Figure 24: AHIMS Search

Whilst no further archaeological assessment is required for the proposed activity, Indigeco have provided some recommendations that have been included as Mitigation Measures, as set out in **Table 13** below.

6.9.1 Mitigation Measures

This REF and accompanying reports concludes the activity is not likely to have significant environmental impacts in relation to Aboriginal Heritage materials subject to implementation of the mitigation measures in **Table 18.**

Table 18: Aboriginal Heritage Mitigation Measures

ID	Mitigation Measure	Timing
Heritage		
HMM2	If any unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, site or places) are discovered during any construction work, all works in the vicinity must cease and the area must be appropriately protected. The DoE Heritage Team is to be notified and an archaeologist engaged to undertake a site inspection to assess the find in consultation with the Registered Aboriginal Parties (RAPs). Following the on-site assessment, the archaeologist and RAPs (if they attended the site) are to advise on whether further management, mitigation or approvals are required in consultation with the DoE Heritage Team. Should Aboriginal objects be identified, these are to be registered in the Aboriginal Heritage Information Management System (AHIMS). An Aboriginal Heritage Impact Permit (AHIP) would also need to be obtained to impact the site.	Construction

6.10 Cumulative Impact

Cumulative impacts relate to the potential impacts resulting from the proposed activity as well as the potential impacts resulting from other known activities proposed for the site or in the vicinity of the site.

There are no known activities or proposed activities within the site or in the vicinity of the site and hence the cumulative impacts are limited to those impacts arising from the proposed works that are outlined in this REF.

Those impacts have been assessed as being minor and/or temporary (in the case of the construction activities) in nature and can minimised or mitigated to an acceptable level such that they are not considered to result in significant adverse cumulative impacts upon the amenity of site or surrounding area.

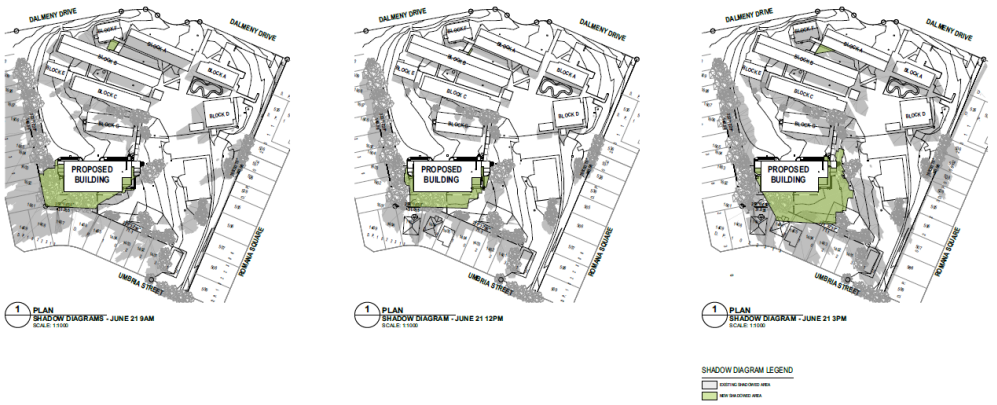
Furthermore, it is considered that the long-term benefits of the proposed activity will outweigh the short-term impacts that may occur during the demolition and construction phases.

6.11 Other issues

Table 19 provides consideration of other issues that are relevant to the proposed works.

Table 19: Other Issues

Issue	Consideration
Visual Amenity and Privacy	The proposed classroom building will not result in significant visual amenity and privacy impacts. The building is sited approximately 15.4m from the nearest side boundary (western side boundary) and is screened by established vegetation along the entire length of the western boundary. The materials and finishes incorporated into the design of the building are compatible with that of development within the school and the vicinity of the site. Having regard to the above, a Visual Impact Assessment is not deemed necessary in this instance.
Overshadowing	Shadow Diagrams have been prepared as part of the Architectural Drawings. The proposed building (Block H) will result in minor overshadowing of residential properties to the south and play space to the south of the proposed building in the afternoon at the winter solstice (June 21) (**Figure 25**). Having regard to the development controls set out in the Liverpool Development Control Plan 2008, the proposed activity will not prevent these properties from receiving a minimum of 3 hours sunlight between 9am and 5pm on 21 June to at least 1 living room or the like and 50% of the private open space. Notwithstanding, in accordance with the Architectural Design Report prepared by Fulton Trotter Architects, the design is in accordance with the Design for Schools Guide and the relevant design guidelines as per the TI SEPP. The overshadowing impacts in this instance is considered negligible.

Issue	Consideration
	 **Figure 25: Shadow Diagrams. Source: Fulton Trotter Architects**
Bushfire	The site is not mapped as bushfire prone land and is located approximately 105m to the west of the nearest mapped land. The site is also not directly adjacent to unmanaged land. No further consideration is required as part of this activity.
Non-Aboriginal Heritage	The site is not mapped as an item of heritage significance under the LEP and is not located within a heritage conservation area. The site is also not directly adjacent to any item of heritage significance.
Soils and Geology	The Geotechnical Report prepared by WSP has determined that there are no geotechnical risks identified that would impact on the proposed activity. The site is also not mapped as comprising acid sulfate soils or salinity soils. Notwithstanding, recommendations have been made to manage existing site conditions, which have been included as mitigation measures. These include: - Alluvial, residual soil and poor-quality siltstone should be placed beneath landscaped areas only or treated using lime or mixed with crushed sandstone. Alternatively, it should be removed from site; and - Piled footings are likely to be required due to the thickness of uncontrolled fill across the site. The Civil Report prepared by Meinhardt provides the footing details and has regard to the recommendations pertained within the Geotechnical Report.
Waste	A Waste Management Plan (WMP) has been prepared by MRA Consulting Group (MRA), which has considered the construction and demolition waste associated with the proposed activity, including operational waste management. In relation to demolition, the majority of waste generated will be concrete (estimated 100-150m^3), which will be mostly recycled to a construction and demolition (C&D) processor off site. Other demolition waste will include glass, timber, plasterboard, metals, floor coverings, residual waste and vegetation. Construction waste will be recycled where possible and predominantly includes concrete, timber, plasterboard, glass, metals, floor coverings, fixtures and fittings, as well as residual waste. Regarding operational waste, the WMP acknowledges that due to the activity not increasing student or staff capacity, that the works will not impact on existing waste generation outputs and the current arrangements will remain. Clearly labelled bins are located throughout the site, which will be collected daily by

Issue	Consideration
	cleaners and deposited into the respective bins located within the waste storage areas. The general waste storage area is located along the eastern side boundary, with the paper/cardboard waste storage area located to the south of Block D. Waste will be collected twice per week for general waste and once per week for paper and cardboard streams. Building Management will continue to be responsible for moving bins from the waste storage area to the area for onsite collection along Dalmeny Drive and back to the waste storage area.
BCA / Access	A BCA Report and Access Report have been prepared by MSA as part of this REF. Both the BCA and Access Report provide that the proposed activity is capable of complying with the relevant requirements of the BCA and DDA, subject and meeting the recommendations set out in the reports.

6.12 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 20** and where mitigation measures have been proposed in response to the factor, these have been identified.

Table 20: Environmental Factors considered

Environmental Factor	Consideration
Any environmental impact on a community?	The environmental impact on the community has been considered in the assessment in **Section 7** of this REF. The key impacts of the proposed activity are likely to relate to construction management and noise and vibration. Following completion of the proposed activity, a long-term positive impact is expected, through the establishment of a permanent classroom building to replace portable classrooms
Any transformation of a locality?	Existing development on site includes single storey buildings that are predominantly brick with metal roofs, as well as portable classrooms along the western side of the site. The permanent classroom building and associated works will relate to the existing use of the site (a school) and has been designed to incorporate materials and finishes that are both neutral and consistent with the design of development on site and within the locality. The permanent classroom building has been setback approximately 15.4m from the nearest side boundary (the western side boundary), which is also screened from the adjoining properties by established vegetation that is to be retained. In this regard, it is unlikely that the proposed activity will result in any significant transformation of the locality.
Any environmental impact on the ecosystems of the locality?	The proposed activity will not result in significant environmental impacts on the ecosystems of the locality, provided that the mitigation measures relating to erosion and sediment control, tree protection and other forms of construction management are implemented during the demolition and construction phases of the activity.
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The proposed activity will improve the aesthetic quality of the locality and will not likely result in a reduction in the recreational, scientific or environmental quality or value of the locality. The works are compatible with the existing use of the site and being two-storey, will not be out of scale with development in the locality.
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 generations?	The proposed activity will ensure that the existing use of a well-established school continues into the future.
Any impact on the habitat of protected animals, within the meaning of the *Biodiversity Conservation Act 2016*?	The proposed will not remove any known habitat for protected animals (within the meaning of the BC Act).

Environmental Factor	Consideration
	Appropriate tree protection measures will be established on site prior to the works commencing, as required by the mitigation measures.
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	The activity will not remove habitat that is important for threatened species. No species (animal or plant) are likely to be endangered due to the proposed activity, whether living on land, in water or in the air.
Any long-term effects on the environment?	Based on this report and the accompanying documentation, the proposed activity will not result in any long-term effects on the environment.
Any degradation of the quality of the environment?	During the demolition and construction phases of the proposed activity, there may be some short-term impacts to the quality of the environment. These impacts will require appropriate mitigation measures to be in place prior to and throughout the duration of this phase.
Any risk to the safety of the environment?	As construction works will overlap with the school term, appropriate construction management measures will need to be in force to mitigate risk to the safety of the environment. Construction management measures will be set out in the final Construction Management Plan, however, these are expected to include the establishment of site fencing and hoardings that will prevent unauthorised access to the works areas.
Any reduction in the range of beneficial uses of the environment?	The proposed activity will improve the operations of the school, through the formalising of teaching and learning spaces that will replace existing portable classrooms.
Any pollution of the environment?	As part of the demolition and construction phase of the development, some noise pollution is anticipated. These impacts will be short-term and can be appropriately mitigated and managed.
Any environmental problems associated with the disposal of waste?	Construction, demolition and operational waste will be managed in accordance with the WMP's that accompany this REF. This sets out the management and disposal of waste throughout these phases of the project. If any hazardous materials are encountered during the demolition and construction phase, they will be required to be removed from site in accordance with the relevant guidelines and legislation.
Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?	The proposed activity is unlikely to result in any increase in demands on resources (natural or otherwise) that are likely to become in short supply.
Any cumulative environmental effects with other existing or likely future activities?	The proposed activity will not result in any adverse cumulative environmental effects with other existing or likely future activities. Refer to **Section 7.10** of this REF for more of a

Environmental Factor	Consideration
	discussion on cumulative impacts.
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	The proposed activity will not have any impacts on coastal processes and / or coastal hazards as it is not proximate to the coastal zone.
Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act?	The proposed activity is consistent with the provisions of the Sydney Region Plan, the Western City District Plan and the Liverpool Local Strategic Planning Statement (LSPS).
Any other relevant environmental factors?	The site is located within a regulated water catchment, being the Georges River Catchment. Consideration of the relevant provisions under Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* is provided within **Table 6** of this REF.

7. Justification and Conclusion

The proposed upgrades at Dalmeny Public School 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 activity are not likely to be significant. Therefore, it is not necessary for an EIS to be prepared and approval to be sought for the activity 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 and at **Appendix 1**.