NSW Department of Education

# Review of Environmental Factors

## Greenway Park Public School Upgrade and New Public Preschool

Document version: Rev 4 Final

Date: 4/06/2025

NSW GOVERNMENT

# Acknowledgement of Country

The NSW Department of Education acknowledges the Dharug and Tharawal people, the traditional custodians of the land on which the Activity is proposed.

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

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

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

# Declaration

This Review of Environmental Factors (REF) has been prepared by DFP Planning on behalf of the NSW Department of Education (department) and assesses the potential environmental impacts which could arise from the construction of a single storey classroom building, single storey preschool building and associated works at Greenway Park Public School, locate at Wyattville Drive, West Hoxton.

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* (SEPP TI).

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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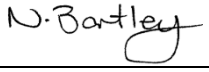
| **Signature** |  |
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# Document Control

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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 |
| **DoE/ department** | NSW Department of Education |

| Abbreviation | Description |
|---|---|
| **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 Regulation** | *Environmental Planning and Assessment Regulation 2021* |
| **EPBC Act** | *Environment Protection and Biodiversity Conservation Act 1999* |
| **ESD** | Ecologically Sustainable Development |
| **Ha** | Hectares |
| **LEP** | Local Environmental Plan |
| **LGA** | Local Government Area |
| **NCC** | National Construction Code |
| **NSW RFS** | NSW Rural Fire Service |
| **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* |
| **SCPP DoE** | *Stakeholder and community participation plan,* published by the NSW Department of Education October 2024 |
| **SCPP DPHI** | *Stakeholder and community participation for new health services facilities and schools* published by the Department of Planning, Housing and Infrastructure October 2024 |
| **SEPP** | State Environmental Planning Policy |
| **SEPP TI** | *State Environmental Planning Policy (Transport and Infrastructure) 2021* |

# Executive Summary

**The Proposal**

The proposal relates to upgrades to Greenway Park Public School and a new public preschool, including the construction of a single storey classroom building, construction of a single storey preschool building, carpark, vehicular crossover, tree removal and ancillary works as set out in **Section 2.3.2** of this REF.

The proposed activity is located at Wyattville Drive, West Hoxton, which is formally identified as Lot 11 in Deposited Plan (DP) 858025 and Lot 20 in DP 867282.

The site has frontages to Wyattville Drive to the south-east and Chapman Street to the south-west and north-west. Residential properties adjoin to the north-east. The proposed new preschool is to be located in the northern part of the site and the proposed classroom building is located on the western side of the site. An existing childcare centre is located to the north of the site.

No heritage items or conservation areas are mapped on the site. The site is not affected by bushfire, flood, mine subsidence or acid sulfate soils. The site is not mapped on the biodiversity values map.

**Planning Pathway**

The proposal involves works by the Department of Education (the department) (a public authority) within the boundaries of the existing Greenway Park Public School. Accordingly, pursuant to Section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI), 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). This REF has been prepared in the accordance with the *Guidelines for Division 5.1 Assessments* (DPE, June 2022) and the *Guidelines for Division 5.1 assessments - consideration of environmental factors for hospital and school activities Addendum* (DPHI, October 2024).

**Consultation**

Consultation will be undertaken with in accordance with statutory requirements under SEPP TI and having regard to the *Stakeholder and community participation plan for new health services facilities and schools* (Department of Planning Housing and Infrastructure (DPHI), October 2024) (SCPP DPHI) and the Stakeholder and *Community participation plan For new schools and major school upgrade projects undertaken under Division 5.1 of the EP&A Act 1979* (Department of Education, October 2024) (SCPP DoE).

Comments received will be carefully considered and responded to in the final REF.

In addition, non-statutory consultation has already been undertaken with a range of community and government stakeholders throughout the design process.

**Environmental Impacts**

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

- **Traffic –** The new public preschool will be predominantly accessed by private vehicle. Parking requirements have been assessed and a minimum of 13 on site spaces (inclusive of one (1) accessible space) are proposed. The activity will not result in failure of the surrounding traffic intersections. Measures to increase active travel and public transport usage will be promoted.
- **Pedestrian access –** additional pedestrian access points on Chapman Street for the new preschool and classroom buildings.
- **Bus Zone –** The bus zone on the Chapman Street frontage will be required to move to the south of the proposed preschool driveway. The bus stop contains signage only and will not result in any tree removal.
- **Tree removal –** Eleven trees are proposed for removal to accommodate the proposed activity and to provide sufficient area for new pedestrian and vehicular access. Replanting of trees at a ratio of 2:1, with a total of 22 trees is proposed to be planted, along with shrubs, groundcovers and grasses.
- **Contamination –** An Asbestos in Grounds Management Plan is to be updated and the Department of Education Asbestos Management Plan for NSW Government Schools shall continue to be followed after the active works.
- **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 proposal will not result in any significant or long-term detrimental impacts. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

The environmental impacts of the proposal 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 proposal from the Minister for Planning and Public Spaces under Part 5.1 of the EP&A Act. The proposed activity 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 new single storey classroom, a new public preschool and ancillary works (the activity) at Greenway Park Public School, located at Wyattville Drive, West Hoxton (the site).

The new public preschool will offer early education for 3–5-year-old children prior to commencing Kindergarten. **Figure 1** is a perspective of the proposed single storey preschool building.

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

The new classroom building will enhance the operations of the school by providing for permanent teaching facilities to replace existing short-term portable classrooms. **Figure 2** is a perspective of the proposed single storey classroom building.

**Figure 2: Perspective of Proposed Classroom Building. Source: Fulton Trotter Architects**

This REF has been prepared by DFP Planning Pty Ltd on behalf of the department to determine the environmental impacts of the proposed new single storey classroom building, new public preschool and associated works at Greenway Park 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 proposal, examine and take into account all matters affecting or likely to affect the environment and to detail mitigation measures to be implemented to manage impacts.

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

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

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

# 2. Proposed Activity

## 2.1 Summary

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

**Table 1: Summary of the activity**

| Activity Element | Description |
|---|---|
| **Proponent** | The Department of Education |
| **Use** | Educational establishment and public preschool |
| **Proposal** | Construction of a single storey classroom building, construction of a new single storey preschool building and ancillary works. |
| **Site Area** | 2.721ha |
| **Activity Name** | Greenway Park Public School Upgrade and New Public Preschool |
| **Local Government Area** | Liverpool City Council. |
| **Site/ Location details** | **Street Address**: Wyattville Drive, West Hoxton.<br>**Legal Description**: Lot 11 in DP 858025 and Lot 20 in DP 867282.<br><br>The proposed classroom building is located towards the western corner of the site and the proposed preschool is located towards the northern corner of the site. A new vehicular crossover and pedestrian entry points are proposed along Chapman Street to the north/ north-west of the site.<br>Further details of the site location, existing improvements and surrounding development are provided at **Section 2.3.** |
| **Use** | Educational establishment and public preschool |
| **Operating hours** | No change to the school's operating hours.<br><br>Preschool operating hours are 8am-4pm Monday to Friday. |
| **Student and Staff Numbers** | No change in student or staff numbers for Greenway Park Public School.<br>The single storey classroom building is replacing portable classrooms on-site, some of which have already been removed to accommodate the activity.<br><br>60 children and 6 staff for the new public preschool. |
| **Car Parking Spaces** | 13 new parking spaces (inclusive of 1 accessible space) for the new public preschool.<br><br>No change to parking arrangements for Greenway Park Public School. |
| **Tree removal** | 11 trees are proposed to be removed. |
| **Off Site Works** | Vehicle crossover to Chapman Street.<br>Relocation of existing bus zone on Chapman Street, to south of the proposed preschool driveway cross over and pedestrian entry. |

| Activity Element | Description |
|---|---|
| **Signage** | No signage is proposed as part of this REF. |

## 2.2 The Site & Activity

The site is legally described as Lot 11 in DP 858025 and Lot 20 in DP 867282, with a street address of Wyattville Drive, West Hoxton, located in the Liverpool Local Government Area.

### 2.2.1 Site locality

The site has frontages to Wyattville Drive to the south-east and Chapman Street to the south-west and north-west. The surrounding context of the site is predominantly low-density residential land, with an existing childcare centre to the north.

The site contains existing permanent school buildings, portable classrooms, landscaped areas and carpark accessed of Wyattville Drive. A substation is located along the Wyattville Drive frontage.

No overhead power lines are located in vicinity of the site. The site topography is characterised by a fall from south to the north.

Existing vegetation on the site is largely located around the perimeter of the site, with small stands of vegetation also located adjacent to the school buildings. The north of the site is largely open space.

Current vehicular/ kiss and drop and main pedestrian access are located along Wyattville Drive to the south-east of the site. A secondary pedestrian access point is located to the north of the site from Chapman Street.

Chapman Street and Wyattville Drive are both two-way (single lane) 50kph speed limited local roads, with neither road directly connecting to a classified road. Both Chapman Street and Wyattville Drive are subject to school zones.

The location and configuration of the site is shown in **Figure 3** and **Figure 4.**


**Figure 3: Locality Plan**


**Figure 4: Site Plan**

## 2.2.2 Surrounding Development

The surrounding roads have kerb and gutter and provide a footpath to the entirety of the school frontage. The site is serviced by water, sewer, telecommunications and electricity.

- **North:** To the north-east is an existing pre-school (Happy Days Kindergarten, West Hoxton) and low-density residential properties.
- **South:** To the south-east is Wyattville Drive. On the eastern side of Wyattville Drive are low density residential properties.
- **South-west:** To the south-west is Chapman Street and Symons Place. On the western side of Chapman Street are low density residential properties.

- **North-west:** To the north-west is Chapman Street. On the northern side of Chapman Street are low density residential properties.

## 2.3 Proposed Activity

The proposed activity includes the construction and operation of a single-storey permanent classroom building that will consist of eight (8) general learning spaces (GLS), two (2) learning common spaces (LCS) and two (2) multi-purpose spaces (MPS), one (1) end of trip facility and associated works (including covered walkways, pathways and landscaping).

The proposed activity also includes the construction and operation of a single storey public preschool building that will consist of three (3) playrooms, three (3) children's amenities, staff amenities, staff facilities, kitchen, laundry, outdoor play areas, a 13-space carpark (inclusive of one (1) accessible space) and associated works (including covered outdoor play space, walkways and landscaping).

The proposed activity will offset the removal of seven (7) single storey portable classrooms, previously located towards the western corner of the site, which have already been decommissioned under a separate planning pathway to accommodate the activity. Five (5) single storey portable classroom have already been installed adjacent to Block F, under a separate planning pathway to accommodate the students whilst the activity is being constructed and will require decommissioning under a separate planning pathway once the new classroom building is operational.

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

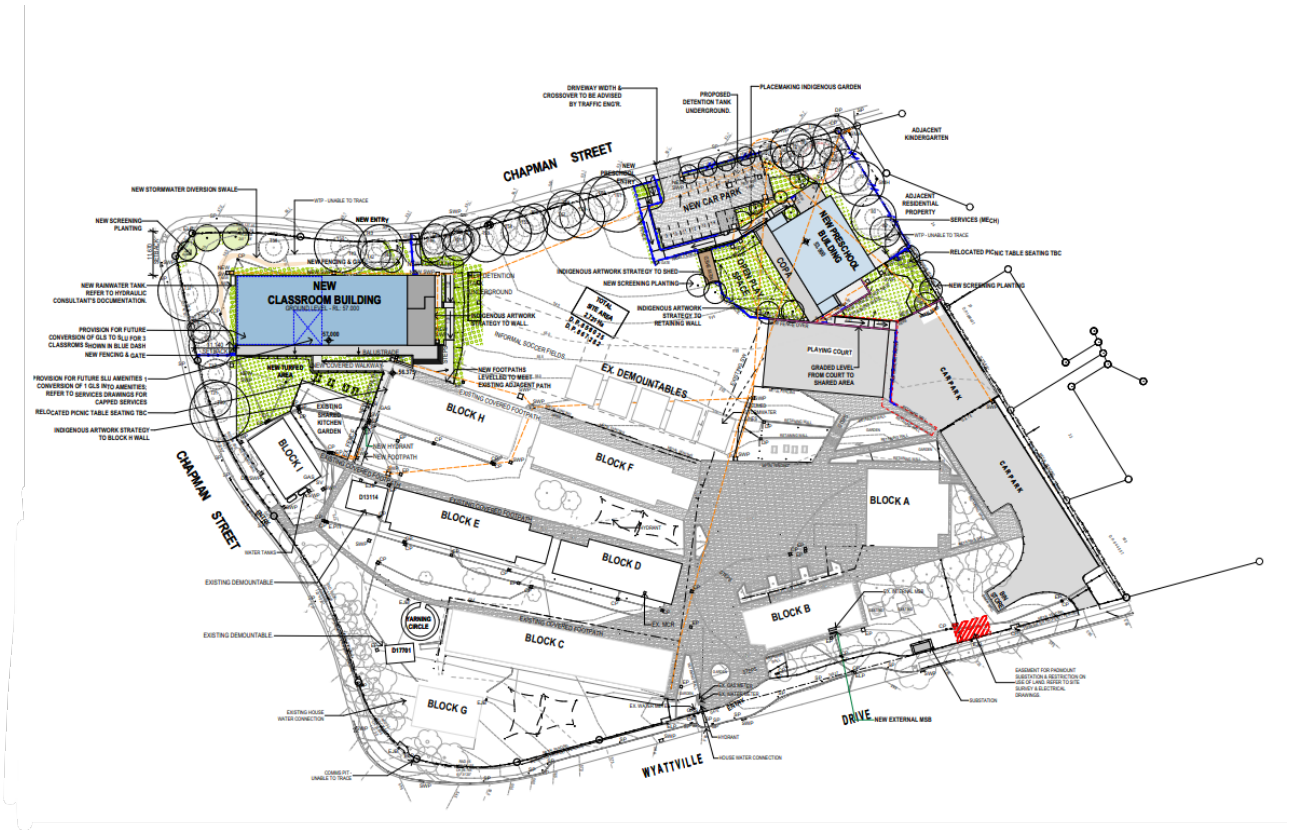


**Figure 5: Site Plan: Source Fulton Trotter Architects**

## 2.3.1 Demolition and site preparation

Demolition and site preparation works are required to facilitate the proposed activity. Demolition and site preparation works associated with the activity are provided in **Figure 6** and includes tree removal (discussed in **Section 2.3.2** below), removal of footpaths, removal of a shade structure and concrete slab, removal of parts of existing fence and trenching for services and underground OSD tanks.

The removal of the existing portable classrooms to the north of Block F and associated landscaping are being undertaken under a separate planning pathway.

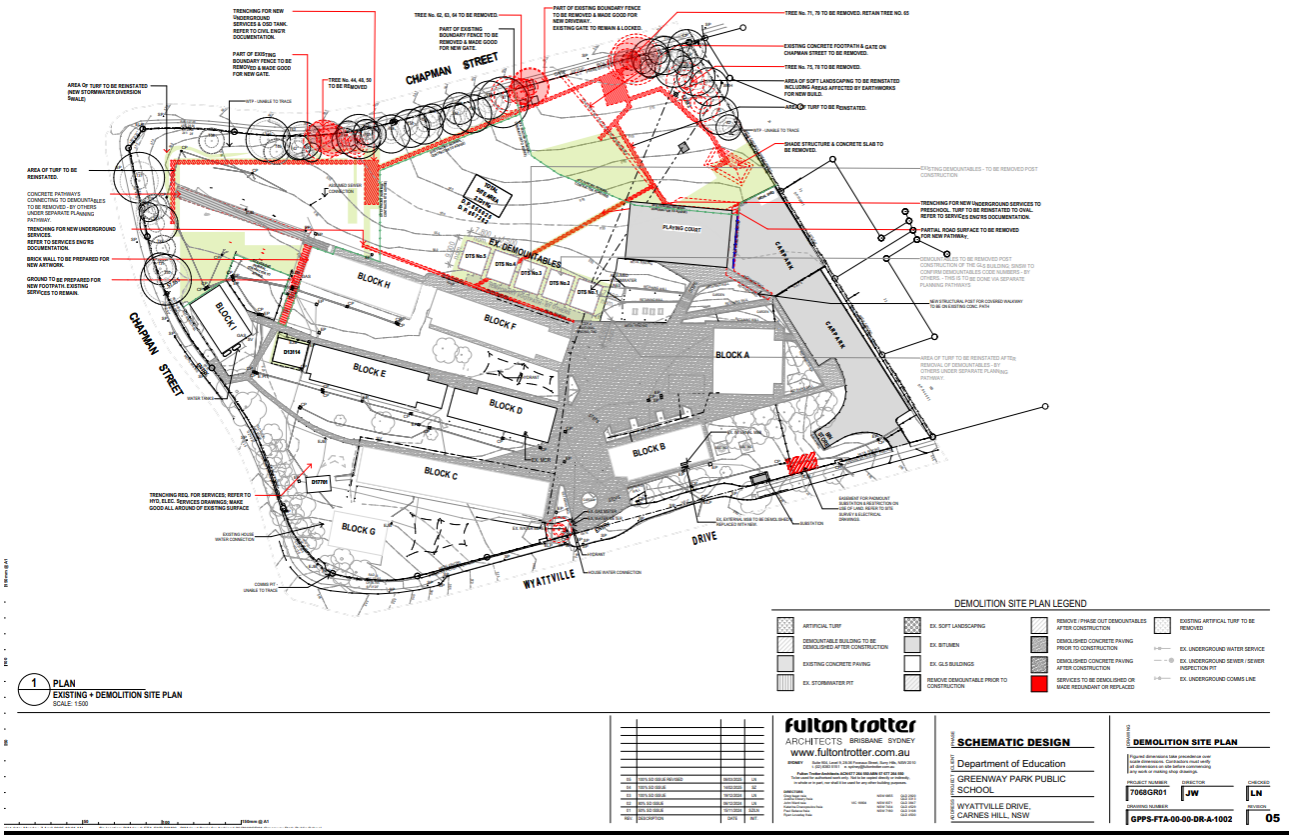


**Figure 6: Demolition Plan: Source Fulton Trotter Architects**

## 2.3.2 Tree Removal

Eleven 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 |
|---|---|---|---|---|
| *Eucalyptus tereticornis* (Forest Red Gum | T44 | 17m | Fair | High Landscape Significance |
| *Eucalyptus sp.* (Gum tree) | T48 | 6m | Good | Moderate Landscape Significance |
| *Casuarina glauca* (Swamp She Oak) | T50 | 12m | Good | Moderate Landscape Significance |

| Tree Name | Tree Number | Height | Health Rating | Tree Significance |
|---|---|---|---|---|
| *Eucalyptus tereticornis* (Forest Red Gum | T62 | 15m | Good | High Landscape Significance |
| *Eucalyptus tereticornis* (Forest Red Gum | T63 | 18m | Fair | High Landscape Significance |
| *Eucalyptus robusta* (Swamp Mahogany) | T64 | 6m | Poor | Low Landscape Significance |
| *Casuarina glauca* (Swamp She Oak) | T71 | 14m | Good | Moderate Landscape Significance |
| *Casuarina glauca* (Swamp She Oak) | T75 | 14m | Good | Moderate Landscape Significance |
| *Casuarina glauca* (Swamp She Oak) | T78 | 14m | Good | Moderate Landscape Significance |
| *Casuarina glauca* (Swamp She Oak) | T79 | 20m | Good | High Landscape Significance |
| *Malus sp*. (Crab Apple) | T105 | 5m | 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 six (6) 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.

## 2.3.3 Earthworks and Stormwater

### Earthworks

Bulk Earthworks Plans are included as part of the Civil Drawings that accompany the REF (**Appendix 5**). The extent of earthworks is predominantly within the north-western and north-eastern corners of the site to accommodate the proposed new classroom and preschool buildings, including underground OSD tanks. Earthworks are also proposed to facilitate associated services. The maximum extent of the earthworks varies between approximately 1-1.8m. Some minor retaining walls are proposed as part of the earthworks, with the greatest height of 1.1m to the south of the preschool building (**Figures 7 and 8**).

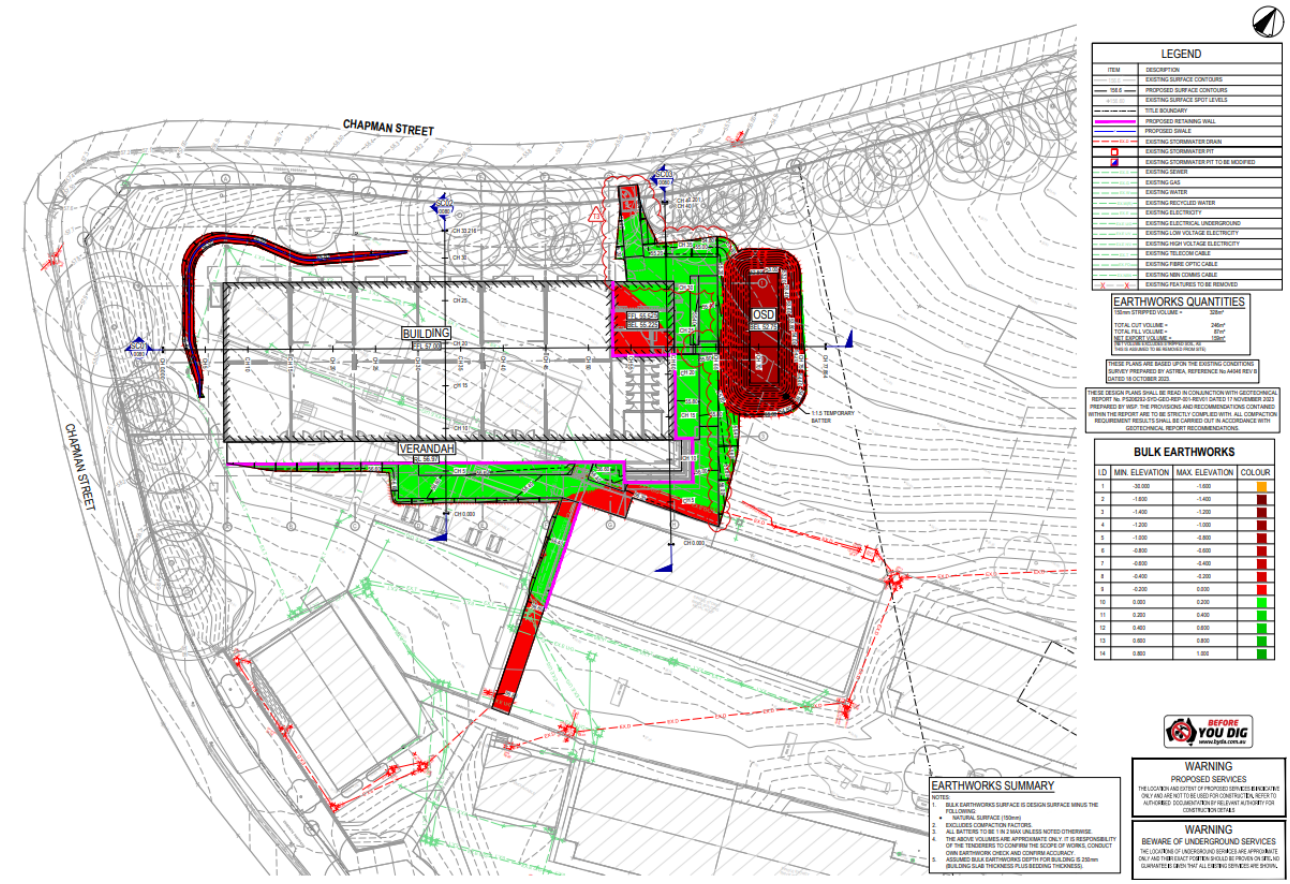


**Figure 7: Cut and Fill Plan – Proposed Classroom building: Source Meinhardt**

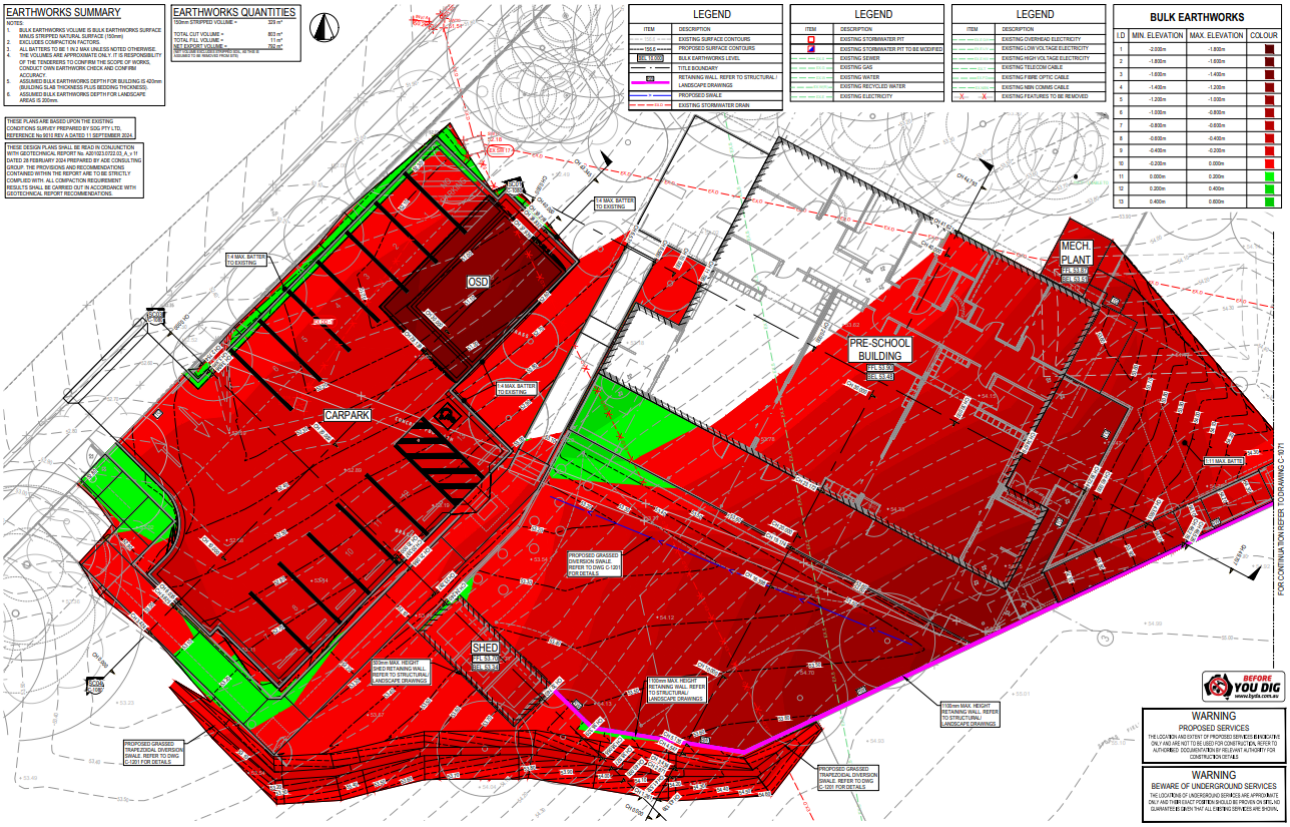


**Figure 8: Cut and Fill Plan – Proposed Preschool building: Source Meinhardt**

## Stormwater Management

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

An on-site underground stormwater detention (OSD) tank with a capacity of 30m$^3$ is proposed to the north of the proposed classroom building. A second underground OSD tank with a capacity of 40m$^3$ is proposed to the west of the preschool building. The OSD tanks then discharge into the site's existing stormwater system which connects to Council's system at Chapman Street.

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

A swale is also proposed to the south-west of the classroom building.

**Figure 9 and Figure 10** are extracts of the Civil Siteworks Plans prepared by Meinhardt.

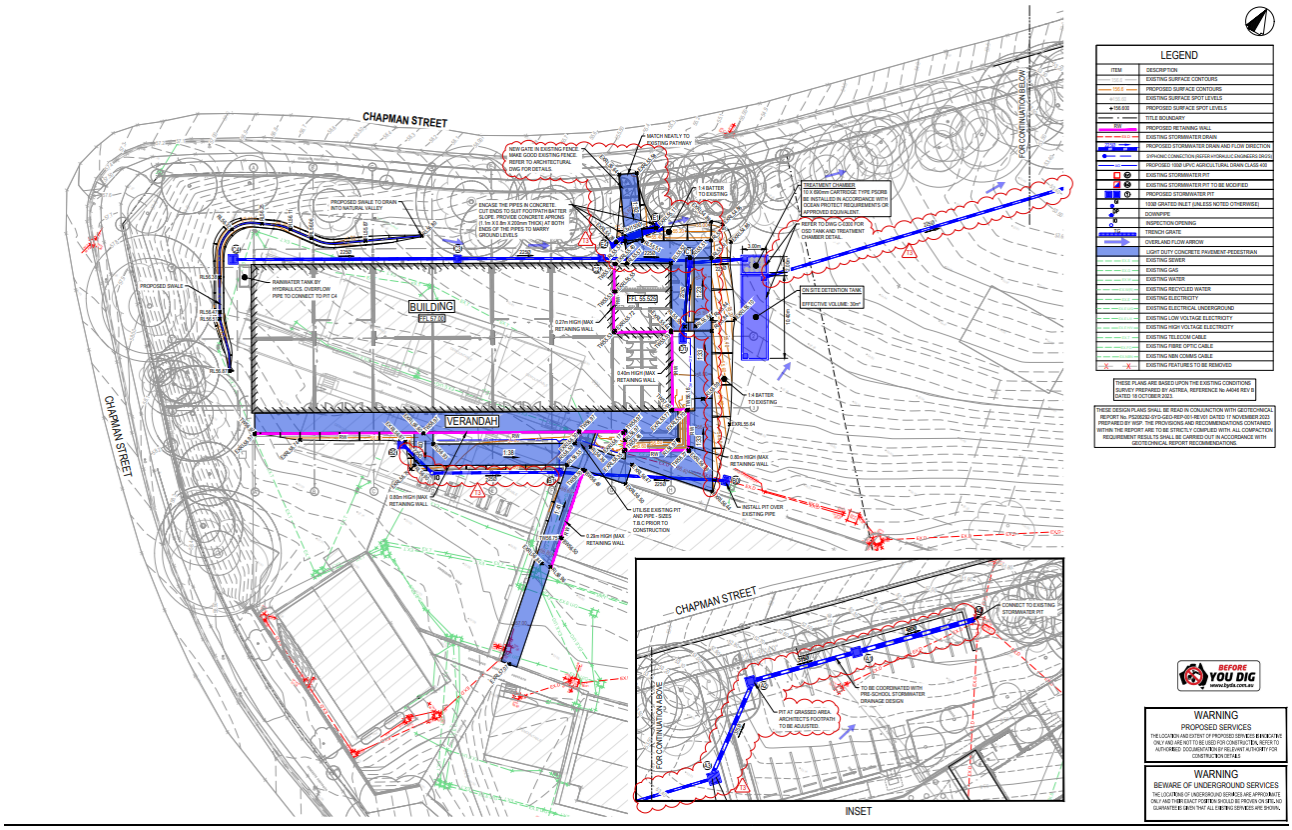


**Figure 9: Civil Siteworks Plans – Classroom Building: Source Meinhardt**

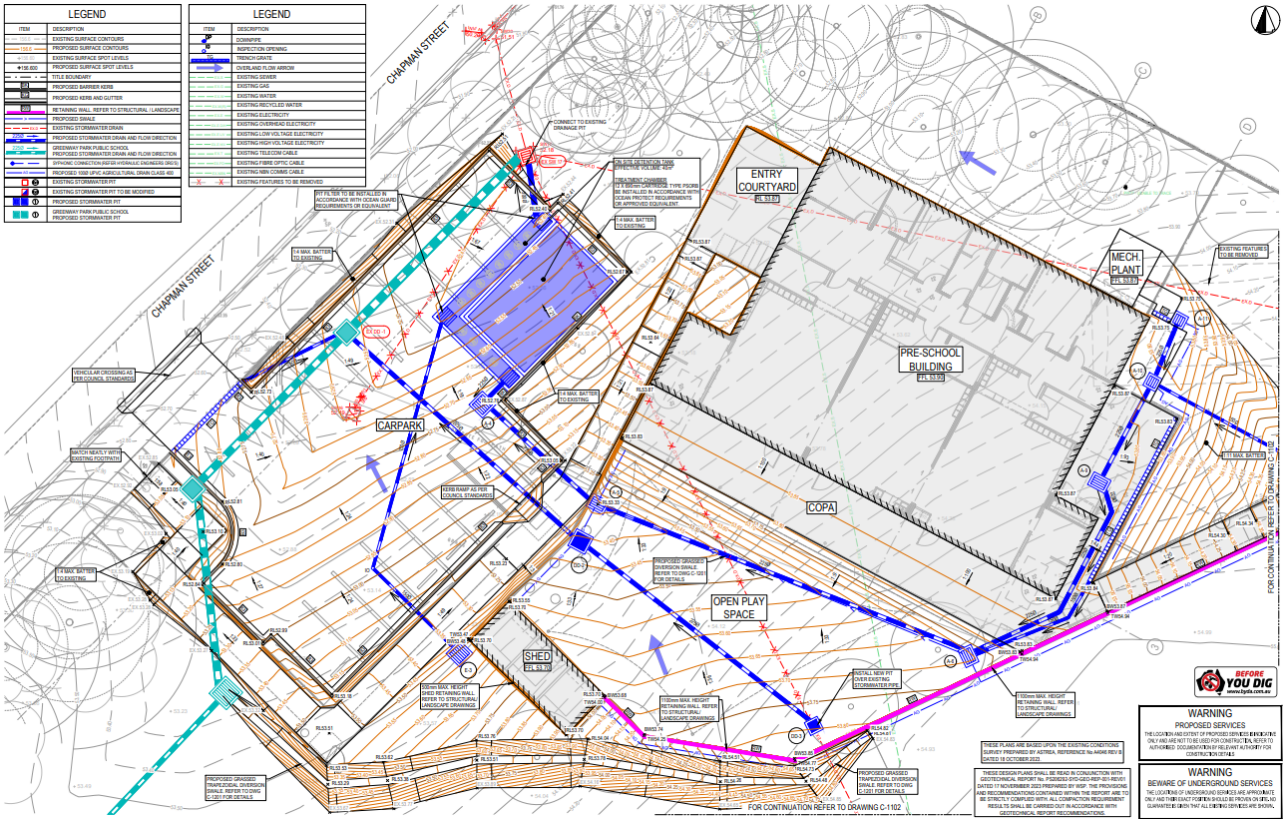


**Figure 10: Civil Siteworks Plans – Preschool Building: Source Meinhardt**

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 Council requirements.

## 2.3.4 Permanent classroom building

The permanent classroom building will comprise eight (8) GLS, two (2) LCS, two (2) MPS, one (1) end of trip facility, amenities, services, rainwater tank, electrical distribution board and storage spaces.

A new pedestrian entry is proposed along Chapman Street, towards the north-west of the classroom building.

**Figure 11** is an extract of the proposed permanent classroom floor plan.

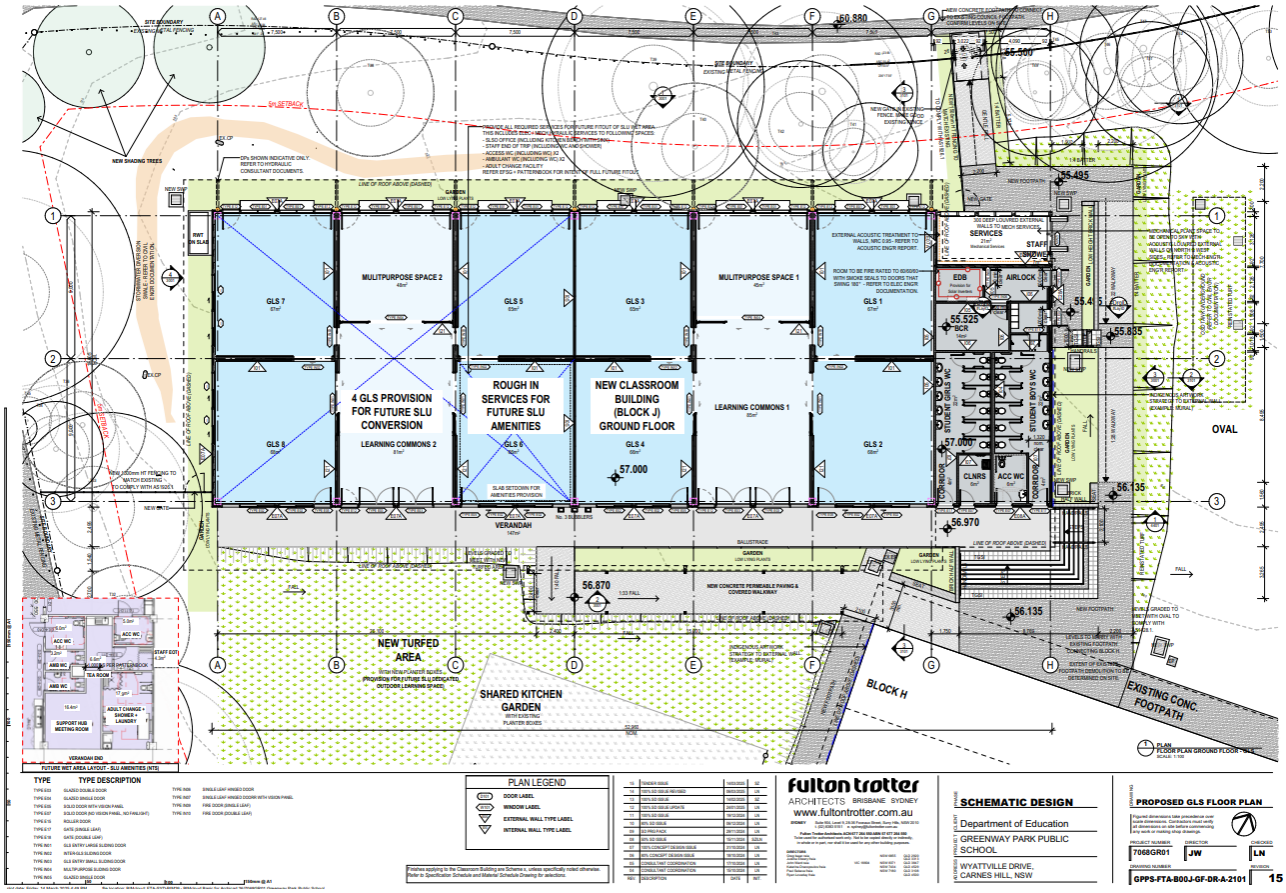


**Figure 11: Permanent classroom floor plan: Source Fulton Trotter Architects**

## 2.3.5 New Public Preschool Building

The new public preschool building will comprise three (3) playrooms, three (3) children's amenities, staff amenities, staff facilities (administration, office meeting room), storage, kitchen, laundry, services covered outdoor play space and courtyards.

A shed is also proposed to the south-west of the outdoor play space.

**Figure 12** is an extract of the proposed public preschool floor plan.

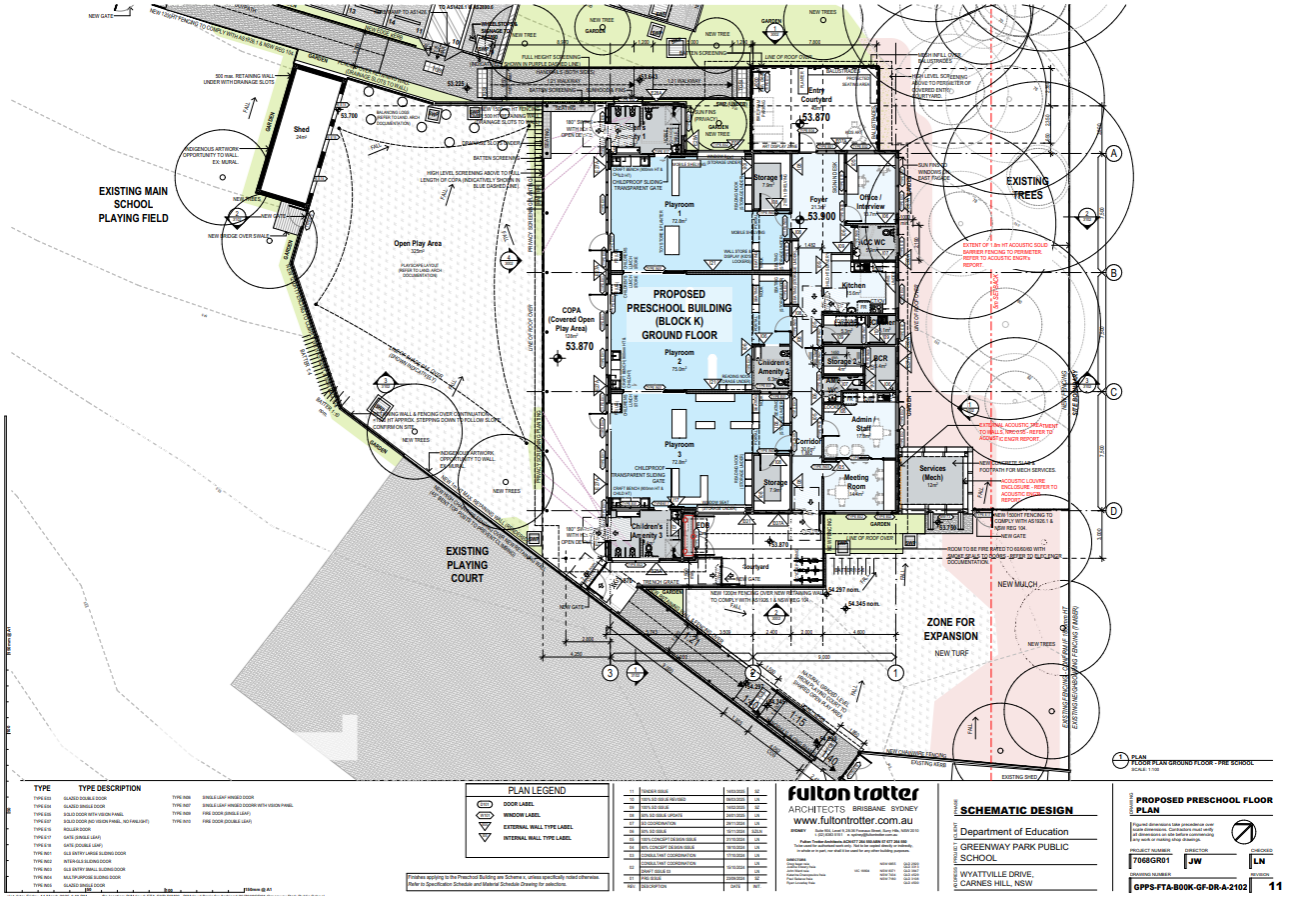


**Figure 12: New public preschool floor plan: Source Fulton Trotter Architects**

## 2.3.6 Preschool Carpark and Pedestrian Entry

A 13-space carpark (inclusive of one (1) accessible space) is proposed to the north of the preschool building, with vehicular access off Chapman Street.

Pedestrian entry is proposed to the south of the vehicular access along Chapman Street and traverses the south and east of the carpark to the entry of the preschool building.

The construction of the new carpark will also require the removal of part of the existing boundary fence and installation of a gate for the upgraded vehicle crossover to Chapman St.. **Figure 13** is an extract of the proposed preschool carpark and pedestrian entry.

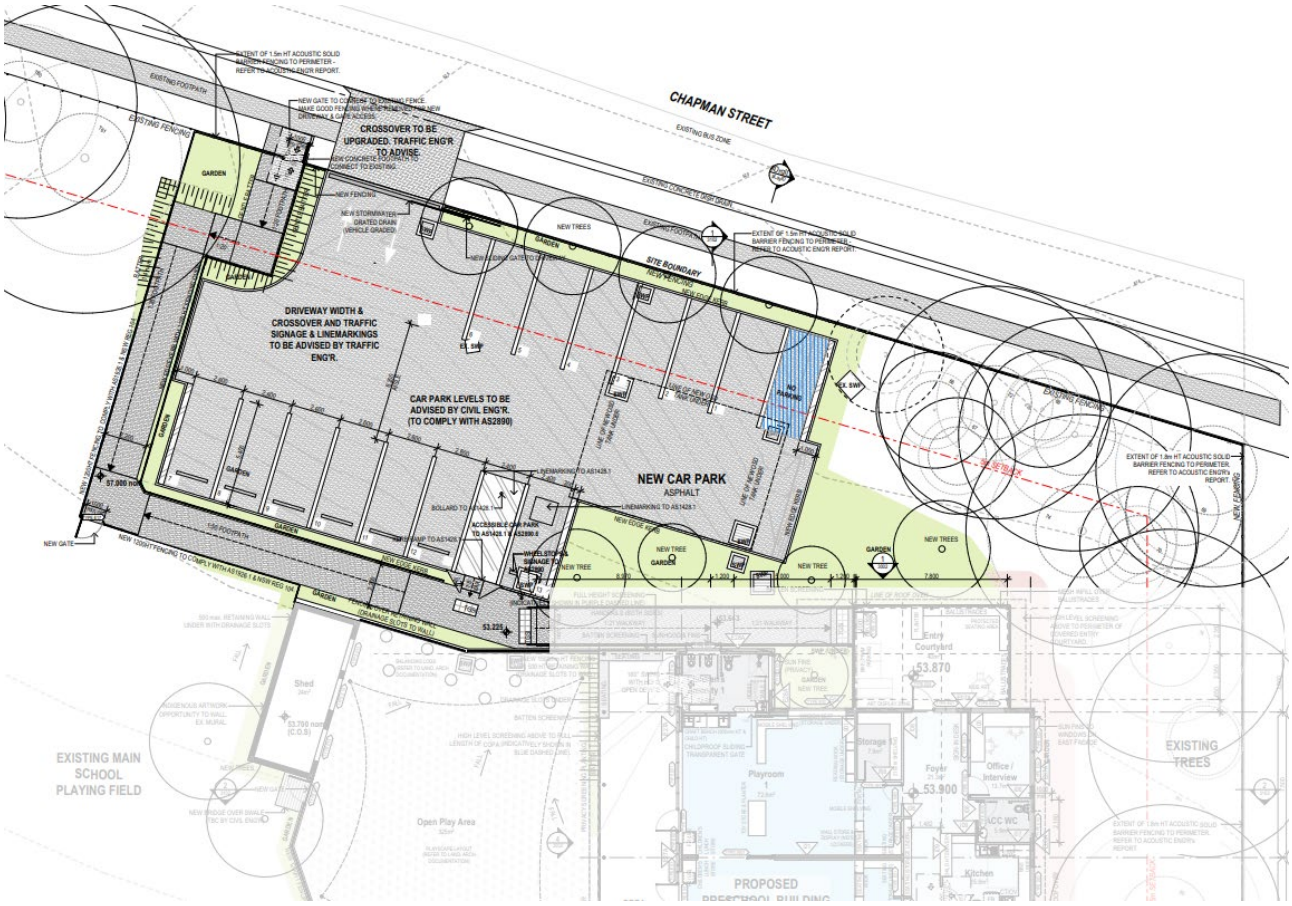


**Figure 13: Preschool carpark and pedestrian entry: Source Fulton Trotter Architects**

## 2.3.7 Landscaping

Replacement planting and landscaping associated with the permanent classroom building and public preschool building is proposed as part of the activity. Replacement planting is proposed at a ratio of 2:1.

To offset the removal of 11 trees, 22 replacement trees are proposed across the site. These trees are proposed along the Chapman Street frontage and the surrounds of the public preschool building (see **Figure 14**).

Having regard to the Landscape Plans and Arboricultural Impact Assessment, the replacement trees are native species including Lemon Scented Myrtle, River Birch, Spotted Gum, Tuckeroo, Forest Red Gum, Ornamental Pear and will be planted as advanced stock.

Landscaping works associated with the removal of the portable classrooms adjacent to Block F will be undertaken under a separate planning pathway and do not form part of the REF.

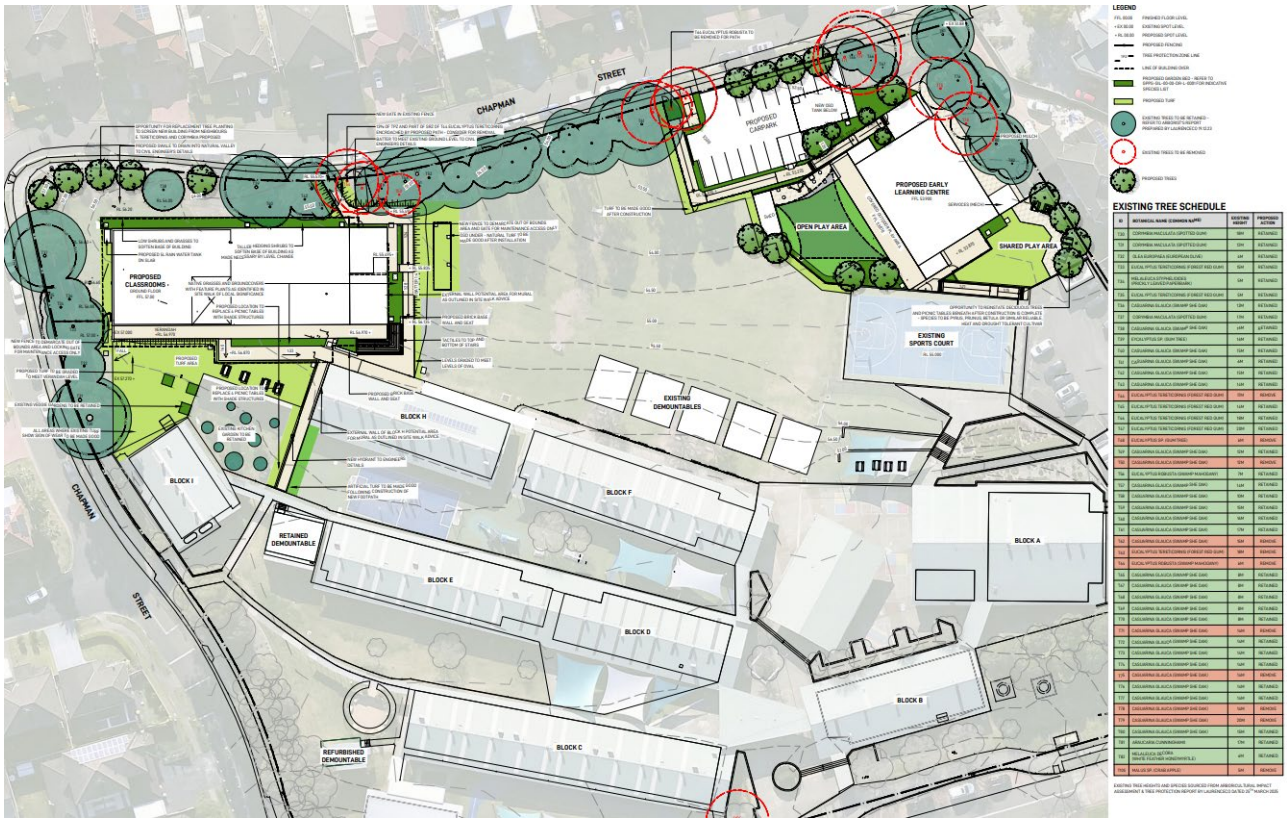


**Figure 14: Landscape Plan: Source Ground Ink**

## 2.3.8 Waste Management

The activity proposes to utilise the existing waste area and existing bins. As the preschool will generate additional waste, in lieu of requiring an additional waste area and bins, it is proposed to increase the waste collection by 1 additional collection per week, with a total of:

- General waste – Collected four (4) x per week
- Recycling - Collected three (3) times per week.

With the additional collection of waste, the existing waste area and bins are suitable for the activity as outlined in the WMP (**Appendix 12**).

## 2.3.9 Utility Services Connections

The proposed activity includes augmentation to existing in-ground service routes within the site including sewer, electrical conduit and reticulated water. No off-site utility works are required to support the proposed activity.

## 2.3.10 Sustainability Measures

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

### 2.3.11 Construction

Construction vehicle access for the proposed activity is via Chapman Street, with restrictions on access between 8am - 9am and 2.30pm – 4pm to avoid peak school drop off and pick up times.

No construction worker parking is proposed on-site.

Security fencing is proposed around the activity site with stockpiles located north-east of the proposed classroom building and south of the proposed public preschool.

Sediment and control measures will be implemented in accordance with the civil plans **(Appendix 5)** and the Mitigation Measures in **Appendix 1** of this REF.

Construction hours will be as per the Mitigation Measures in **Appendix 1**.

### 2.3.12 Operation

The proposed activity does increase student or staff numbers for the existing school and does not seek any operational changes to the school. No out-of-hours use of the new classroom building is proposed as part of this REF.

The new public preschool will accommodate 60 children with six (6) staff.

Operating hours for the proposed public preschool are:

- 8am – 4pm Monday to Friday

The preschool will not operate on weekends and the carpark is to be closed by 10pm.

### 2.3.13 Works Subject to Separate Planning Pathway

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

- Decommissioning of seven (7) existing portable classrooms (already undertaken);
- Installation of five (5) portable classrooms to accommodate students through construction phase of activity (already undertaken);
- Removal of three trees (already undertaken); and

Decommissioning of the newly installed five (5) portable classrooms. This will be undertaken at the completion of the activity proposed as part of this REF.

# 3. Activity Need and Alternatives

## 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 school can be decommissioned and removed from the site.

The proposed activity will also provide a new public preschool to enhance early opportunities within the locale.

## 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 single storey permanent classroom building and single storey new public preschool located towards the Chapman Street boundary, as well as other ancillary works. The new classroom building and new public preschool are separated by play space, with the preschool containing separate play space for preschool students to accommodate differing age cohorts. | Option 1 is preferred as the location of the permanent classroom building will replace existing portable classrooms within roughly the same location as where portable classrooms were located. The new public preschool is located to the north of the site. |
| **Option 2: Double storey** | Alternate options to improve the school facilities consist of a smaller two (2) storey building. | Option 2 is not preferred as the remainder of school buildings are single storey. The activity is in keeping with the character of the existing school. Separation of cohorts is also encouraged, due to the younger age of preschool students. |
| **Option 3: Combined Building** | Alternate option to improve the school facilities consist of a combined building for the new classroom and preschool | Option 3 is not preferred as separation of cohorts is encouraged, due to the younger age of preschool students |
| **Option 4: Do Nothing** | Continue to utilise portable classrooms.<br>No provision of early learning services available on the site. | Option 4 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 or opportunity for early learning. |

# 4. Statutory and Strategic Framework

## 4.1 Permissibility and Planning Approval Pathway

*State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI) 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 SEPP TI**

| Division and Section within SEPP TI | Description of Works |
|---|---|
| **2.109** | The following provisions of Section 2.109 of SEPP TI are relevant in regard to the proposed vehicle crossover on Chapman Street, new vehicular crossover:<br>*'(1) Development for the purpose of a road or road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land. However, such development may be carried out without consent on land reserved under the National Parks and Wildlife Act 1974 only if the development—*<br>*(a) is authorised by or under the National Parks and Wildlife Act 1974, or*<br>*(b) is, or is the subject of, an existing interest within the meaning of section 39 of that Act, or*<br>*(c) is on land to which that Act applies over which an easement has been granted and is not contrary to the terms or nature of the easement'.* |
| **3.12** | Consultation with Council is required under Section 3.12 of SEPP TI as the activity will result in a new vehicular and a new pedestrian access point from a public road.<br><br>Written notice of the intention to carry out the activity (together with a scope of works) must be provided to specified authority for a period of 21 days before the activity 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 for a period of 21 days. The responses received during the notice period will be taken into consideration. Statutory consultation requirements are set out in **Section 5** of this REF. |
| **3.37** | Pursuant to Section 3.37(1) and 3.37(5), the proposed activity comprises construction, operation or maintenance on behalf of a public authority within the boundaries of an existing or approved government school, including:<br>• The construction of a permanent classroom (Section 3.37(1)(a)(iii));<br>• The construction of a carpark (Section 3.37(1)(a)(vi));<br>• The construction and operation of a building to be used for the purposes of a relevant preschool (Section 3.37(1)(a)(vii));<br>• Associated minor alterations and additions (Section 3.37(1)(b)); and<br>• Demolition (Section 3.37(1)(e)).<br><br>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. |

| Division and Section within SEPP TI | Description of Works |
|---|---|
| | The proposed activity involves the removal of 11 trees, being a form of 'construction works' as defined in Section 3.3 of SEPP TI as follows [**bold** text for emphasis]:<br><br>*(3) If this Chapter provides that development for a particular purpose that may be carried out without development consent includes **construction works**, the following works or activities are (subject to and without limiting that provision) taken to be construction works if they are carried out for that purpose—*<br>*(a) accessways,*<br>*(b) temporary construction yards,*<br>*(c) temporary lay-down areas for materials or equipment,*<br>*(d) temporary structures,*<br>*(e) conduct of investigations,*<br>***(f) clearing of vegetation (including any necessary cutting, pruning or removal of trees) and associated rectification and landscaping,***<br>***(g) demolition,***<br>*(h) relocation or removal of infrastructure,*<br>*(i) extraction of extractive materials at the construction site solely for the purpose of the construction.*<br><br>Pursuant to Section 3.37(1), the proposed activity involves the construction of a permanent classroom and new public preschool with a maximum height of one storey which is less than the greater of four storeys or the height limit of 8.5m in the *Liverpool Local Environmental Plan 2008* (LEP).<br><br>At the time of writing this report, it is acknowledged that the proposed plans would contravene a condition of consent in relation to Landscaping under Section 3.37(4). However, this matter is currently being worked through and will be resolved prior to determination of the REF.<br><br>Pursuant to Section 3.37(5A), the Design Quality Principles set out in Schedule 8 of SEPP TI 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. |
| **3.38** | Notification of the carrying out of the Activity is required under Section 3.38 of SEPP TI.<br><br>Written notice of the intention to carry out the Activity must be provided to Council and occupiers of adjoining land for a period of 21 days before the activity is carried out. Any response received within this time period must be taken into consideration.<br><br>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.<br><br>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 Consents

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.

DA437/97 was the only development consent that Council provided following the GIPA request, which relates to the establishment of the school site.

Review of the conditions of consent and stamped plans identified the following:
- Condition 1 referenced a Landscape Plan; and
- Condition 2 required the landscaping to remain on site following occupation.

A copy of the stamped approved plans was reviewed by DFP, which showed turfed areas within the area of the proposed classroom building. A dam and trees were also shown in the area of the proposed pre-school.

At the time of writing this report, it is acknowledged that the proposed plans would contravene a condition of consent in relation to Landscaping under Section 3.37(4). However, this matter is currently being worked through and will be resolved prior to determination of the REF.

## 4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not an Activity that takes place on or affects Commonwealth land or waters. Further, it is not an Activity carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed Activity 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 |

| Consideration | Yes/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 proposal is also not located within or adjacent to a NSW National Park.<br>Notwithstanding, a Mitigation Measure has been included that relates to unexpected finds. |
| *Rural Fires Act 1997* | No | No | The site is not mapped as bushfire prone land. As a result, a bushfire safety authority is not required to be issued from the NSW Rural Fires Services (RFS), under Section 100B of the RF Act. |
| *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 | Part 7 of the *Biodiversity Conservation Act 2016* (the BC Act) outlines biodiversity assessment and approval requirements and states that an activity under Part 5 of the *EP&A Act* is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species as defined by the test of significance criteria in Section 7.3 of the BC Act, which may then lead to a Species Impact Statement (SIS) or Biodiversity Assessment Report (BDAR).<br>The Flora and Fauna Assessment report prepared by Eco Logical for the proposed activity includes the test of significance and concludes that the proposed activity does not significantly affect any threatened species or ecological communities as per the BC Act. As a result, an EIS (and therefore a SIS or a BDAR) is not required. |
| *Pesticides Act 1999* | No | No | The activity does not require large quantities or dangerous pesticides to be used. |

| Legislation | Relevant? | Approval Required? | Applicability |
|---|---|---|---|
| *Heritage Act 1977* | No | No | The site is not listed on the Department of Education's s170 Heritage Conservation Register.<br>Furthermore, the site is not identified as an item or environmental heritage significance (State or local) and is not mapped within a heritage conservation area.<br>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. |
| *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 proposal is not likely to harm marine vegetation. |
| *Contaminated Lands Management Act 1997* | Yes | No | Having regard to the *Contaminated Land Management Act 1997* (CLM Act) and the Section 10.7 Planning Certificate obtained on 20 September 2023 for the site, the land is not:<br>- Significantly contaminated land within the meaning of the CLM Act;<br>- Subject to a management order within the meaning of the CLM Act;<br>- Subject of an approved voluntary management proposal within the meaning of the CLM Act;<br>- Subject to an ongoing maintenance order within the meaning of the CLM Act; and<br>- Subject of a site audit statement within the meaning of the CLM Act.<br><br>WSP undertook a targeted Detailed Site Investigation and noted that due to a small amount of asbestos found during testing, the contamination risk at the site is high.<br><br>WSP noted the site will be suitable for the proposed activity, subject to the mitigation measures being implemented, including the requirement of an Asbestos in Grounds Management Plan, Construction Environment Management Plan and Asbestos Management Plan. |
| *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.**<br><br>There is no requirement for an environmental protection licence to be obtained as part of these works. |
| *Roads Act 1993* | Yes | Yes | Consent from the road authority is required for any works within the road reserve. |
| *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 site is not located within a mine subsidence district. |

| Legislation | Relevant? | Approval Required? | Applicability |
|---|---|---|---|
| *Environmental Planning and Assessment Regulation 2021 (Section 171A* | Yes | No | The site is located within the Georges River Catchment. The provisions of Section 6.6, 6.7, 6.8 and 6.9 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (SEPP BC) are relevant and considered within this table (see below).<br><br>Section 6.6 relates to water quality and quantity. In this regard, a Civil Design Report (**Appendix 6**) has been prepared by Meinhardt (dated 3 April 2025) which has addressed stormwater quantity management and provided a stormwater quality management strategy. This includes the construction of additional stormwater drainage, including two (2) underground OSD tanks, that will store/ convey water 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.<br><br>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.<br><br>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.<br><br>Accordingly, the proposed activity is unlikely to result in any direct, indirect or cumulative adverse impact on aquatic ecology.<br><br>Section 6.8 relates to flooding. Having regard to the Flood Statement (**Appendix 16**), 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. Overland flow will largely be accommodated within the roads and drainage system; however, some overland flow onsite is expected to be conveyed in a northerly direction towards the site. In this regard, the civil design has been designed to divert overland flow away from buildings.<br><br>The Flood Statement has concluded that the proposed activity will not cause any environmental harm or impacts in terms of flooding, however, has recommended a 300mm fall from the new buildings to assist with overland flow.<br><br>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* | 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. |

| Legislation | Relevant? | Approval Required? | Applicability |
|---|---|---|---|
| *Policy (Biodiversity and Conservation) 2021* | | | Notwithstanding that the proposed activity requires the removal of trees, this is explicitly permitted by SEPP TI as detailed in **Table 4** of this REF, being vegetation removal associated with 'construction works' of development permitted without consent.<br>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.<br>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 SEPP TI.<br>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 Section 6.6-6.9 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.<br>As the proposed activity is development permitted without consent, this SEPP does not apply to the proposal.<br>Notwithstanding, an ESD Report has been prepared by NDY. The report notes that the proposed activity has been designed 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*.<br>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.<br>In this regard, contamination reporting has been undertaken within the locations of the proposed activity by WSP, as part of a Detailed Site Investigation (DSI).<br>The DSI confirmed that the site comprised agricultural land up until 1991, with operation of the site for the purpose of a school commencing in 2002. Since then, permanent and portable structures have been placed within the school grounds up until 2025.<br>As part of the DSI, a targeted investigation of the study area was undertaken in the form of ten (10) boreholes on 15 January 2025. These boreholes were taken to a depth of up to 6.0m below ground level, with the subsurface conditions comprising clayey sand or sandy clay topsoil between 0.55m to1m. Between 2.7m to 3m, fill comprised natural material comprising sandy or silty clay and was |

| Legislation | Relevant? | Approval Required? | Applicability |
|---|---|---|---|
| | | | underlain siltstone.<br><br>One possible asbestos fragment was identified and upon testing was considered to equate to 0.0018% w/w asbestos in soil, which is below the adopted criteria of 0.01%. In this regard WSP have recommended management of the asbestos on site to make the proposed activity suitable for the intended use. Mitigation Measures have been included in **Appendix 1** which require an update to the Asbestos in Grounds Management Plan, and compliance with the *Department of Education Asbestos Management Plan for NSW Government Schools.*<br><br>Based on the results of the DSI, WSP have concluded that the contamination risk of the proposed activity area is high due to the asbestos fragment finding, however, subject to compliance with the Mitigation Measures the site will be suitable for the proposed activity from a contamination perspective. |

## 4.4 National Quality Framework

**Table 7** demonstrates the proposed pre-school will comply with the National Quality Framework Assessment Checklist requirements under Chapter 4 of the Applying the National Regulations to development proposals.

**Table 7: National Quality Framework Checklist**

| Regulation | Activity | Compliance |
|---|---|---|
| **104. Fencing or barrier that encloses outdoor spaces.**<br><br>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. | The outdoor play space for the preschool will be enclosed by 1.2m - 1.8-metre-high solid fence to ensure that children cannot go through, over or under the fence. | Yes |
| **106. Laundry and hygiene facilities**<br><br>There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that is not accessible by, and does not pose a risk to, children. | A separate laundry room is proposed within the preschool for dealing with soiled clothing, nappies and linen. | Yes |
| **107. Unencumbered indoor space**<br><br>Every child being educated and cared | Number of children: 60 | Yes |

| Regulation | Activity | Compliance |
|---|---|---|
| for within a facility must have a minimum of 3.25m$^2$ of unencumbered indoor space. | Required area: 195m$^2$<br>Provided Area: 220m$^2$<br>3.66m$^2$ per student | |
| **108. Outdoor Space Requirements**<br>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m$^2$ of unencumbered outdoor space. | Number of children: 60<br>Required area: 420m$^2$<br>Provided Area: 450m$^2$<br>7.5m$^2$ per student | Yes |
| **109. Toilet and hygiene facilities**<br>A service must ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children. | The proposal provides adequate toilet and washing facilities throughout the preschool. | Yes |
| **110. Ventilation and natural light**<br>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility. | Indoor playrooms will be well ventilated with operable windows allowing natural air and light in. | Yes |
| **111. Administrative space**<br>A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations. | The preschool includes a foyer, an interview room, a kitchen, a staff room and a meeting room. | Yes |
| **112. Nappy change facilities**<br>Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All | Nappy changing facilities are provided. | Yes |

| Regulation | Activity | Compliance |
|---|---|---|
| nappy changing facilities should be designed and located in an area that prevents unsupervised access by children. | | |
| **113. Outdoor space—natural environment**<br>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to safely explore and experience the natural environment. | The preschool includes a dedicated outdoor play area for children. | Yes |
| **114. Outdoor space—shade**<br>The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun. | The dedicated outdoor play area includes a partly covered portion. In addition, new tree plantings are proposed to provide additional shading. | Yes |
| **115. Premises designed to facilitate supervision**<br>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate adequate supervision of children at all times, having regard to the need to maintain their rights and dignity. | Internal and external areas of the preschool have been designed to ensure that adequate sightlines are provided to facilitate the appropriate supervision of children. | Yes |

## 4.5 Strategic Plans

**Table 8** considers strategic plans that are relevant to the proposed activity.

**Table 8: Consideration of applicable Strategic Plans**

| Strategic Plan | Assessment |
|---|---|
| **The Greater Sydney Regional Plan A Metropolis of Three Cities** | *A Metropolis of Three Cities* aims to respond to the needs of Greater Sydney's people and the region's current and future structural challenges. The plan identifies three cities:<br>• Eastern Harbour City (Sydney CBD and North Sydney CBD); |

| Strategic Plan | Assessment |
|---|---|
| | • Central River City (Parramatta CBD); and<br>• Western Parkland City (Western Sydney Airport – Badgerys Creek<br>• Aerotropolis)<br>The activity contributes to the implementation of the Greater Sydney Region Plan and its five (5) districts. The districts are being planned to deliver growth and change in Greater Sydney, and the Site forms part of the Western City District. |
| **Western City District Plan**<br><br>**A plan to manage growth and achieve the Greater Sydney regional plan vision, while enhancing liveability** | The Western City District Plan is a guide for implementing *A Metropolis of Three Cities* in the Western Parkland City.<br><br>The site is located within the Liverpool LGA and therefore the Western City District Plan applies to the site.<br><br>The activity is consistent with the Western City District Plan as it proposes to provide a new classroom building in an established school and a new public preschool, thereby supporting the local community with social infrastructure as it continues to grow and evolve in accordance with the plan. It is noted that the new classroom building will provide modern educational facilities to replace existing short term portable classrooms.<br><br>The activity supports the Western City District Plan as it provides for the achievement of the following relevant planning priorities:<br><br>**Infrastructure and Collaboration**<br><br>Planning Priority W1 – *Planning for a city supported by infrastructure* – The activity aligns educational infrastructure investment with school population requirements.<br><br>**Liveability**<br><br>Planning Priority W3 - *Providing services and social infrastructure to meet people's changing needs:*<br>The activity will provide modern, permanent social infrastructure within a school that is currently catering for needs of the school community with short term portable classroom.<br><br>Planning Priority W4 – *Fostering healthy, creative, culturally rich and socially connected communities:*<br>The activity provides for a clear Connecting with Country framework, in a diverse neighbourhood, with the inclusion of artwork on the exterior of the building.<br><br>**Sustainability**<br><br>Planning Priority W15 - *Increasing urban tree canopy cover and delivering Green Grid connections*:<br><br>The activity will increase the existing tree canopy on the site.<br><br>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. The activity will also provide a new public preschool which will increase |

| Strategic Plan | Assessment |
|---|---|
| | early learning opportunities. |
| **Connected Liverpool 2040 - Liverpool Local Strategic Planning Statement** | The Liverpool Local Strategic Planning Statement (LSPS) was prepared in March 2020, for the purpose of outlining Liverpool's connectivity, productivity, liveability and sustainability priorities over the next 20 years. The LSPS specifically identifies the strategic planning work that will in turn inform the planning controls to ensure the important values and characteristics of the community are fulfilled.<br><br>The LSPS sets the vision and planning priorities informed by the *Western City District Plan* and *a Metropolis of Three Cities.*<br><br>The activity achieves or aligns with the following Planning Priority<br><br>**Local Planning Priority 10**<br><br>• 10.3 – Collaborate with Universities, TAFE, the Department of Education and other education providers to support growth.<br><br>The proposed activity provides a new classroom building to support growth of an existing school, which due to growth is currently utilising portable classrooms. The activity also proposes a public preschool, which increases growth of the education sector to preschool aged children. |
| **Sydney's Walking Future 2013 – Connecting people and places** | This Plan aims to get people walking more often and this will be done by:<br><br>• promoting walking for transport;<br>• connecting people to places through safe walking networks around centres and public transport interchanges; and<br>• engaging with partners across government, with councils, nongovernment organisations and the private sector to maximise our effectiveness.<br>An existing footpath is located around the boundaries of the school site, offering opportunity for students and parents to walk to school. Pedestrian crossings are located on Chapman Street and Wyattville Drive proximate to pedestrian entry points. |
| **Sydney's Bus Future 2013 – simpler, faster, better bus services** | Students and staff can access school bus zone on Chapman Street and public bus transport for travel to and from school. |
| **Crime Prevention Through Environmental Design Principles** | The proposed activity incorporates CPTED principles into the siting of the new classroom building and new public preschool. The buildings will be constructed with safety and crime prevention in mind for places, spaces and movement pathways. |
| **Better Placed: An integrated design policy for the built environment of NSW (GANSW 2017)**<br><br>This policy sets 7 key objectives:<br><br>• Better fit<br>• Better performance<br>• Better community<br>• Better for people | This is an integrated design policy for the built environment and its objectives help focus key considerations in the design of the built environment.<br><br>The activity meets the objectives of this policy as follows:<br><br>• **Fit:** the proposed new classroom building and public preschool are located within the boundary of an existing school and are consistent with the character of the area. |

| Strategic Plan | Assessment |
|---|---|
| • Better working<br>• Better value<br>• Better look and feel | • **Performance:** The principles of ESD have been incorporated into the design of the activity. See **Section 6.11** of this REF and **Appendix 10** for the ESD Report.<br>• **Community:** The new classroom building provides modern educational for school aged students in the community. The new public preschool offers the community an additional service for 3–5-year-olds.<br>• **People:** The buildings will provide for the safety and comfort of occupants with the design guided by Education Facilities Standards and Guidelines (EFSG).<br>• **Working:** The designs of the new classroom building and public preschool are functional and are in-built with a high degree of flexibility with the design of learning and outdoor spaces to allow for the ongoing and sustained usability of the building.<br>• **Value:** The proposed classroom building and public preschool will encourage achievement of design excellence and deliver value for staff, students and the community.<br>• **Look and Feel:** The design of the classroom building and public preschool is engaging, inviting and attractive. |
| **Healthy Urban Development Checklist, NSW Health** | The proposed activity is consistent with the Checklist, as it will:<br>• Provided additional services on the existing site and replace portable classrooms;<br>• Provide outdoor facilities, which promote and encourage physical activity and exercise;<br>• Promote walking and cycling through the local school catchment;<br>• Provide access to a public preschool within the locality, thereby reducing trip generation from homes and car dependence;<br>• Be built and monitored and safe for people with CPTED principles applied;<br>• Meet growing community needs and gaps in educational facilities in the locality and region;<br>• Minimise disturbance to health effects associated with noise, odour and light pollution; and<br>• Provide for special needs school community, whether students or teachers. |
| **Draft Greener Places Design Guide (GANSW)**<br>This draft guide provides advice for design pertaining to open space, urban tree canopy, ecological health and green infrastructure | The guide provides information on how to design, plan and implement green infrastructure in urban areas in the public domain. The activity supports the Guide by applying the design advice by:<br>• inclusion of solar power and long lasting, low maintenance materials into buildings' location, orientation, sun shading and passive thermal design elements;<br>• designing entrance points (new pedestrian access point and public preschool school) at grade for visual inclusivity, accessibility, and connectivity to the site and locality; and<br>• Increase net landscaping on the site to better integrate with the surrounding public domain. |
| **Design Guide for Schools (GANSW, 2018).** | Schedule 8 Schools (design quality principles) of SEPP TI sets out the seven (7) design quality principles that must be addressed as part of |

| Strategic Plan | Assessment |
|---|---|
| Policy aims to:<br>• Promote and champion good design processes and outcomes for schools;<br>• Deliver schools that respond to the physical, social and environmental context;<br>• Support the delivery of excellent learning environments. | the proposed activity.<br>The activity has been designed with careful consideration for context, built form and landscape, sustainability principles, accessibility, health and safety, amenity, functionality, adaptability and visual appeal.<br>The Architectural Design Report provides an analysis of the design against the design quality principles and finds that the proposal satisfies the principles. Refer **Appendix 4.** |
| **Environmental Design in Schools (GANSW, 2018)**<br>This policy aims to provide school principals and school communities with a holistic understanding of environmental design | The guide presents strategies for passive design as opportunities for making positive, sustainable change in the building or running of a school/ preschool.<br>The strategies set out in the guide have been incorporated into the proposal with common objectives with the Education Facilities Standards and Guidelines and green star system, seeking to achieve ESD and ensure its integration into the new classroom building and public preschool.<br>The activity implements ESD principles in the works for the new classroom building and public preschool. Refer to **Appendix 10** relating to ESD measures. |
| **Liverpool Community Strategic Plan** | The Liverpool Community Strategic Plan operates in conjunction with the LSPS and outlines the community vision for Liverpool City Council from 2022 – 2032. The proposed activity is consistent with Strategic object 3 as it provides facilities additional local employment opportunities and improved education opportunities. |

# 5. Consultation

## 5.1 Early Stakeholder Engagement

**Table 9** provides a summary of early stakeholder (non-statutory) consultation already undertaken to inform activity development and preparation of the REF.

**Table 9: Summary of Early Stakeholder Engagement**

| Stakeholder | Engagement |
|---|---|
| Liverpool City Council, Transport for NSW | A Transport Working Group was held on 20 August 2024. As a result of the TWG, LCC requested civil and stormwater drawings be included in the application and that traffic impacts on Chapman Street be addressed in the Traffic Statement.<br>Civil and Stormwater drawings are located in **Appendix 5**. The Transport Assessment in **Appendix 17** addresses traffic impacts on Chapman Street and include a Mitigation Measure in **Appendix 1** to relocate the existing bus zone. |
| Liverpool City Council | A meeting was held with Liverpool City Council on 29 January 2025. Council requested that civil and stormwater drawings be included with the DA application. Liverpool City Council also requested traffic impacts from Chapman Street be evaluated as this street is heavily used by the school, and to confirm whether the school catchment area extends east of Cowpasture Road. An updated DSI is required for lodgement.<br>At the time of the meeting, a Development Application was proposed however, since the meeting, in accordance with legislation changes, Part 5 approval is now sought. |
| Connecting with Country - Local Aboriginal Elder | A meeting was held with an Aboriginal Elder on 26/09/2024. Key outcomes of the meeting were to include sufficient windows for views to the outside, inclusion of native plants and inclusion of a kitchen garden. The inclusion of additional murals was also discussed.<br>The activity design responded through the inclusion of additional murals, one for the school and one for the preschool. Native plants have been included in the landscape design. |

## 5.2 Statutory Consultation

Consultation will be undertaken with in accordance with statutory requirements under SEPP TI 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; and
- making the REF publicly available on the Planning Portal throughout the consultation period.

Comments received will be carefully considered and responded to in the final REF.

# 6. Environmental Impact Assessment

This section provides an environmental impact assessment for the proposed upgrade works and new preschool at Greenway Park 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 and Protection

Having regard for the Arboricultural Impact Assessment (AIA) (**Appendix 14**), 11 trees require removal to facilitate the proposed activity.

Seven (7) of these trees are located along the Chapman Street frontage and northern boundary of the school and require removal due to a major encroachment of the Tree Protection zone (TPZ) resulting from the proposed Activity.

Three (3) trees are required to be removed due to being within the building footprint of the new preschool building, associated walkways and carpark.

One (1) tree requires removal to accommodate services, located adjacent to Block C.

Details of the trees to be removed, included significance rating are provided in **Section 2.3.2** of this REF.

**Figures 15, 16 and 17** below identifies the trees that are proposed to be removed.

To offset the loss of these trees, replacement planting is proposed at a ratio of 2:1, in accordance with the Landscape Plans prepared by Ground Ink.

A total of 22 replacement trees are proposed across the site, with majority of these trees proposed along the Chapman Street frontage and surrounds of the new preschool. The replacement trees will be native species and in accordance with the Landscape Plans, will be Lemon Scented Myrtle, River Birch, Spotted Gum, Tuckeroo, Forest Red Gum and Ornamental Pear. Advanced stock is to be planted in accordance with the mitigation measures contained within the Arborist Impact Assessment (**Appendix 14**).

Shrubs, groundcovers and grasses are also proposed, which will assist in softening the built form and provide play space for the school and preschool.

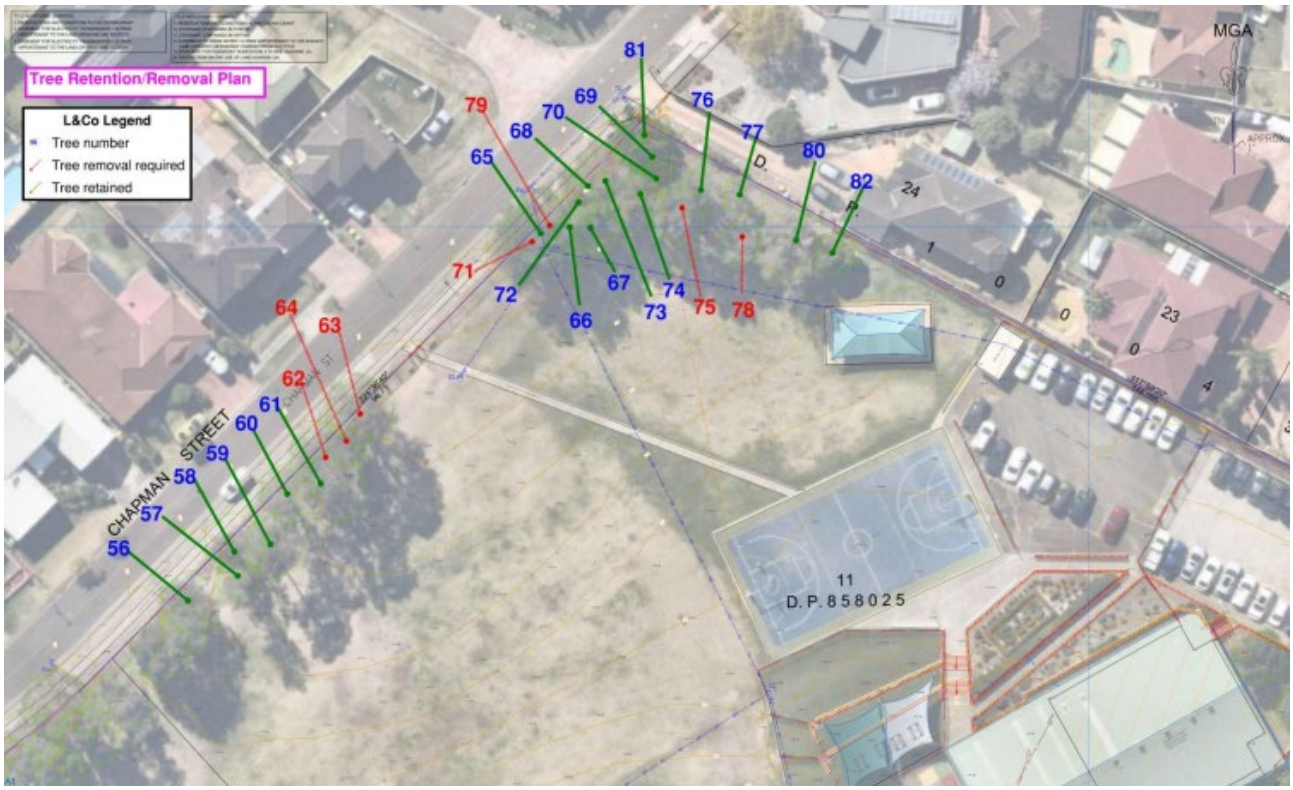


**Figure 15: Tree Removal Plan – Source L&Co**

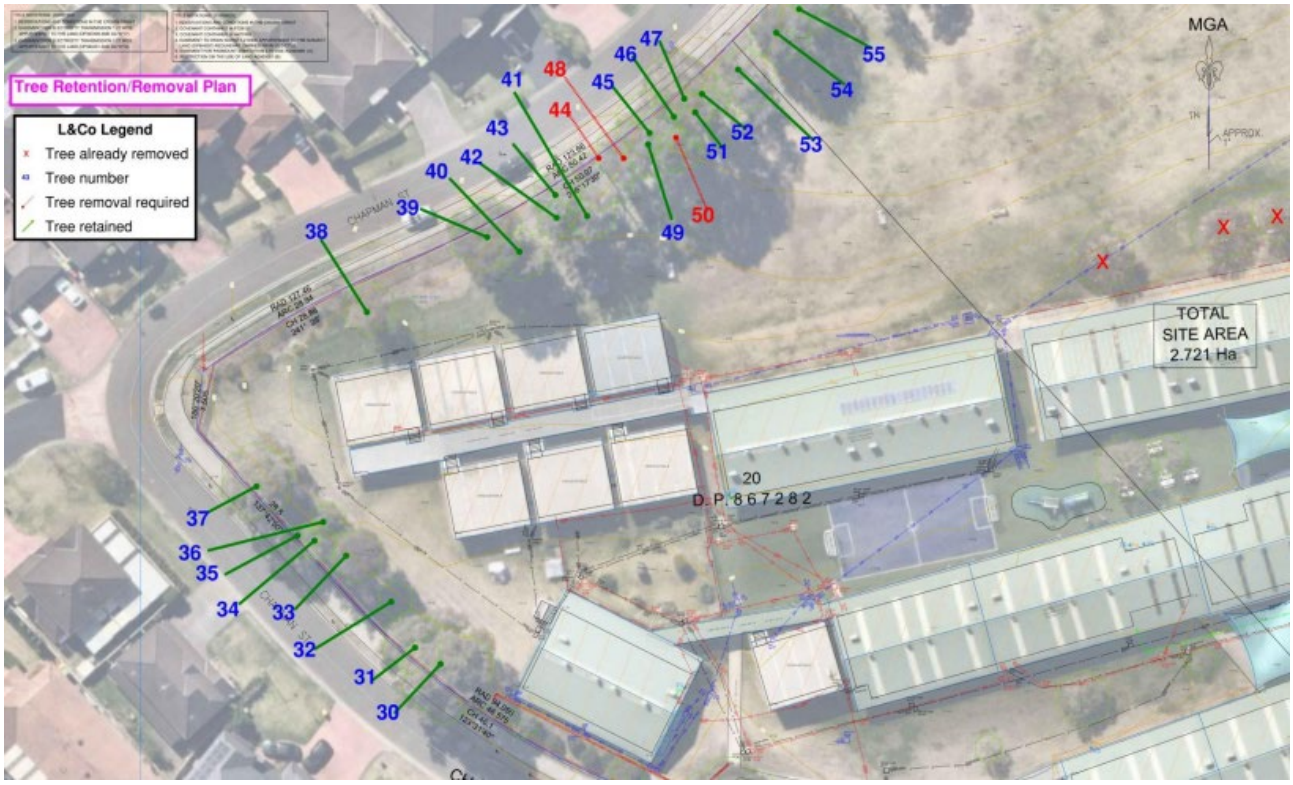


**Figure 16: Tree Removal Plan – Source L&Co**

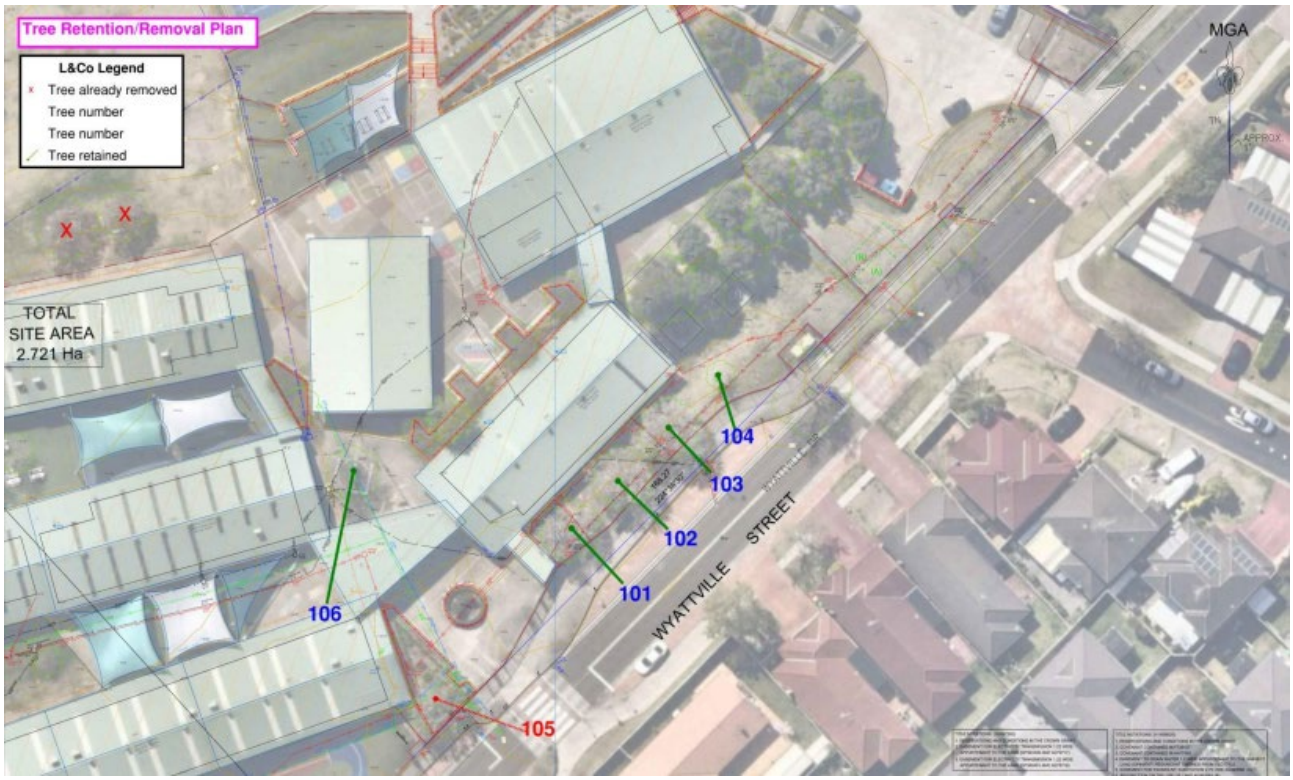


**Figure 17: Tree Removal Plan – Source L&Co**

The works are also within the TPZ of twelve (12) other trees which are to be retained.

It has been assessed in the Arborist Report that the impact to six of these retained trees (Trees 39, 45, 49, 65, 82 and 103) 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 the other six (6) retained trees (Trees 30, 33, 38, 40, 46 and 80). 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.

**Figures 18, 19 and 20** are extracts of the Tree Protection Plan from the AIA.

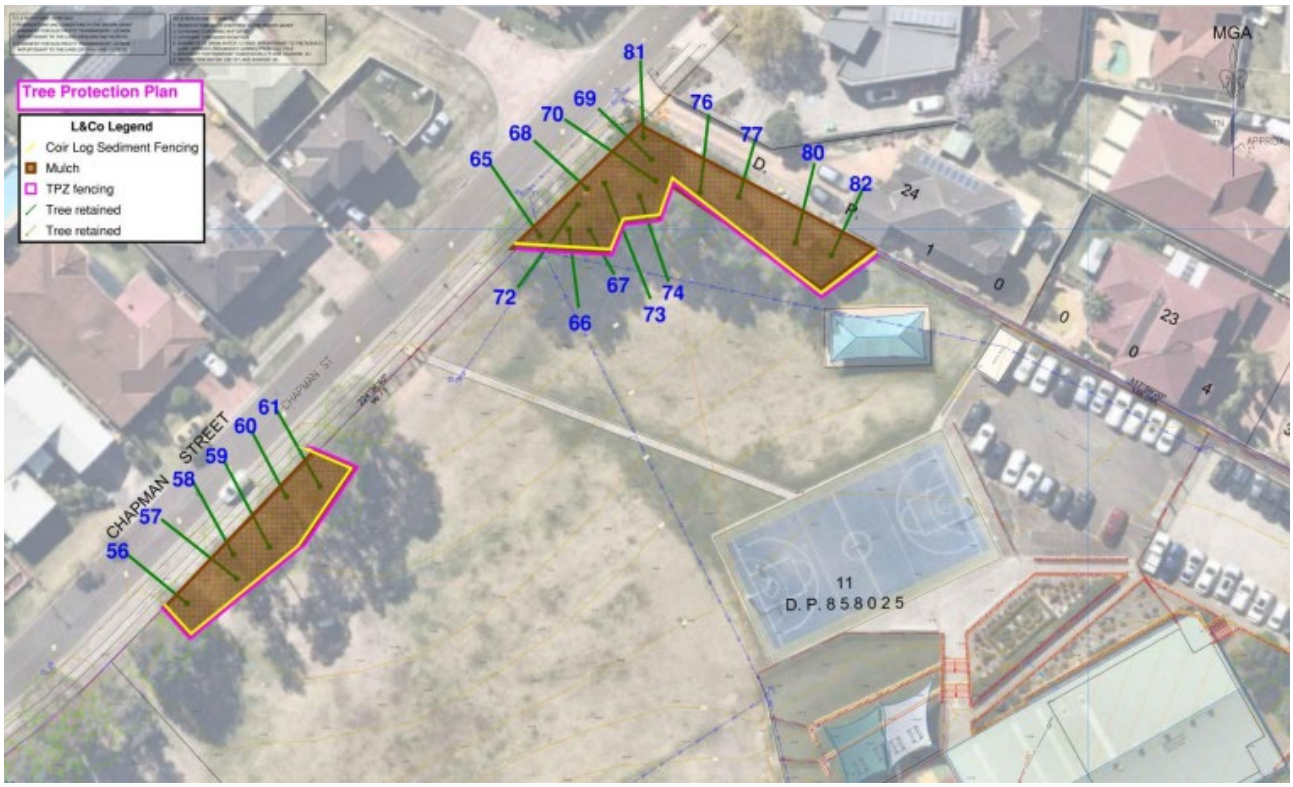


**Figure 18: Tree Protection Plan – Source L&Co**

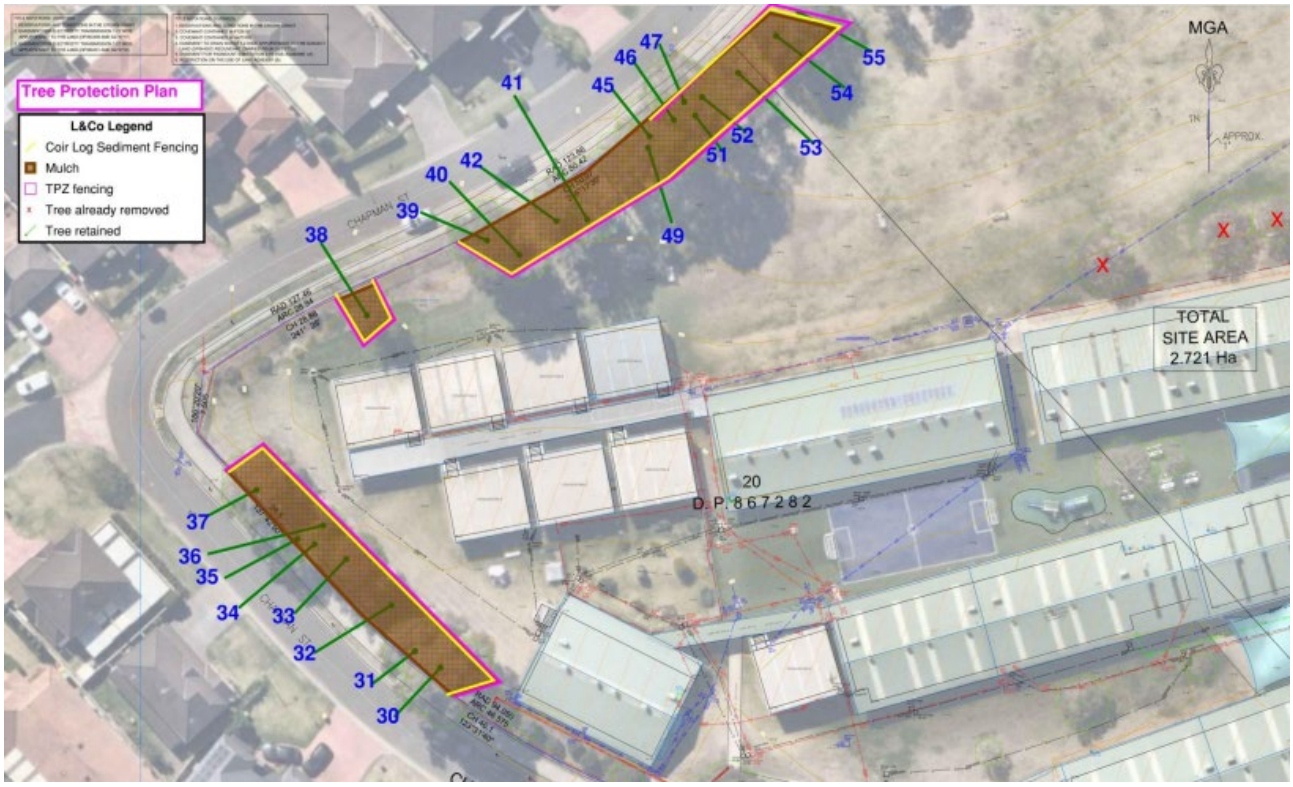


**Figure 19: Tree Protection Plan – Source L&Co**

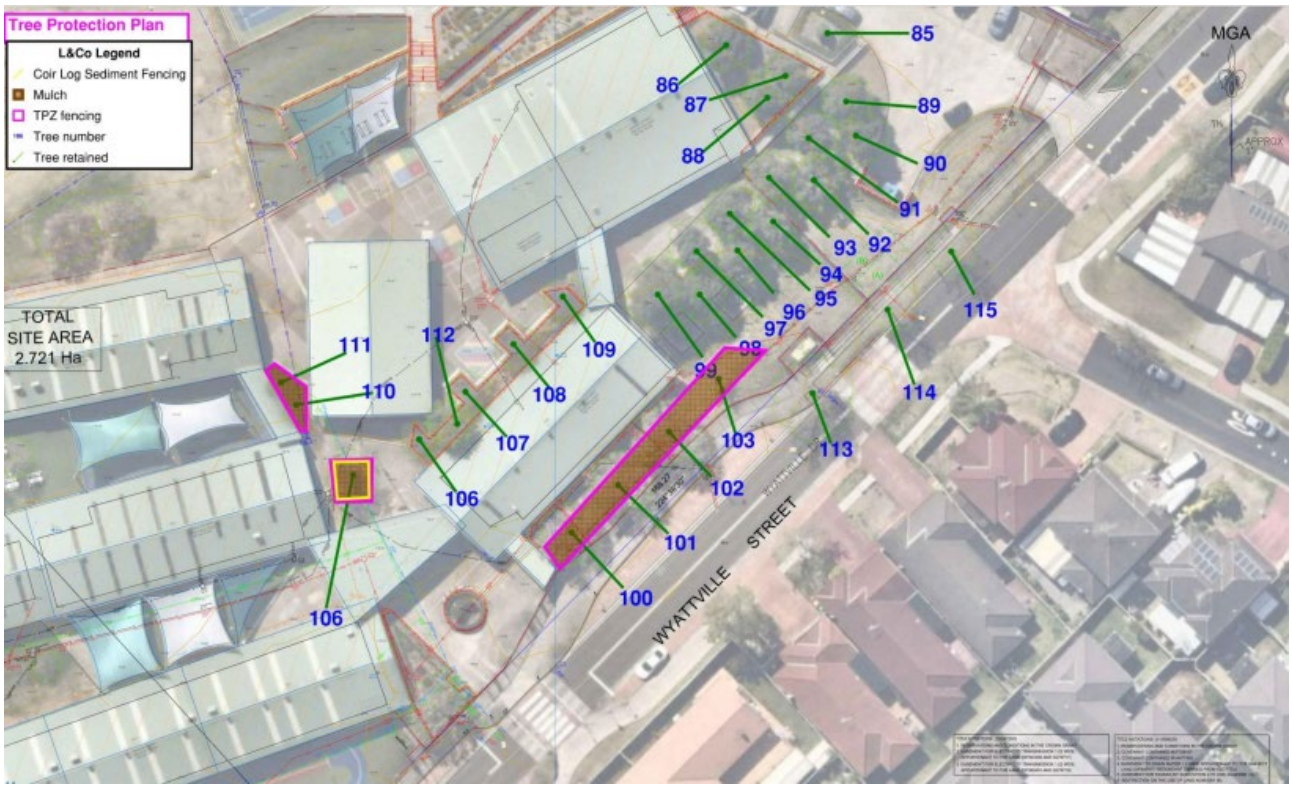


**Figure 20: Tree Protection Plan – Source L&Co**

## 6.1.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to trees subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 10**.

**Table 10: Arboricultural Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| Trees | | |
| TMM2A* | The Project Arborist must oversee the installation of tree protection measures prior to the commencement of construction. | Prior to commencement of Construction |
| TMM2B* | The Project Arborist must oversee works in proximity to trees and ensure tree protection measures are maintained during the construction phase. | During Construction |
| TMM3* | TPZ fencing must be installed parallel to the proposed building line prior to any site works (including demolition) and remain in place for the duration of the construction. Coir logs must be installed inside of the TPZ fencing to prevent material runoff into the TPZ. Materials, waste storage and temporary services must not be located within the TPZ fenced area. If works are required within the TPZ fenced area, then they must be supervised by the project arborist. The tree protection measures must be inspected by the project arborist prior to the start of site works, including demolition. | Prior to Demolition |
| TMM4* | Removal works are to be carried out by a practicing arborist. The practicing arborist must hold a minimum qualification equivalent (using Australian qualifications | During Demolition |

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| | Framework) of Level 3 or above in arboriculture or its recognised equivalent. The practicing arborist must have a minimum of 3 years of practical experience. Removal works must be undertaken in accordance with *the Australian Standard 7373: Pruning of Amenity Trees (2007), Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Works (2016)* and other applicable legislation and codes. | |
| TMM5* | Replacement tree planting must be provided when trees are removed. Replacement trees must be supplied as advances size stock to help offset the loss of amenity resultant from the tree removals.<br><br>Replacement planting must be supplied in accordance with *Australian Standard 2303: Tree Stock for Landscape Use (2015).* | During Construction |
| TMM6* | Replacement planting is to be local native canopy species. | During Construction |

## 6.2 Ecological Impacts

A Flora and Fauna Assessment Report (FFAR) has been prepared by Eco Logical as part of this REF (**Appendix 15**), 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, however due to the presence of marginal foraging habitat for Grey-headed Flying Fox and Swift Parrot on the activity site a Test of Significance was undertaken. The result of the Test of Significance identified that the proposed activity is unlikely to have a significant impact on either Grey Headed Flying Fox or Swift Parrot.

An extract of the SVTM mapping is provided at **Figure 21** below, with the site shown outlined in red. As can be seen, the nearest PCTs are located approximately 300m to the south-east (PCT 3320: Cumberland Shale Plains Woodland) and (PCT 3972: Sydney Creekflat Wetland).


**Figure 21: Tree Protection Plan – Source L&Co**

The FFAR has reviewed previous records for listed threatened species within a 5km radius of the school site. The results found that 28 threatened flora species and 63 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. No specific Mitigation Measures are proposed in regard to Ecology other than those listed in **Section 6.1.**1 of this REF.

## 6.3 Traffic, Access and Parking

A Transport Assessment was prepared by Mott MacDonald to address the traffic, access and parking impacts and requirements for the proposed activity (**Appendix 17**).

The proposed activity involves the replacement of seven (7) portable classrooms (seven GLS), with a permanent single-story classroom building and associated works, along with a new single storey preschool.

The permanent classroom building will comprise eight (8) GLS. The activity does not propose to increase the existing student capacity, with the focus of the works being around formalising teaching and learning spaces from portable to permanent spaces with the appropriate teacher to student ratio. In this regard, no change to the car parking arrangements for the school are proposed.

**Existing Site Conditions**

The existing carpark consists of 50 car parking spaces. No increase to staff numbers for the school is proposed, therefore the existing parking arrangements are considered suitable. The Transport Assessment notes that the school could implement a staff carpool program if the need arises in the future.

The main pedestrian access and kiss and drop facility is located on Wyattville Drive with additional kiss and drop facilities and pedestrian entries located on Chapman Street **(Figure 22).**


**Figure 22: Existing Traffic Arrangements. Source Mott McDonald**

**Parking and Access**

Car Parking & Access

The new preschool building will be capable of accommodating 60 children and 6 staff. Whilst the DCP is guide only, and not applicable to the activity, the DCP would require one (1) space per staff member and one (1) space per ten (10) children, which results in 12 spaces. The proposed new preschool carpark is compliant with the DCP requirements, comprising 13 dedicated preschool parking spaces (inclusive of one (1) accessible space).

The new preschool carpark will be accessed via Chapman Street (**Figure 23**). A separate pedestrian entry point is proposed along Chapman Street, south of the carpark vehicle entry point.

The activity proposes an additional pedestrian entry for the school on Chapman Street and a new pedestrian and vehicular entry for the preschool on Chapman Street (**Figure 24**).

Bicycle Parking

The Transport Assessment has assessed the cycling network around the school as being underdeveloped and disconnected with footpaths along Chapman Street and in West Hoxton generally being too narrow to accommodate both pedestrians and cyclists. In addition, there are no bicycle parking or end of trip facilities (EOTF) currently within the school campus.

The Rapid Transport Assessment (RTA) for the school has calculated that 22 bicycle parking spaces would be required for the 184 students that are capable of being accommodated within the new classroom building. However, due to existing safety concerns associated with the existing surrounding cycling network the Transport Assessment concludes that bicycle parking and end of trip facilities should not be considered for the school at this time.

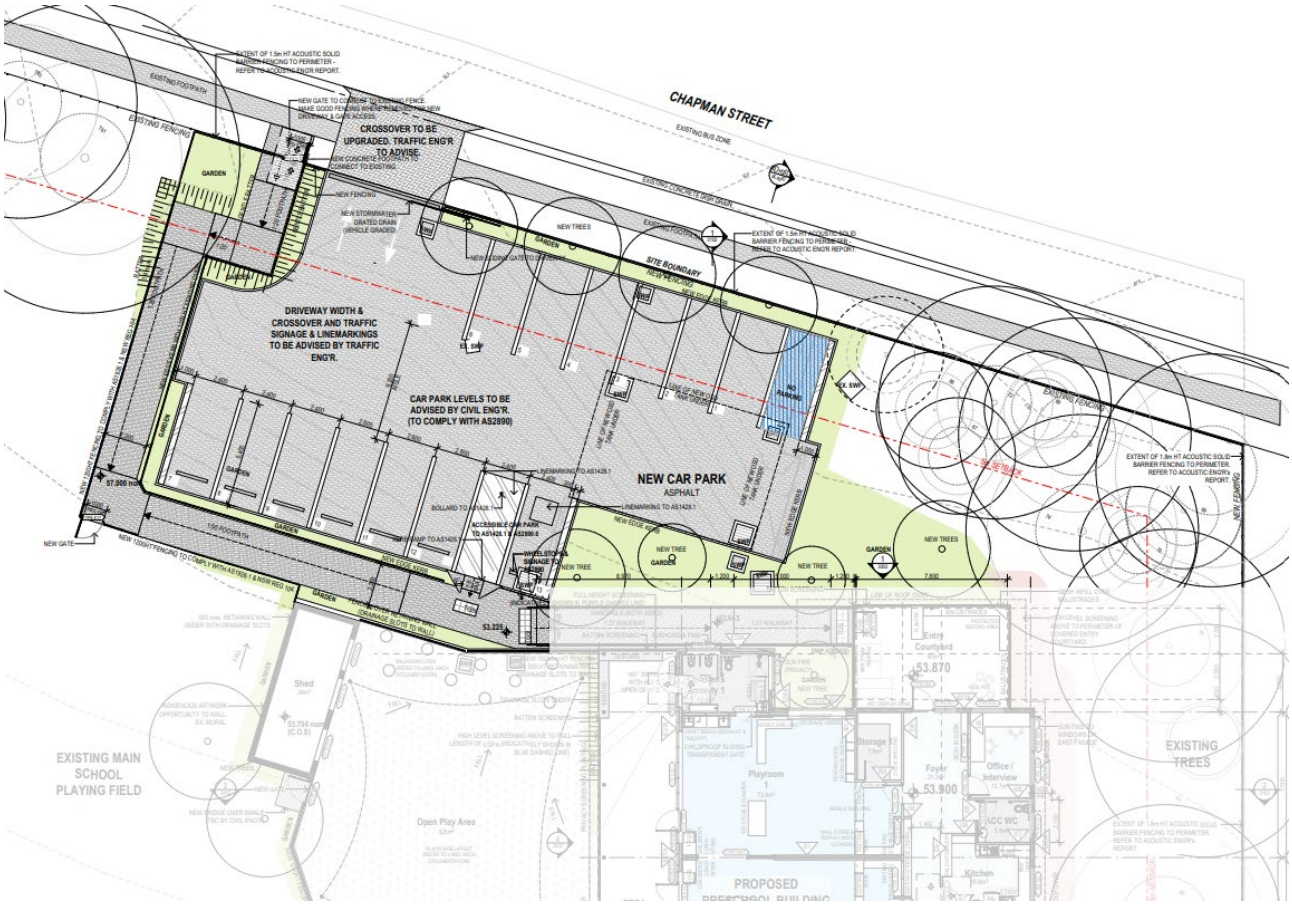


**Figure 23: Proposed Preschool carpark. Source Mott McDonald**

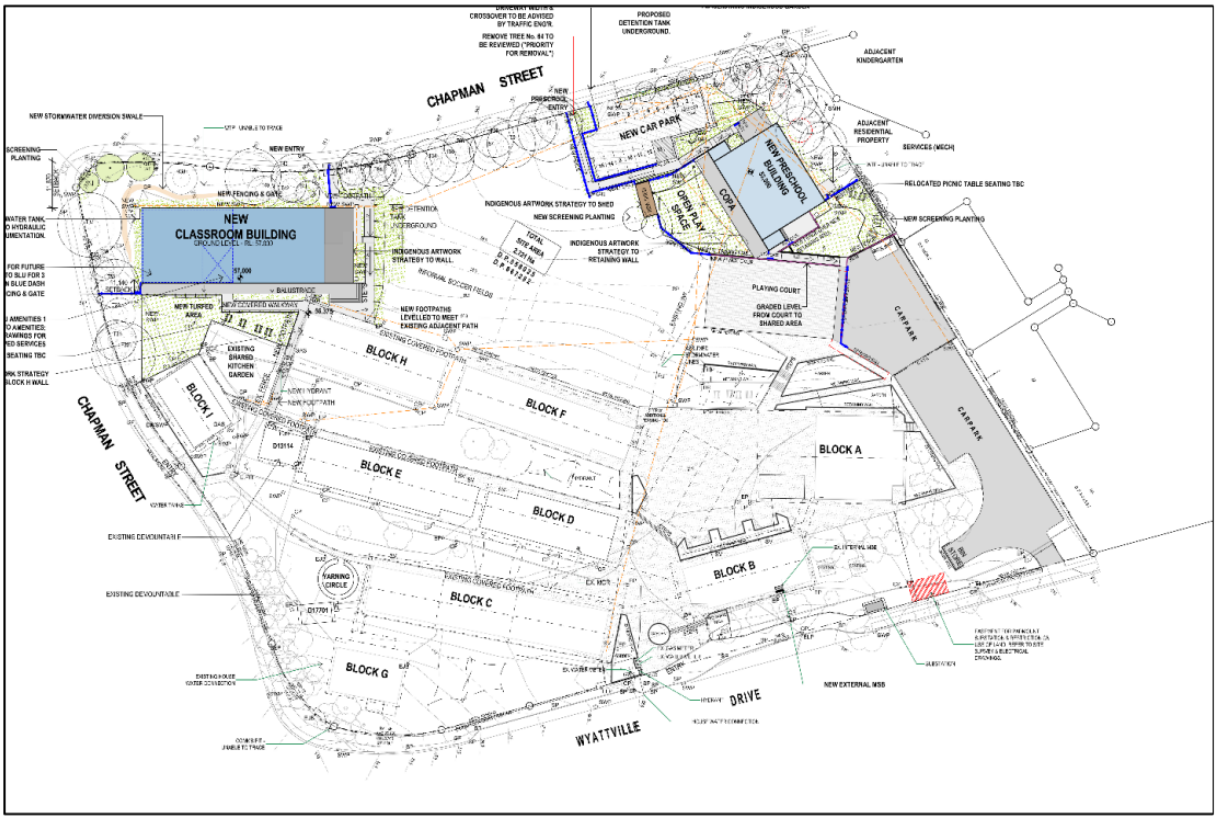


**Figure 24: New pedestrian and Vehicular entry points. Source: Fulton Trotter Architects**

**Impact Assessment**

The proposed vehicular entry point to the preschool is proximate to the existing bus zone along Chapman Street. In this regard Mott McDonald have included a mitigation measure for the bus zone to be relocated south of the proposed preschool vehicular and pedestrian entry points to ensure safety to student, residents and vehicle driver safety.

The Transport Statement has considered the existing traffic and parking conditions, and the potential traffic impacts associated with the upgrades and new preschool. As set out in the statement, the traffic assessment anticipates that the activity will have slight increase to traffic generation and therefore, poses minimal impact post construction. The addition of the new carpark and trip generation from the new preschool does not alter the 'level of service' of surrounding intersections. Both the Greenway Drive/ Wyattville Drive and Chapman Street/ Wyattville Drive intersections will remain at Level of Service 'A' in the AM and PM peak periods, post the activity being constructed.

Additional traffic generation from preschool drop off and pick up is considered minimal, with 52 new trips in the AM peak period and 46 in the PM peak period.

Mitigation Measures that are directly related to this REF have been identified in the TS and are included at **Table 13** below.

### 6.3.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to traffic, access and parking subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 11**.

**Table 11: Traffic, Access and Parking Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| | | |
| CMM24* | Relocate the bus stop south of the construction site access/ future driveway access | Prior to the commencement of Construction |
| OPMM6A* | 13 car spaces (inclusive of one (1) accessible space) are to be provided for the preschool. | Prior to the Commencement of operation |
| OPMM6B* | 13 car spaces (inclusive of one (1) accessible space) are to be retained and maintained for the preschool | During Operation |

## 6.4 Construction Traffic Management

A Preliminary Construction Traffic and Pedestrian Management Plan is appended to the Transport Assessment prepared by Mott MacDonald (**Appendix 17**). As the existing formalised parking on site is provided for staff only, there will be no designated parking spaces on site for construction workers. Construction worker parking is proposed on-street or at Greenway Reserve. Construction workers are encouraged to utilise public transport or carpool.

The main construction area will be fenced off as shown in **Figure 25**. Access to the construction site will be via Chapman Street (proposed preschool driveway).

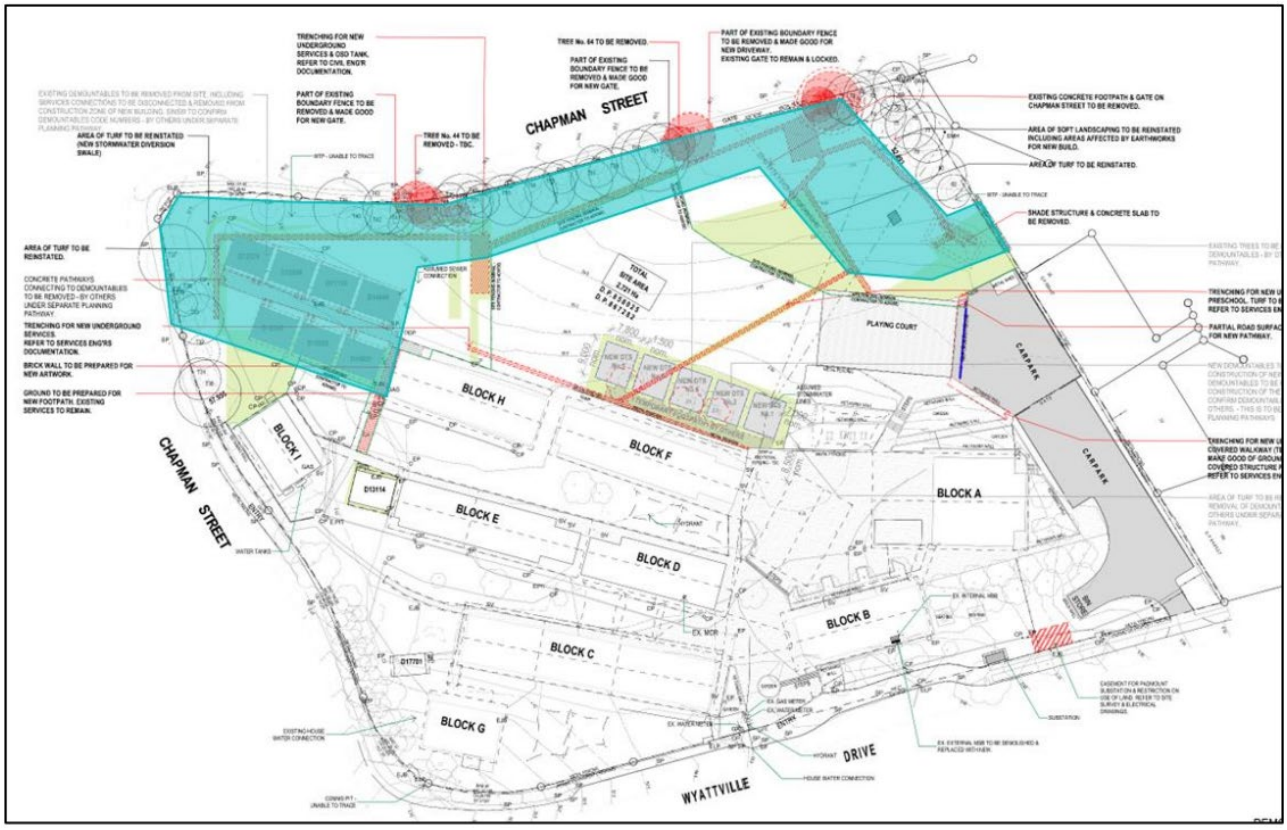


**Figure 25: Construction Area. Source: Mott Macdonald**

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.

Site access location is via Chapman Street. Truck routes will arrive at the site via Greenway Drive, south onto Wyattville Drive then onto Chapman Street. Truck routes will depart the site via turning right onto Chapman Street and travelling north to Greenway Drive.

**Figure 26** is a plan that shows the truck routes to and from the site.

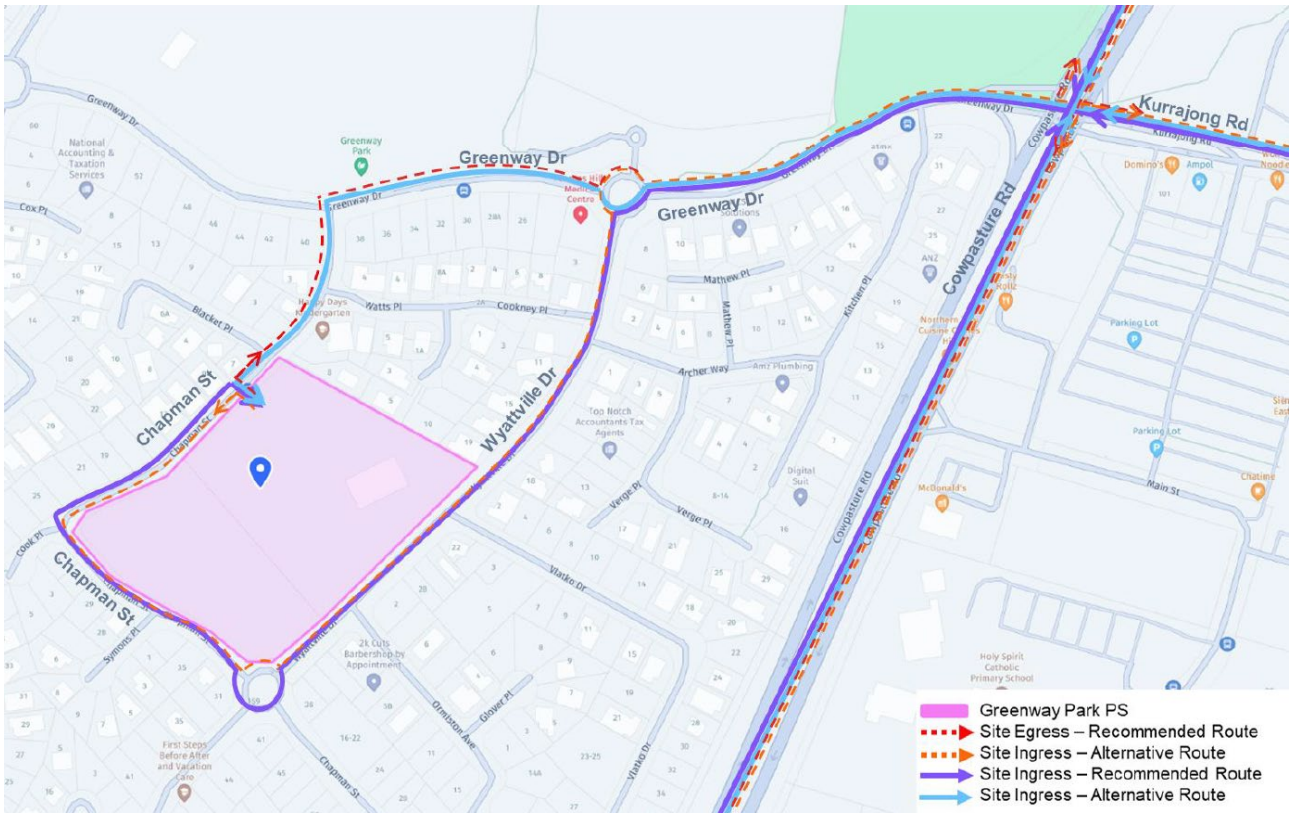


**Figure 26: Construction Traffic Route. Source: Mott Macdonald**

### 6.4.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to Construction Traffic subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 12**.

**Table 12: Construction Traffic Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| Construction Traffic | | |
| CMM22* | Construction vehicle movements are restricted to HRV or smaller and shall not occur during school peak hours (8:00-9:30 and 14:30 – 16:00) | During Construction |
| CMM23* | Construction vehicles shall access / exit the site via the suggested routing devised from the Cowpasture Road / Kurrajong Drive intersection to limit the route through suburban streets. | During Construction |

## 6.5 Construction Noise and Vibration

A Noise and Vibration Impact Assessment has been undertaken by NDY (**Appendix 13**) 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 will be greater than 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 27** below. Receiver 1 and Receiver 2 are the nearest residential properties to where the construction of the new classroom building will be located, and Receiver 3 is the nearest residential property to where the construction of the new preschool building will be located. The Noise and Vibration Impact Assessment also considers construction noise impacts to existing classroom buildings, with the nearest receiver being Block H to the east of the new classroom building.


**Figure 27: Noise Sensitive Receivers. Source: NDY**

The assessment has determined that the peak predicted construction noise level for the external noise receivers will be between 55dBA and 72dBA, during the construction phase.

A 2m tall acoustic perimeter hoarding is proposed between the construction areas and operational components of the school (**Figure 28**), along with a 1.8m acoustic solid fence on the north-western boundary between the construction area and sensitive receiver R3.

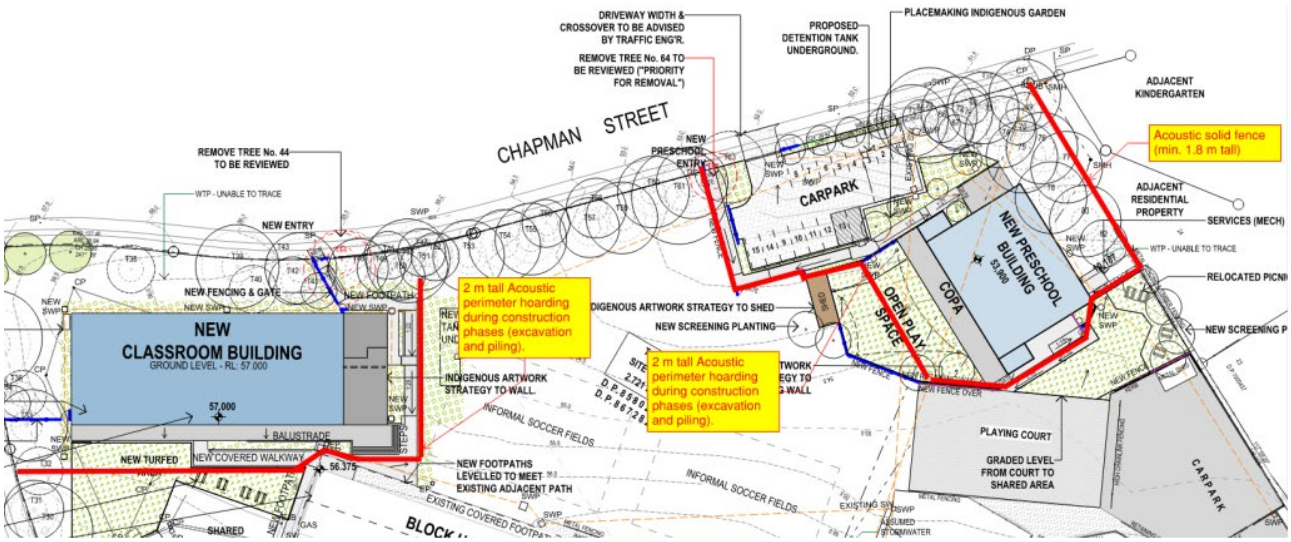


**Figure 28: Acoustic fencing during Construction. Source: NDY**

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.

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 13** below.

### 6.5.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to Construction Noise and Vibration subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 13**.

**Table 13: Construction Noise and Vibration Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| Construction Noise | | |
| CMM25* | Construction perimeter hoarding is to be built (minimum 2m in height), between the construction area and operational area of the school as per Figure 11 of the NVIA prepared by NDY dated 27 March 2025. | Prior to Commencement of 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 the new classroom building, the new preschool building, PA systems and school bells, the car park and services.

In relation to noise from PA systems and school bells, 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 at ground level of the new classroom building (16m$^2$) and preschool building (12m$^2$). The plant will be located within the building footprint of the proposed classroom building to the north-west corner of the and the plant for the preschool will be located externally to the building footprint to the eastern corner (**Figure 29**).

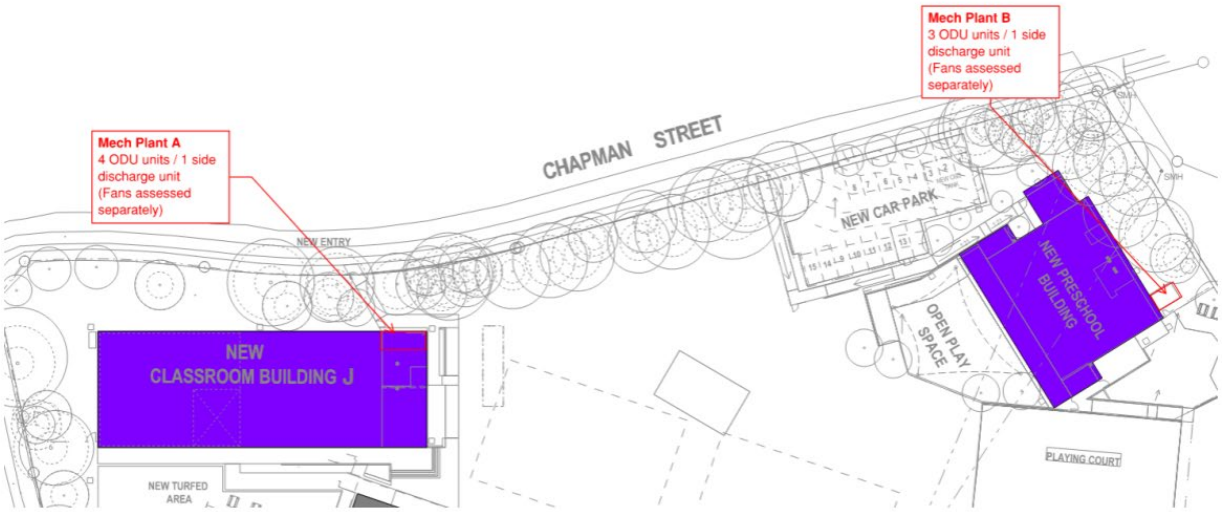


**Figure 29: Mechanical Plant Location. Source: NDY**

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. An acoustic solid fence is proposed to the north-east boundary to reduce noise impact from both the preschool use and mechanical plant adjoining residential properties.

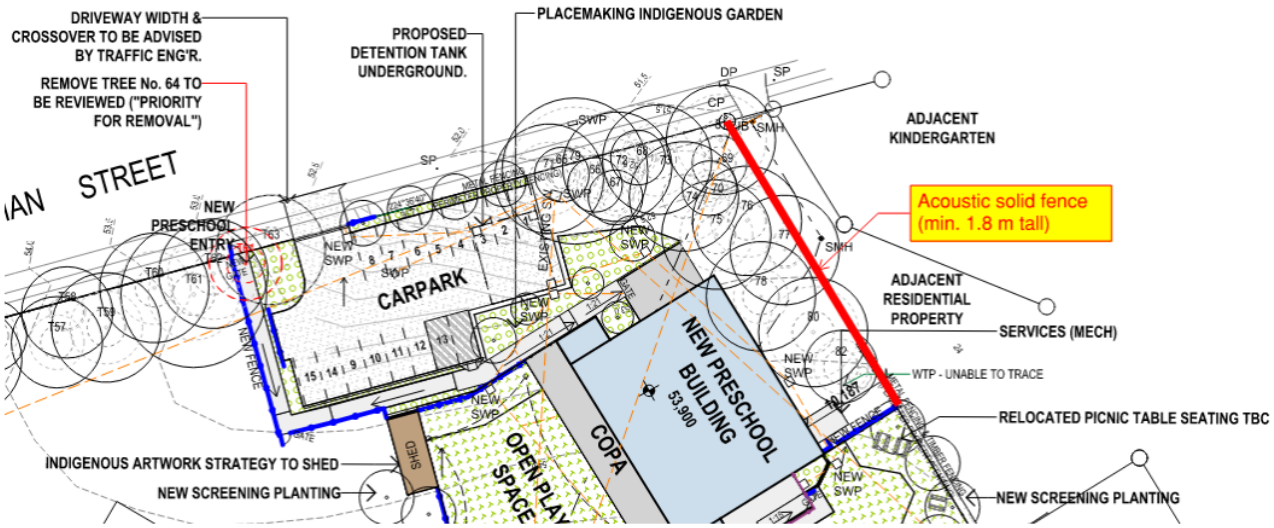


**Figure 30: Noise Barrier Location. Source: NDY**

Regarding the new carpark for the proposed preschool, the closest receiver was identified as 7 Chapman Street, located approximately 19m north of the carpark. An exceedance of the 50dBA PTNL limit was predicted. To mitigate the noise exceedance a 1.5m high solid wall barrier along the carpark has been implemented to provide noise reduction (**Figure 31**). With the inclusion of the

solid wall barrier the predicted noise level is reduced to 43dBA, which is within the acceptable noise level criteria.

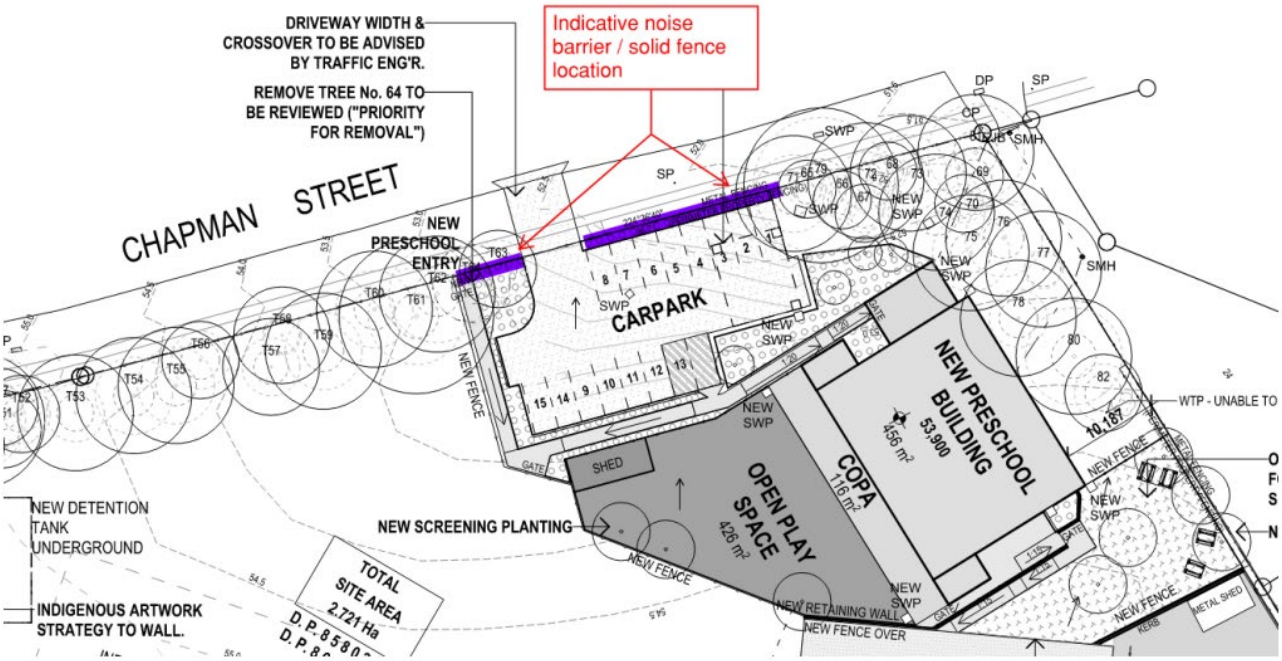


**Figure 31: Noise Barrier Location. Source: NDY**

## 6.6.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to operational noise subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 14**.

**Table 14: Operational Noise Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| Operational Noise | | |
| OPMM8* | The preschool carpark is not to operate after 10pm. | During Operation |
| OPMM10A* | A 1.5m high solid barrier along the carpark boundary of Chapman Street is to be installed | Prior to the Commencement of operation |
| OPMM10B* | The 1.5m high solid barrier along the carpark boundary of Chapman Street is to be retained and maintained. | During Operation |
| OPMM11A* | A 1.8m high solid barrier along the eastern boundary of the preschool is to be installed | Prior to the Commencement of operation |
| OPMM11B* | The 1.8m high solid barrier along the eastern boundary of the preschool is to be retained and maintained. | During Operation |

## 6.7 Contamination and Hazardous Materials

A Targeted Detailed Site Investigation (DSI) was prepared by WSP in March 2025 for the site of the proposed preschool (**Appendix 18**) with an earlier DSI undertaken in November 2023 relating to the proposed classroom area.

The 2025 targeted DSI of the preschool study area included ten (10) boreholes (**Figure 32**) to a depth of up to 6.0m below ground level, with the subsurface conditions comprising clayey sand or sandy clay topsoil between 0.55m to1m. Between 2.7m to 3m, fill comprised natural material comprising sandy or silty clay and was underlain siltstone.


**Figure 32: Borehole Locations. Source: WSP**

One possible asbestos fragment was identified and upon testing was considered to equate to 0.0018% w/w asbestos in soil, which is below the adopted criteria of 0.01%.

As part of the 2023 targeted DSI of the classroom study area, ten (10) boreholes (**Figure 32**) were taken to a depth of up to 4.2m below ground level, with the subsurface conditions comprising clay, silty clay or clayey sandy silt between 2.72m to 3.1m. One asbestos fragment was identified and upon testing was considered to equate to 0.0018% w/w asbestos in soil, which is below the adopted criteria of 0.01%.

On 10 May 2025, WSP undertook further soil investigations to a level of 1.4m below ground in locations where asbestos was previously recorded. No potential asbestos containing material (ACM) was observed during the additional testing, indicating the previously identified ACM is limited in extent.

Based on the results of the DSI, WSP has concluded that the contamination risk of the proposed activity area is high due to the asbestos fragment finding, however, subject to compliance with the

Mitigation Measures the site will be suitable for the proposed activity from a contamination perspective. No Remediation Action Plan (RAP) is required.

Accordingly, Mitigation Measures have been included in **Appendix 1** which require an update to the Asbestos in Grounds Management Plan, and compliance with the Department of Education Asbestos Management Plan for NSW Government Schools.

### 6.7.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to contamination subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 15.**

**Table 15: Contamination Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| Contamination | | |
| LCMM6A* | The existing Asbestos in Grounds Management Plan is to be updated. | Prior to Commencement of Construction |
| LCMM6B* | Compliance with the updated Asbestos in Grounds Management Plan. | During Construction |
| LCMM6C* | Compliance with the updated Asbestos in Grounds Management Plan. | During Operation |
| LCMM7A* | Compliance with the Asbestos Management Plan. | During Construction |
| LCMM7B* | Compliance with the Asbestos Management Plan. | During Operation |
| LCMM8* | If soil is to be removed from site, an additional waste classification assessment is required (Including TCLP analysis). | During Construction |

## 6.8 Hydrology, Flooding and Water Quality

A Flood Statement (**Appendix 16**) has been prepared by TTW which outlines the existing constraints of flooding and overland paths in the locality.

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 33**). The Flood Statement notes the site lies outside of the PMF and FPA, therefore no flood controls apply to the site.

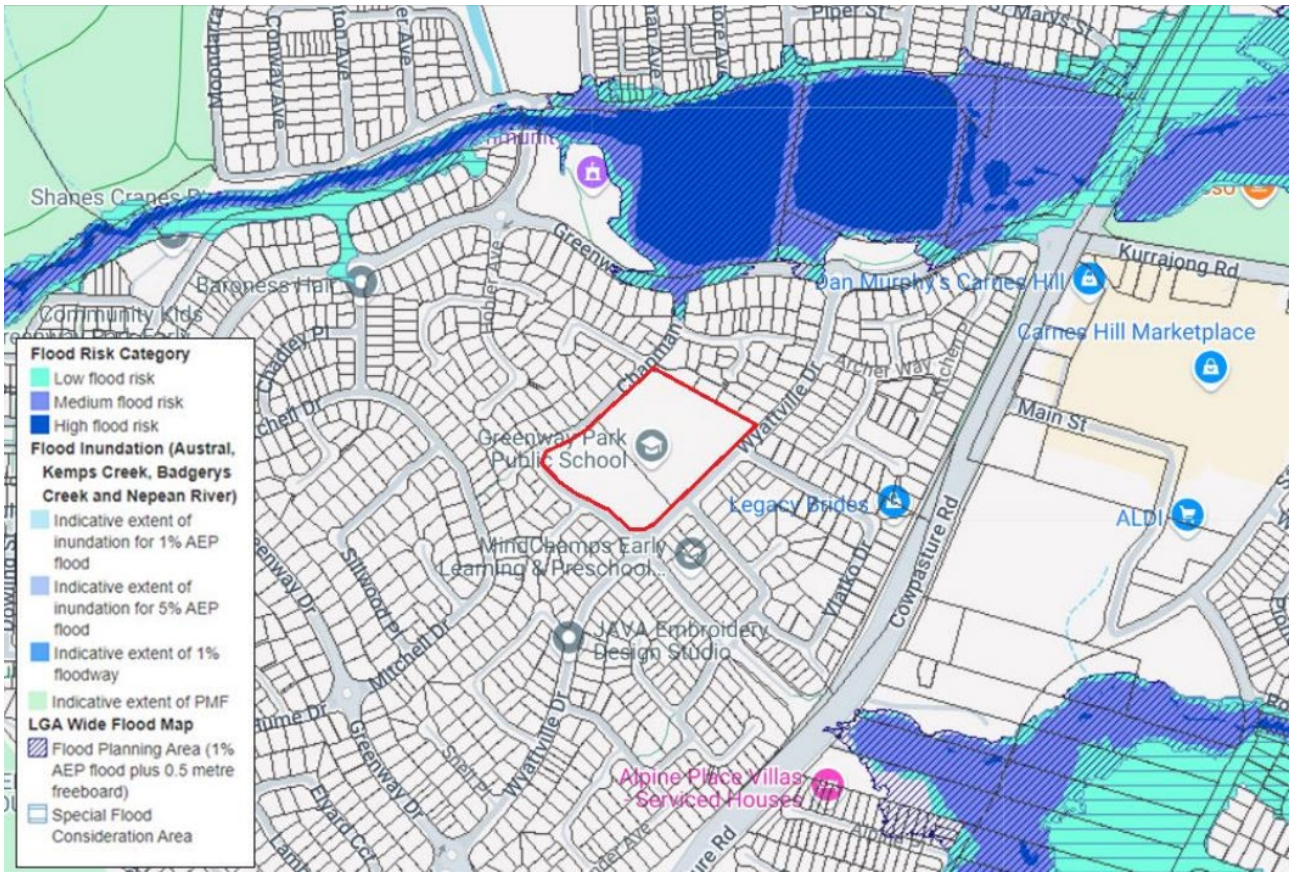


**Figure 33: Liverpool City Council Flood Map**

The Flood Statement notes that the site is partially affected by an overland flow channel, which per the site contours is along the north-western boundary of the site. The statement notes the overland flow can be controlled through the stormwater management design, effectively diverting the overland flow away from the proposed buildings and the inclusion of a continuous fall away from buildings, with at least 300mm above surrounding ground levels.

In this regard, stormwater runoff will be collected through a pit and pipe system and collected to an on-site detention system (OSD), before being conveyed to Councils drainage system. Once stormwater is collected it will be treated in a chamber with 10 units of 290 PSorb stormfilters or equivalent.

### 6.8.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to hydrology, flood and water quality subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 16**.

**Table 16: Hydrology, Flood and Water Quality Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| **Hydrology, Flood and Water Quality** | | |
| CMM17A* | The buildings are to be constructed with a continuous fall away from building thresholds, with Finished Floor Levels set at least 300mm above the surrounding ground level in order to protect school buildings from overland flow in the PMF event. | Design |

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| CMM17B* | The buildings are to be constructed with a continuous fall away from building thresholds, with Finished Floor Levels set at least 300mm above the surrounding ground level in order to protect school buildings from overland flow in the PMF event. | During Construction |
| CMM18A* | Sufficient drainage provisions must be provided around each proposed building within the site to manage inground and overland stormwater flows away from buildings. | Design |
| CMM18B* | Sufficient drainage provisions must be provided around each proposed building within the site to manage inground and overland stormwater flows away from buildings. | During Construction |
| SWMM7* | Stormwater runoffs generated by the proposed activity are to be collected through the proposed drainage system and are then to be treated in a chamber with 10 units of 290 PSorb stormfilters or equivalent. | During Operation |
| SWMM8* | Two underground OSD tanks are to be installed (30m$^3$ for the classroom building and 40m$^3$ for the preschool) to temporarily detain stormwater runoff and limit the discharge flow rate leaving the site. | During Construction |

## 6.9 Aboriginal Heritage

As the activity 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 34**).

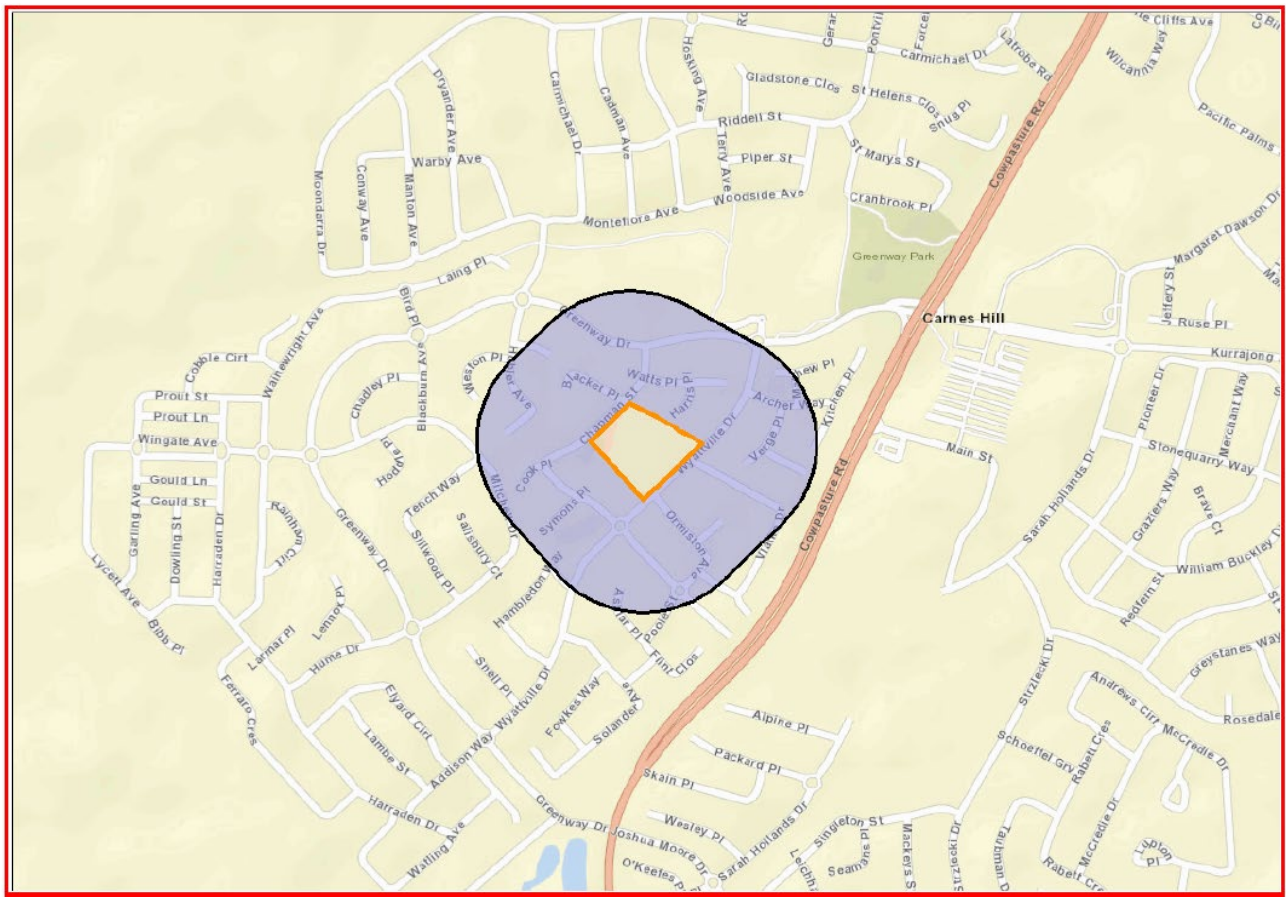


**Figure 34: AHIMS Search**

No project specific mitigation measures are required, with the standard unexpected finds mitigation measures considered suitable in this instance.

## 6.10 Social Impact

**Table 17** provides consideration of social impacts.

**Table 17: Social Impact**

| Type of Impact | Describe the impacts on the community and how they might be experienced, either positively or negatively | Discussion |
|---|---|---|
| Impacts on access – will there be an improvement to the quality of provision and a response to emerging and changing needs? | There will be temporary impact to vehicular access through the construction stage.<br><br>A new vehicular access and pedestrian access point is proposed for the preschool on Chapman Street. | This construction traffic will be a temporary impact only.<br>The new vehicular access for the preschool is expected to create minimal traffic generation in the am and pm drop off/ pick up times.<br>The proposed activity will enhance general access to new education/ preschool facilities for the surrounding community.<br>The benefits of the activity are considered to outweigh the |

| Type of Impact | Describe the impacts on the community and how they might be experienced, either positively or negatively | Discussion |
|---|---|---|
| | | temporary impacts during construction. |
| Impacts on privacy, overshadowing, peace and quiet, and visual amenity (views / vistas) - will there be significant change for neighbours and the local area during both construction and operation? | Short term impacts to the community during the construction phase.<br>During the operational phase, impacts in relation to noise have been assessed as suitable for the intended use.<br>No negative impact from overshadowing. | Construction activities will be subject to the requirements within the Construction Environment Management plan required to prepared prior to construction. Construction is limited to 7am and 6pm Monday Friday and 8am to 1pm on Saturday, with no construction on Sundays or Public Holidays.<br>Whilst there will be slight visual change from the views currently experience by residents, the built form has been designed as single storey, in keeping with existing school buildings and well-established trees will be planted along the streetscape. |
| Impacts on sense of place - will there be effects on community cohesion or how people feel connected to the place and its character? | The site is currently operated as a school and a preschool is also proximate to the site. | The proposed new classroom building and new preschool will provide modern built form on the site to accommodate the communities needs and provide an additional service for early learning. |
| Impacts on the way people get around – will there be changes associated with traffic or parking in the area? | The proposed activity will result in the bus stop on Chapman Street being relocated south of the proposed preschool driveway and pedestrian entry. | The bus zone consists of signage only and does not contain a shelter, seating or other works. Relocation of signage will have minimal impact to the way people move around the site. |
| Impacts on wellbeing - will there be benefits for students and the community associated with better school facilities, sporting facilities and grounds, and active transport options? | The activity achieves a positive benefit to the community through replacing portable classrooms with new modern classroom facilities. The activity also provides a positive benefit to the community through the provision of early learning at the proposed preschool. | Both the proposed classroom building and preschool will provide modern learning facilities for the community. |

## 6.11 Other issues

**Table 18** provides consideration of other issues that are relevant to the activity.

**Table 18: Other Issues**

| Issue | Consideration |
|---|---|
| **Visual Amenity and Privacy** | The proposed classroom building will not result in significant visual amenity and privacy impacts. The classroom building is sited approximately 11.14m from the nearest side boundary (western side boundary), 11.67m from the northern boundary and is screened by established vegetation along the western and northern boundary. Additional planting is also proposed to the north-western boundary.<br><br>The proposed preschool building will not result in significant visual amenity and privacy impacts. The preschool building is sited approximately 8.617m from the northern boundary and 12.170m from the eastern boundary. Whilst some tree removal is required for the new preschool building, vehicular crossover and pedestrian entry, majority of established trees will remain, along with proposed landscaping.<br><br>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. Both proposed buildings are also single storey and in keeping with the height of the other buildings at the school.<br><br>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 classroom building will result in minor overshadowing of Block H, Block I and to the play space to the south of the proposed classroom building in the afternoon at the winter solstice (June 21) (**Figure 35**).<br><br>  <br><br>**Figure 35: Shadow Diagrams. Source: Fulton Trotter Architects**<br><br>The proposed activity is bound by roads on three sides and has no impact on nearby properties from receiving a minimum of 3 hours sunlight between 9am and 5pm on 21 |

| Issue | Consideration |
|---|---|
| | June to at least 1 living room or the like and 50% of the private open space.<br>The Architectural Design Report prepared by Fulton Trotter Architects, notes the design is in accordance with the Design for Schools Guide and the relevant design guidelines as per SEPP TI. The overshadowing impact in this instance is considered negligible. |
| **Bushfire** | The site is not mapped as bushfire prone land and is located approximately 260m to the south 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:<br><br>• 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.<br>• Piled footings are likely to be required due to the thickness of uncontrolled fill across the site.<br>• Engineered fill used as a replacement material or to support high level footings should be placed, compacted and tested under Level 1 supervision in general accordance with AS 3798.<br><br>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) (**Appendix 12**) 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.<br><br>In relation to demolition, the majority of waste generated will be concrete (estimated 125-130$m^3$), 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.<br><br>Construction waste will be recycled where possible.<br><br>Regarding operational waste, the WMP acknowledges that due to the new preschool, additional waste will occur due to the increase of children and staff capacity. In this regard, the WMP acknowledges that the existing capacity and waste area is suitable, if one additional collection per week of general and recyclable waste is undertaken. Mitigation measure OPMM13* has been included to capture this requirement.<br><br>Clearly labelled bins are located throughout the site and will be located in the new preschool, will be collected daily by cleaners and deposited into the respective bins located within the waste storage areas.<br><br>The general waste storage area is located to the south-west of the existing carpark.<br><br>Waste will be collected four (4) times per week for general waste and three (3) times per week for paper and cardboard streams with collection to be undertaken as per current operations. |

| Issue | Consideration |
|---|---|
| **Air Quality** | Short term impacts to the air quality may arise through the demolition and construction phase. A Construction Environmental Management Plan is required to be prepared prior to construction and must address how impacts to air quality will be mitigated (**Appendix 1**). |
| **Wind** | N/A – Buildings do not exceed 4 storeys. They are single storey. |
| **Land Use** | The site is zoned R2 Low Density Residential. Educational Establishments are permissible in the R2 zone. No major oil or gas pipeline is proximate to the activity site. The site has been highly modified previously and is unlikely to be subject to unexploded ordinance risk. The site is not mapped as being within a mine subsidence area. |
| **Coastal Risks** | N/A |
| **Aviation** | The active site is mapped as being located within the Obstacle Limitation Surface Area (OLSA). The current built form on the site is single storey. The proposed classroom building and preschool building are single storey in keeping with the existing built form. Given the activity does not propose an increase of the height limit previously approved on the site, no further study of the OLSA is considered necessary for this REF. |
| **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. |

### 6.11.1 Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to other issues subject to implementation of the DoE standard Mitigation Measures and project specific mitigation measures in **Table 19**.

**Table 19: Other Issues Mitigation Measures**

| Mitigation Measure Number | Mitigation Measure | Timing |
|---|---|---|
| **Other Issues** | | |
| CMM19A* | Earthworks - Consider hierarchy of controls: Remove from site, keep on site within landscaping areas; treat with hydrated lime to improve engineering properties and use within the works; replace with imported suitable material. | During Demolition |
| CMM19B* | Earthworks - Consider hierarchy of controls: Remove from site, keep on site within landscaping areas; treat with hydrated lime to improve engineering properties and use within the works; replace with imported suitable material. | During Construction |
| CMM20* | Structures to be supported on piled footing where required. Slab or hardstand areas to found on engineered fill. | During Construction |
| CMM21* | Engineered fill used as a replacement material or to support high level footings should be placed, compacted and tested under Level 1 supervision in general accordance with AS 3798. | During Construction |
| OPMM12* | Waste collection is to be increased to the following, unless specified otherwise in the final Operational Waste Management Plan:<br>General waste – 4 collections weekly<br>Recycling – 3 collections weekly | During Operation |

## 6.12 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.

## 6.13 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.**

**Table 20: Environmental Factors Considered**

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| (a) Any environmental impact on a community? | (a1) Impact during construction – such as noise,<br>vibration, traffic, construction vehicle routes, access<br>and parking, pollution/dust, water and stormwater<br>flow, sediment and run-off, waste removal, servicing<br>arrangements, bushfire, flooding, contamination,<br>other construction occurring in the area.<br>(a2) impact post-construction (including from any development, activity, public-address systems and sirens, signage, events, hours of operation, or out of hours use of facilities, helicopter facilities, emergency facilities) which may include:<br>(i) water flow/water quality, downstream impacts<br>(ii) flooding impact, flood evacuation routes, changes to flood risk and patterns<br>(iii) bushfire impact, bushfire evacuation routes, changes to bushfire risk and patterns<br>(iv) impact, during a flood or bushfire event, on existing infrastructure such as roads, etc<br>(v) impact on emergency response to existing Communities<br>(vi) waste and servicing arrangements<br>(vii) traffic and parking impacts, pedestrian and road safety (including pedestrian and cyclist conflict and safety), operation of the surrounding road network, impact on road | The environmental impact on the community has been considered in the assessment in **Section 6** of this REF.<br>The key impacts of the proposed activity are likely to relate to construction management and noise and vibration.<br>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 and a new public preschool to provide early learning opportunities. |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | capacity, including peak hour, intersection performance and any cumulative impact from surrounding approved developments, impacts of potential queuing in drop-off/pick-up zones and bus bays during peak periods, emergency drop-offs, servicing and loading/unloading areas, large vehicles and height clearances, parking arrangements and rates. Consider in the context of availability, frequency, location and convenience of public transport and consequences of parking overflowing into adjoining streets<br><br>(viii) existing utility infrastructure and service provider assets<br><br>(a3) impact on flight paths of nearby airport, airfield, or helicopter landing sites<br><br>(a4) other environmental impacts (social, economic or cultural) on the community not mentioned above<br><br>(a5) cumulative impacts from the development and other surrounding approved developments | |
| (b) Any transformation of a locality? | (b1) impact on the existing and future character of the neighbourhood, streetscape and local area<br><br>(b2) impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses<br><br>(b3) visual impact from key viewpoints and views to key viewpoints<br><br>(b4) cumulative impacts from the development, and other approved developments, on the locality | Existing development on site includes single storey buildings that are predominantly brick with metal roofs, as well as portable classrooms centrally located on the site. Portable classroom previously located in the proposed location of the new classroom building have already been decommissioned under a sperate planning pathway.<br><br>The permanent classroom building, new preschool and associated works are in keeping with the education uses of the site, are single storey, and have been designed to incorporate materials and finishes that are both neutral and consistent with the design of development on site and within |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | | the locality. Indigenous artwork is also proposed on the building facades.<br><br>The permanent classroom building has been setback approximately 11.14m 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.<br><br>The proposed preschool building is set back 8.617m from the northern boundary and 12.170m from the eastern boundary.<br><br>In this regard, it is unlikely that the proposed activity will result in any significant transformation of the locality. |
| (c) Any environmental impact on the ecosystems of the locality? | (c1) impact on the existing and future ecosystem (flora, fauna, habitats, biodiversity, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil)<br><br>(c2) long- and short-term impact of:<br><br>(i) loss or harm to trees or other vegetation<br><br>(ii) removed canopy cover<br><br>(iii) landscape setting in respect of the site and streetscape<br><br>(iv)impacts of the above on urban heat island effect and urban and internal comfort levels on and off-site<br><br>(c3) impact from introducing new trees and vegetation species | 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. |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | (c4) cumulative impacts on the ecosystem | |
| (d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality? | (d1) impacts onto adjoining properties and public spaces (particularly in residential areas) such as lighting impacts and light spill, acoustic, visual privacy, noise and vibration (including from helicopters and ambulances), visual amenity, solar access, view loss and view sharing, vistas, overshadowing, local character, streetscape, weather factors such as wind impacts<br><br>(i) the above should be considered from any proposed development or activity on the development site, public-address system, ambulance siren, flashing signage, event, hours of operation, or out of hours use of school facility, helicopter facility, emergency facility, research centre where hazardous material is being used or stored and any potential incident, etc.<br><br>(d2) impacts on connectivity, permeability and accessibility of public spaces and areas surrounding the development, this includes impacts on arterial and other thoroughfares and green corridors and wayfinding<br><br>(d3) impacts on other aesthetic, recreational, scientific or other environmental quality or value of the locality not mentioned above or in (a) and the cumulative impacts | The 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.<br><br>The works are compatible with the existing use of the site and being single-storey, will not be out of scale with development in the locality. |
| (e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for | (e1) impacts on heritage items (local, state and commonwealth), conservation areas and Aboriginal heritage (including intangible cultural significance), draft and interim items. Both at / or near the site<br><br>(e2) impacts on Aboriginal cultural heritage values on the | The proposed activity will ensure that the existing use of a well-established school and the operation of new public preschool continues into the future. |

| Environmental Factor | Division Factors for school developments<br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| present or future generations? | land and connection to Country<br>(e3) direct or indirect impacts on the heritage significance of environmental heritage, impacts to archaeological resources<br>(e4) impacts on aesthetic, anthropological, architectural, cultural, historical, community values and identity, scenic values, scientific or social significant items, or items of other special value for present or future generations | |
| (f) Any impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016? | (f1) impacts on listed protected fauna at and in the vicinity of the site, and their habitat. | The proposed will not remove any known habitat for protected animals (within the meaning of the BC Act).<br>Appropriate tree protection measures will be established on site prior to the works commencing, as required by the mitigation measures. |
| (g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air? | (g1) potential endangering of any species or vegetation<br>(g2) protected and threatened flora, terrestrial, fauna species, populations, ecological communities and their habitats | 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. |
| (h) Any long-term effects on the environment? | (h1) Long-term effects on:<br>(i) flood and bushfire behaviour, flooding and the flood plain, bushfire prone land<br>(ii) natural environment, flora and fauna species and their habitats<br>(iii) agricultural productivity<br>(iv) industrial land supply | Based on this report and the accompanying documentation, the proposed activity will not result in any long-term effects on the environment. |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | (v) housing supply<br><br>(vi) climate change<br><br>(vii) cumulative impacts<br><br>(h2) meet industry recognised building sustainability and environmental performance standards, integrate environmental design, minimise greenhouse gas emissions, minimise energy and water consumption (recycled water) and material resources, renewable energy generation and storage, fossil fuel-free, sustainable travel choices, manage, reuse, recycle and safely dispose of waste<br><br>(h3) long term ecological, social and economic<br><br>Effects | |
| (i) Any degradation of the quality of the environment? | No specific factors – to be assessed by the determining authority if relevant | 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, which are included at **Appendix 1.** |
| (j) Any risk to the safety of the environment? | (j1) whether the development will have adverse environmental impacts (flood or stormwater runoff, storm surge, bushfire, ongoing maintenance of landscaping within the Asset Protection Zone, contamination leak, wind speeds, extreme heat, urban heat, climate change adaptation) on the surrounding area, particularly in sensitive environmental, cultural areas or residential neighbourhoods.<br><br>(j2) impacts on soil resources and related infrastructure and | 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.<br><br>Construction management measures will be set out in the final Construction Management Plan. This will include the establishment of site fencing and hoardings that will prevent unauthorised access to the works areas. |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | riparian lands on and near the site, soil erosion, salinity and acid sulfate soils, surface water resources (quality and quantity), hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses, groundwater resources. | |
| (k) Any reduction in the range of beneficial uses of the environment? | No specific factors – to be assessed by the determining authority if relevant | The proposed activity will improve the operations of the school, through the formalising of teaching and learning spaces that will replace existing portable classrooms and the provision of a new preschool to provide early earning services. |
| (l) Any pollution of the environment? | (l1) any pollution during construction and post construction e.g. air (including odours and greenhouse gases); water (including runoff patterns, flooding/tidal regimes, water quality health); soil (including contamination, erosion, instability risks); noise and vibration (including consideration of sensitive receptors); light pollution; waste, including hazardous waste<br><br>(l2) impact of contamination spill, movement or disturbance during and post construction, and into the long term<br><br>(l3) impact of a potential rainfall or flood event during construction (e.g. storage of fuel for construction vehicles, stockpiles of soil, etc)<br><br>(l4) dangerous goods and hazardous materials associated with the development (i.e. labs) | As part of the demolition and construction phase of the activity, some noise pollution is anticipated. These impacts will be short-term and can be appropriately mitigated and managed. |
| (m) Any environmental problems associated with the disposal of waste? | (m1) environmental problems of waste during and after construction (left over construction materials, and personnel | Construction, demolition and operational waste will be managed in accordance with the WMP that accompanies |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | waste), transport and disposal of waste, ongoing use and eventual decommission of the development<br><br>(m2) cumulative impacts from waste | this REF. This sets out the management and disposal of waste throughout these phases of the activity.<br><br>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. |
| (n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply? | No specific factors – to be assessed by the determining authority if relevant | The proposed activity is unlikely to result in any increase in demands on resources (natural or otherwise) that are likely to become in short supply. |
| (o) Any cumulative environmental effects with other existing or likely future activities? | (o1) The cumulative effects of noise and impacts to the road network from surrounding existing and approved developments | The proposed activity will not result in any adverse cumulative environmental effects with other existing or likely future activities. Refer to **Section 6.12** of this REF for more of a discussion on cumulative impacts. |
| (p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions? | (p1) coastal processes and hazards (impacts arising from the proposed activity on coastal processes and hazards and impacts on the proposed activity from coastal processes and hazards), climate scenarios | The proposed activity will not have any impacts on coastal processes and / or coastal hazards as it is not proximate to the coastal zone. |
| (q) Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act? | (q1) relevant issues, objectives, policies and actions identified in local, district and regional plans and compliance of the proposal, and policies that identify community priorities that may be impacted<br><br>(q2) relevant legislation, environmental planning instruments (including drafts, policies and guidelines).<br><br>(q3) requirements of any approvals applying to the site, including concept approval or recommendation from any | 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). |

| Environmental Factor | Division Factors for school developments<br><br>*Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* | Consideration |
|---|---|---|
| | Gateway determination | |
| (r) Any other relevant environmental factors? | (r1) health or safety risk to children, visitors, patients or staff of the development<br><br>(r2) developments compatibility with neighbouring land uses, including proximity to:<br><br>(i) restricted premises, injecting rooms, drug clinics, premises licensed for alcohol or gambling, sex services premises (for schools)<br><br>(ii) hazardous land uses, waste transfer depots or landfill sites, service stations, air pollutant generating uses, noise or odour generating uses, extractive industries, industrial uses<br><br>(iii) intensive agriculture, agricultural spraying activities and sources<br><br>(iv) adjacent to or on land in a pipeline corridor<br><br>(v) sites which, due to prevailing land use zoning, may in the future accommodate the above uses.<br><br>(r3) noise/air pollution, vibration and safety impacts from the below on the proposed development:<br><br>(i) roads with higher traffic volumes, higher operating speeds and more heavy vehicles, freight traffic or used to transport dangerous goods or hazardous materials<br><br>(ii) rail lines | 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 Greenway Park Public School upgrade and new public preschool at Wyattville Drive, West Hoxton 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 SIS and/or a BDAR to be prepared.

The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Division 5.2 of the EP&A Act.

On this basis, it is recommended that the department determine the proposed activity in accordance with Division 5.1 of the EP&A Act subject to the implementation of mitigation measures identified within this report.