

Review of Environmental Factors

Leichhardt Public School – Blocks A and B restoration

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Acknowledgement of Country

The NSW Department of Education acknowledges the Gadigal and Wangal peoples of the Eora Nation, the traditional custodians of the land on which the Leichhardt Public School project 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 P A Goldin and Associates Pty Ltd on behalf of the NSW Department of Education (the department) and assesses the potential environmental impacts which could arise from the heritage stonework and maintenance repairs of Blocks A and B, including seismic stabilization of Block B at Leichhardt Public School, 101-105 Norton Street, Leichhardt, NSW 2040.

This REF has been prepared in accordance with the *Guidelines for Division 5.1 Assessments* (the Guidelines), the *Guidelines for Division 5.1 assessments—Consideration of Environmental Factors for Health Services Facilities and Schools Addendum* (DPHI), October 2024, and the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP).

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

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

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Appendices

Appendix	Name	Prepared by
1	Mitigation Measures	P A Goldin & Associates Pty Ltd
2	Architectural Plans Block A	Joy Singh Heritage Pty Ltd
3	Architectural Plans Block B	Joy Singh Heritage Pty Ltd
4	Structural Engineering Drawings	Shreeii Consultant Structural Civil Engineers
5	Technical Specifications Block A	Joy Singh Heritage Pty Ltd
6	Technical Specifications Block B	Joy Singh Heritage Pty Ltd
7	Statement of Heritage Impact – Leichhardt Public School Block A	Joy Singh Heritage Pty Ltd
8	Statement of Heritage Impact – Leichhardt Public School Block B	Joy Singh Heritage Pty Ltd
9	Arboricultural Assessment	Glenn Holden Yaanma Services
10	Schedule 8 Design Quality Principles in Schools	P A Goldin & Associates Pty Ltd

Abbreviations

Abbreviation	Description
AAR	Arboricultural Assessment Report, prepared by Glenn Holden, Yaanma Services, dated 17 November 2025
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC SEPP	State Environmental Planning Policy (Biodiversity and Conservation) 2021
BCA	Building Code of Australia
BDAR	Biodiversity Development Assessment Report
CA	Certifying Authority
CM Act	<i>Coastal Management Act 2016</i>
CEMP	Construction Environmental Management Plan
CWC	Connecting with Country
The department	NSW Department of Education
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPC	Department of Premier and Cabinet
DPHI	Department of Planning, Housing and Infrastructure
DoE	Department of Education
Design Guide	<i>Design Guide for Schools</i> published by the Government Architect May 2025
Due Diligence Code	Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales 2010
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection License
ESD	Ecologically Sustainable Development
Ha	Hectares
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	<i>National Parks and Wildlife Regulation 2009</i>

Abbreviation	Description
NPWS	National Parks and Wildlife Service (part of EES)
NSW RFS	NSW Rural Fire Service
NT Act (Cth)	<i>Commonwealth Native Title Act 1993</i>
OEH	(Former) Office of Environment and Heritage
PCEMP	Preliminary Construction Environmental Management Plan
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	Department of Education
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
Resilience and Hazards SEPP	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
Roads Act	<i>Roads Act 1993</i>
SCPP DoE	<i>Stakeholder and community participation plan</i> , published by the NSW Department of Education October 2024
SCPP DPHI	<i>Stakeholder and community participation for new health services facilities and schools</i> published by the Department of Planning, Housing and Infrastructure October 2024
SDRP	School Design Review Panel
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
SoHI	Statement of Heritage Impact
TI SEPP	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
WM Act	<i>Water Management Act 2000</i>

1. Introduction

This Review of Environmental Factors (REF) has been prepared on behalf of the NSW Department of Education (the department) to determine the environmental impacts of the proposed activity described in Section 2, which generally comprises restoration works to Blocks A and B at Leichhardt Public School (101-105 Norton Street, Leichhardt, NSW 2040). For the purposes of these works, the department is the proponent and the determining authority under Part 5 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 protective measures to be implemented to mitigate impacts.

The description of the proposed activity and associated environmental impacts have been undertaken 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 EIS to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Part 5 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.

The REF addresses the requirements of Section 5.5 of the EP&A Act, which requires that the department examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

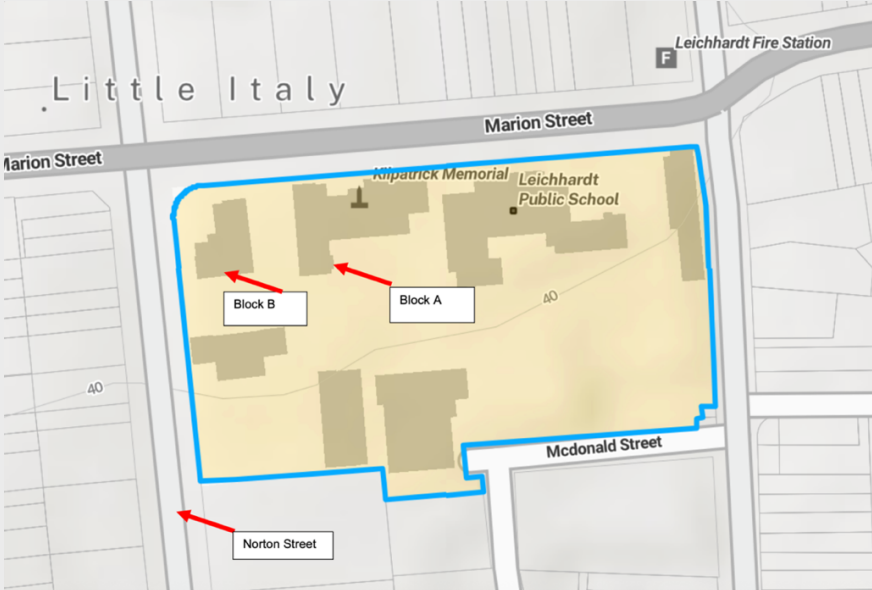
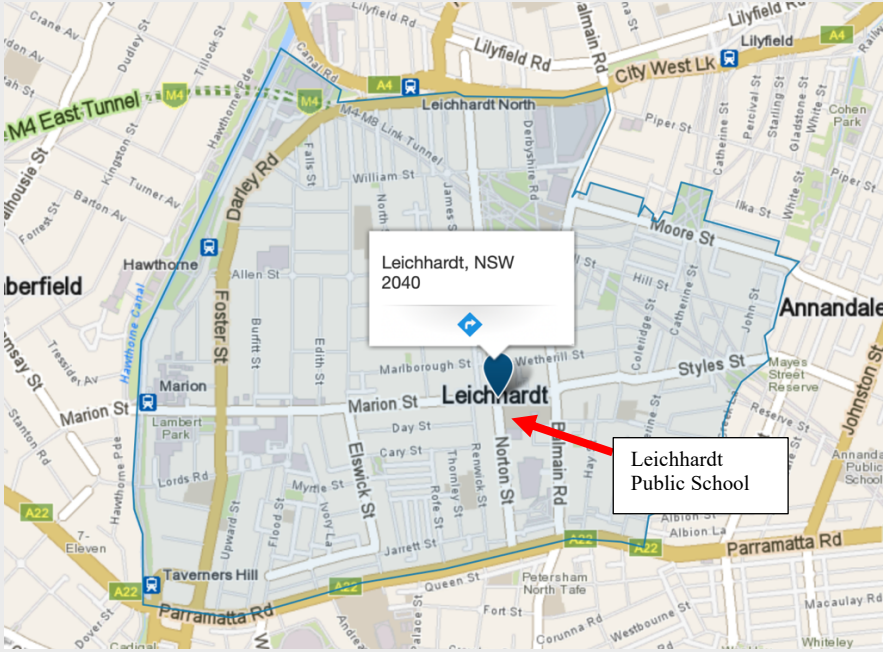
2. The Proposal

Table 1 provides details of the proposed activity, including details of the site and its surrounding environment.

Table 1: Description of the proposal

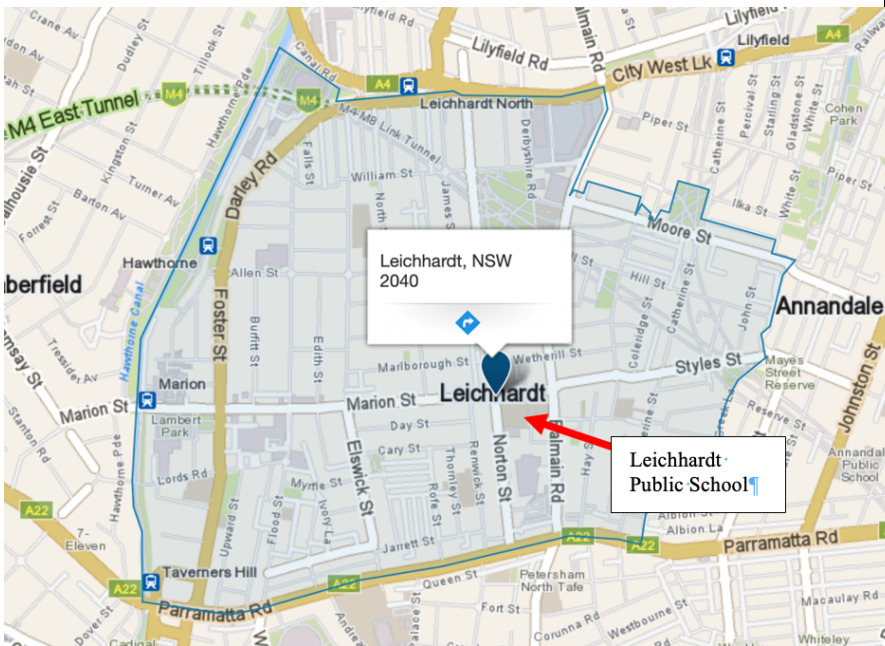
Project Element	Description
Proponent	Department of Education (the department).
Proposal	The proposal is to undertake heritage stonework facade and roof conservation works to Blocks A and B located within the grounds of Leichhardt Public School. Block B also includes seismic stabilisation. The purpose of the proposal is to ensure public safety and conserve significant building fabric.
Description	In detail the proposed works include: Block A • Roof replacement and flashing repairs • Application of bituminous membrane to the flat roof • Replacement of existing cornice lead weathering • Desalination of salt affected stone • Masonry cleaning and repointing • Replacement of rotten timberwork to the tower windows • Pruning of two Brush Box, <i>Lophostemon confertus</i>, to accommodate scaffolding in very close proximity of the vegetation Block B Roof replacement • Reinstatement of tower finial • Façade cleaning • Replacement of deteriorated sandstone • Repairs to cracked or damaged stone • Stonework repointing • Repair and repaint timber joinery • Replacement of east entry awning • Replacement of bird proofing • Seismic stabilisation of the chimneys • Seismic stabilisation of gables, strengthening of ceiling to wall connections and installation of roof bracing

Project Element	Description
	Pruning of one Canary Island Date Palm, <i>Phoenix canariensis</i>, to accommodate scaffolding in very close proximity of the Palm The proposed works do not include any ground disturbances. The extent of works is detailed in the Architectural Plans (refer to Appendices 2 and 3), Structural Engineering Drawings (Appendix 4), and Technical Specifications for Block A and Block B (Appendices 5 and 6).
Location	The proposed works are to Blocks A and B within the grounds of Leichhardt Public School. Leichhardt Public School is located at 101-105 Norton Street, Leichhardt and the legal boundaries of the school are Lot 1, DP 815377 and Lot 24, DP 253728. The proposal is wholly contained on Lot 1, DP815377.  Figure 1: Leichhardt Public School boundary shown by blue line (Source: SixMaps)

Project Element	Description
	 Figure 2: Location of Blocks A and B within Leichhardt Public School  Figure 3: Location of Leichhardt Public School within the suburb of Leichhardt. (WhereIs) The school is located on the southern side of Marion Street, and has frontages to Norton Street to the west and Balmain Road to the east. The southern boundary adjoins a commercial development comprising a cinema, retail and residential development. Vehicular access to the school is via McDonald Street (south) and Norton Street (west).
Local Government Area (LGA)	Inner West LGA

Project Element	Description
Site Description	Figure 4: Block A (Source: SoHI, Joy Singh Heritage Pty Ltd, 2025) Block A Block A is located on Marion Street and was designed by J.Wigram and constructed in 1899 of red bricks with sandstone dressings and a slate roof. It was the last school built with a tower in NSW. The ground floor of the tower forms the entry porch with a massive rock-faced round-arched doorway and wrought iron gates. The ground floor paired columns and decorative capitals are similar to George McRae’s 1893 Queen Victoria Building. Directly above, the first floor starts as square in plan and tapers to an octagonal plan a ceiling height. Above this the tower transitions into a cylindrical drum with seven windows and a roof access door. Additions to the north elevation were undertaken in 1911 Works were carried out approximately ten years ago that included replacement of failing sandstone, repointing of brickwork and stonework, seismic stabilisation to roofs and chimneys and repair and repainting of windows, eaves and gables. The slate roof was replaced within the last 20 years. (SoHI, Joy Singh Heritage Pty Ltd, 2025)

Project Element	Description
	 Figure 5: Block B – also showing clock tower of Leichhardt Town Hall on the corner of Marion and Norton Streets (Source: SoHI, Joy Singh Heritage Pty Ltd, 2025) Block B Block B is located on the corner of Norton Street and Marion Street and is a two storey ‘L’ shaped building with a three-storey tower over the western entry. This entry features elaborately carved foliage and the letters “Public School” and “1891”. The original stone is a fine-grained pale sandstone, with extensive later stone indent repairs. The tower was surmounted with a decorative iron finial, now removed for safety reasons and stored at Heritage Stoneworks Yard. The finial had become loose and has been removed by Schools Infrastructure NSW. The upper tower window openings have been covered in metal sheeting. The roofs were originally slate and are now clad in colorbond. Three stone chimneys remain. The gutters are copper and downpipes are a combination of copper, colorbond, stainless steel and cast iron. The stormwater runs along the north-west (Norton St) side of the building. There are two stormwater pits that appear operational. Façade timberwork includes windows, doors and roof soffits and facias. Stone walls with gateways are attached to Block B north and south of the building. (SoHI, Joy Singh Heritage Pty Ltd, 2025) Heritage Leichhardt Public School was established in 1869 and is identified as a local heritage item in Schedule 5 Part 1 Heritage Item in the Inner West Local Environmental Plan 2022 (IWLEP) (listing No. 11138), is listed on the Department’s Section 170 Heritage Conservation Register, and is located within the Wetherill Estate

Project Element	Description
	Heritage Conservation Area (C59 of IWLEP). Site area of school The area of the school is approximately 15ha. Topography The topography of the site is relatively flat. Ownership Leichhardt Public School land is owned by the Minister for Education and Early Learning.
Environment of the Activity	The suburb of Leichhardt is located on gently undulating land immediately north of Paramatta Road, stretching northwards to the City West Link Road.  Figure 6: Suburb of Leichhardt outlined in blue The School is located in the commercial Civic Centre area of Leichhardt containing both the Town Hall and Council’s administrative centre. The area contains a group of buildings including the Town Hall, former Post Office, Church, Leichhardt Public School and the Leichhardt Fire Station. In the area bordered by Balmain Road, Hay and McDonalds Streets, the area is a mix of building forms and types ranging in height and style. The south end of the area has relatively modern commercial development whereas the northern section contains a mix of residential development. These developments range from single storey detached federation cottages to recently constructed 3 and 4 storey multi-unit developments, which are predominantly located in McDonald Street.

Project Element	Description
	 Figure 7: View of school entrance on Norton Street (source: Google 8 November 2025)
Need for the proposal	The proposed works to Blocks A and B are needed due to the condition of the buildings as described in the SoHI as follows: Block A <i>Roof And Drainage System</i> <i>The adjacent trees are a continuing cause of blocked gutters and downpipes, resulting in backflow and damp walls.</i> <i>Internal leaks to the first floor stairwell and corridor occur directly below defective box gutters. Poor quality gutter patches have not prevented leaks. The adjacent Colorbond corrugated roof needs to be lifted to install the new box gutters and as the roof also has defects, it is recommended to replace the roof at the same time. Tower ceiling has water ingress stains. The flat roof located west of the main entry has a liquid membrane which is leaking and has multiple patches.</i> <i>Stonework</i> <i>The north-west corner of the entry stonework is damp affected and the cornice was water tested during the December 2024 inspection. This showed the existing lead weathering has several defects; water pools on the top surface due to an inadequate fall, the lead and back elasto joint has holes and the drip edge is ineffective. All this has resulted in water ingress and accumulated salts and damaged stone.</i> <i>The tapered brickwork is stained black indicating microbiological growth due to open joints and damp.</i> <i>A fig tree is growing in an open brick joint and has the potential to cause extensive damage.</i> <i>Timberwork</i>

Project Element	Description
	<i>The tower timber windowsills (7) are rotten and poorly patched, causing damp damage to the walls below. (p.6 SoHI Block A)</i> Block B <i>Roof And Drainage System</i> <i>The roof was originally slate. The existing colorbond roof sheeting has lost its protective coating, exposing bear metal. There are areas of corrosion and the sheeting has reached the end of its serviceable life. 100% of the screw fixings are corroded. The original iron finial has been removed and is temporarily stored at the Heritage Stoneworks at Alexandria. The original lead roof flashings are split and in poor to condition. The open brick dish drains located at the base of the north and west elevations do not drain effectively.</i> <i>Stonework</i> <i>The condition of the stone facades is poor. Replacement stone indents dating from 1981 are loose and have not been bedded securely, resulting in safety risks. The tower was originally constructed with stacked vertical joints and large joints indicate active movement. The original stone is not high quality and there is evidence of cracking. The 3 chimneys are in poor condition.</i> <i>The pointing is not original and testing confirms it contains asbestos. Later hard cement rich pointing has resulted in damage to the arises of the stonework, causing parallel cracking and unsound stone. The existing lead weatherings to Course T tower cornice are defective, allowing water to run under the lead to dampen the stone. are corroded, missing or loose.</i> <i>Timberwork</i> <i>The tower timber fascia boards and soffit linings are in reasonable condition. A section of timber fascia is missing on the south-east corner of the tower. The upper tower window openings are covered in metal sheeting. This material visually detracts the appearance of the tower. The external paintwork is failing and needs repainting to protect the timber.</i> <i>The east elevation awning is an addition and the detailing is not sympathetic to the building. The awning roof does not extend wide enough for water to fall away from the ramp balustrade. (p.6 SoHI Block B)</i> <i>Chimneys</i> <i>The chimneys are not adequately restrained against potential seismic loads. (p.16 SoHI Block B)</i> <i>Gables, Ceiling to wall connections and roof bracing</i> <i>The roof framing is not designed to current seismic requirements. (p.16 SoHI Block B)</i> A copy of the SoHIs for Block A and Block B may be found in Appendices 7 and 8 of this REF.

Project Element	Description
Alternatives	Option 1: The proposal Option 1 is preferred as it would restore Block A and Block B. The restorative works would provide remedial works and prolong the life of the buildings. The repair options have been carefully considered, including to be resolved in consultation with the department's Heritage Team and the works will have positive heritage outcomes. Option 2: Do-nothing Option 2 is not preferred as it does not address the identified need for the restorative works in Block A and Block B. The buildings would continue to deteriorate and over time would become unsafe for use. A do-nothing approach would mean that both Block A and Block B would deteriorate further and may become unfit for educational purposes.
Justification	The department undertakes maintenance of its schools to ensure the safety, reliability and longevity of these assets. Maintenance includes preventative, routine maintenance and repairs as needed. The maintenance of Block A and Block B will prolong the life of the buildings and ensure continuation of education services to the school population to the benefit of the community.
Construction Activities	Construction Methodology Given the location of the works being within an operational school, detailed construction planning would be required prior to works commencing. The exact construction methodology would be determined by the successful contractor in consultation with the department and the Principal of the school. The Principal Contractor will be responsible for managing the restoration works to both Blocks A and B. All project documentation for construction will be prepared concurrently for both buildings. An indicative construction methodology for both Blocks A and B has been provided based on the proposed scope of works above. Construction Activities Preliminaries ○ Preparation of the Construction Environmental Management Plan (CEMP) and associated documentation. The CEMP would reflect the environmental safeguards identified in Appendix 1 of the REF; ○ Prepare dilapidation report; ○ Accurately locate any services / utilities such as electricity; telecommunications; water and sewerage; stormwater and CCTV which may be impacted by the works (including

Project Element	Description
	contacting ‘Dial Before You Dig’ if relevant). Site establishment to meet SafeWork NSW WHS requirements and current Australian Standards: ○ Installation of site signage; ○ Establishment of site compound, stockpile areas, waste facilities, amenities, and fencing of compound etc; ○ Installation of safe construction areas; ○ Installation of safe access for work vehicles; ○ Trunk and branch protection for three trees (prior to installation of scaffold); ○ Installation of scaffold; ○ Cordoning off certain areas and providing safe pedestrian travel paths; ○ Undertake proposed works; ○ Removal of scaffold; and ○ Site dis-establishment and clean up. It is anticipated that workers would park in the surrounding street or make their way to the site via public transport, however vehicle access to the site would be necessary at times. Construction Equipment The majority of the works will be undertaken by hand. It is anticipated that only light vehicles would be used to transport personnel, hand-held tools, stone, materials for mortar, ladders etc. A mobile crane may be required. Construction Program The approximate timing for the works is as follows: Block B - Site establishment and scaffold installation -first week of January 2026. Block B - Works commence - 22 January 2026. Block B – Estimated completion November 2027 Block A – Commencement June 2027 Block A – Completion September 2027 There will be some overlap of works occurring on both buildings for a short duration during 2027. Construction Working Hours All activities or project works, including the arrival and departure of vehicles delivering or removing materials from or to the site, would be carried out between the hours of 7.00 am to 6.00 pm Mondays to Fridays, and 8.00 am to 1.00 pm Saturdays. Works are not permitted on Sundays and public holidays.

Project Element	Description
	Although these hours of work are recommended, within the School there may be many potential sensitive receivers (students and teachers). Therefore, it will be necessary for consultation to be undertaken by the contractor when developing the noise management plan, with the management of the School to identify the sensitive receivers, specific curriculum periods (e.g. trial exams, other Exams and other assessments) and to determine the potential impact on their operations. Appropriate noise and vibration control measures including work hours on specific days can then be identified. Works would also be undertaken in school holiday periods.
Operation Activities	It is anticipated that Block A and Block B would not be vacated by staff and students during the proposed work period, and the remainder of Leichhardt Public School would be fully operational. There will be no change to teacher or student numbers as a result of the works nor any change to hours of operation of the school.
Other relevant projects, programs and plans	N/A

3. Permissibility as a Division 5.1 Activity

Table 2 sets out which provisions of the TI SEPP that the proposed activity is permissible as development permitted without consent (DPWC).

Table 2: Description of proposed activities under the TI SEPP

Division and Section within TI SEPP	Description of Works
Chapter 3 Section 3.3(3)(f)	Section 3.3(3)(f) of the TI SEPP permits “<i>clearing of vegetation (including any necessary cutting, pruning or removal of trees) and associated rectification and landscaping,</i>” where “<i>development for a particular purpose that may be carried out without development consent includes construction works...</i>” As discussed below, Section 3.37(1)(c) permits development within the boundaries of an existing or approved school for the purpose of: <i>(c) restoration, replacement or repair of damaged buildings or structures,</i> The proposal is for repair of damaged buildings and therefore meets the criteria of section 3.37(1)(c). Section 3.37(5) includes “construction works” in connection with the purpose referred to in Section 3.37(1)(c). As discussed in Table 1 of this REF, the proposed works will require scaffold to be erected in very close proximity to three trees. In order to accommodate the proposed scaffold all three trees will need to be pruned. The tree pruning is required as part of the Construction works in accordance with Section 3.3(3)(f). The Arboricultural Assessment Report (AAR) provides an arboricultural assessment of the suitability of pruning the trees. A copy of the AAR may be found in Appendix 9 of this REF.
Chapter 3 Part 3.4 Section 3.37A	Not applicable
Chapter 3 Part 3.4 Section 3.37	The proposal activity comprises the restoration and repair of Block A and Block B. Section 3.37(1)(c) applies to the proposed activity and permits development within the boundaries of an existing or approved school for the purpose of: <i>(c) restoration, replacement or repair of damaged buildings or structures,</i> Therefore, the proposed heritage stonework and maintenance repairs of Blocks A and B, including seismic stabilization of the chimneys and roof of Block B, can be carried out by or on behalf of a public authority without consent. As the proposal is for repairs of damaged buildings and is to be carried out by the department (a public authority), it can be assessed

Division and Section within TI SEPP	Description of Works
	under Division 5.1 of the EP&A Act. Development consent from the local Council is not required. The department is the determining authority for the proposed activity.

Table 3 details how the proposed activity complies with the relevant provisions in order to qualify as development without consent.

Table 3: Permissibility of proposal to be assessed as Division 5.1 Activity

Reference	Assessment	Comment
For works under Chapter 3 of TI SEPP		
EP&A Act Part 5.1 TI SEPP section 3.37(1)	Is the proposal to be carried out by or on behalf of the department?	☒ Yes ☐ No The proposal will be overseen by one principal contractor on behalf of the department.
TI SEPP section 3.37(1)	Is the proposal within the boundaries of an existing or approved government school site?	☒ Yes ☐ No The proposal is within the boundaries of an existing school (namely Leichhardt Public School).
TI SEPP section 3.37(1)	Is the development specified in section 3.37(1)(a)-(f) of the TI SEPP as being development which can be carried out without consent?	☒ Yes ☐ No Chapter 3 of the TI SEPP provides for educational establishments and child care facilities and Part 3.4, Section 3.37(1)(c) permits development within the boundaries of an existing or approved school for the purpose of: <i>(c) restoration, replacement or repair of damaged buildings or structures,</i> Therefore, the proposed repair work to Block A and Block B can be carried out by or on behalf of a public authority without consent. As the proposal is for

Reference	Assessment		Comment
			repairs and restoration of damaged buildings and is to be carried out by the department (a public authority), it can be assessed under Division 5.1 of the EP&A Act. Development consent from the local Council is not required. The department is the determining authority for the proposed activity. The construction works proposed are permitted by s.3.37(5) of the T&I SEPP.
TI SEPP section 3.37(2)	If the development involves the construction of a building, do the building(s) have a height less than the greater of: (a) the maximum height limit for a building under the environmental planning instrument applying to the land; or, (b) four storeys?	☐ Yes ☐ No ☒ N/A	The proposed activity will not result in any change to the existing height of Block A or Block B.
TI SEPP section 3.37(5A)	Has the design quality of the proposal been evaluated against the design quality principles set out in Schedule 8 of the TI SEPP?	☒ Yes ☐ No	The proposal is responsive to context as it has been guided by the heritage nature of Leichhardt Public School, and although no native vegetation will be removed, three trees will require pruning. The proposal will result in buildings that are more durable and resilient to meet the ongoing needs of the school into the future and will have a positive impact on the quality and character of the locality and the identity of the school.

Reference	Assessment	Comment
		The matters for consideration in Schedule 8 of the TI SEPP are addressed in Appendix 10 of this REF.

4. Statutory Planning Legislation and Strategic Plans

Table 4 provides an assessment of the proposed activity against relevant legislative requirements and strategic policy provisions.

Table 4: Consideration of planning legislation and strategic plans

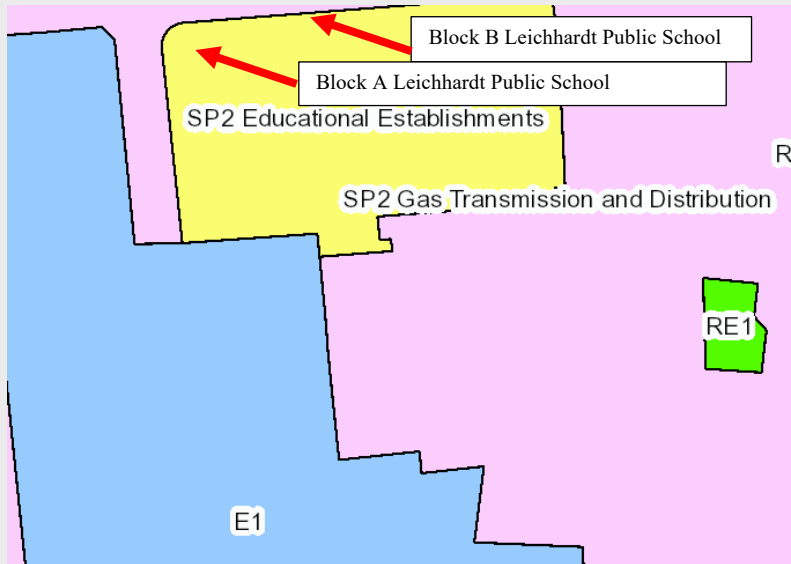
Instrument and Reference	Applies	Response
Environmental Planning and Assessment Act 1979		
5.5 Duty to consider environmental impact – (1)	☒ Yes ☐ No	This REF has been prepared in accordance with Part 5, Division 5.1 of the EP&A Act, Clause 171 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation), and the Department of Planning and Environment “Guidelines for Division 5.1 assessments”, June 2022 and Addendum October 2024. It provides a true and fair assessment of the proposed activity in relation to its likely effects on the environment. This REF and in particular Section 6 of this REF, address to the fullest extent possible all matters affecting or likely to affect the environment as a result of the proposed activity. On the basis of the information presented in this REF, it is concluded that: 1. The proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement is not required. 2. The proposed activity is not likely to significantly affect threatened species, populations, ecological communities, or critical habitat. Therefore, a Species Impact Statement (SIS) is not required. 3. The proposed Activity is not likely to affect any Commonwealth land, is not being carried out on Commonwealth land, or significantly affect any Matters of National Environmental Significance.
5.5 Duty to consider environmental impact – (3) Wilderness Areas	☐ Yes ☒ No	The subject site is located within an established urban area of the Inner West LGA and is not located in a Wilderness Area nor is a Wilderness Area located in the “locality” in which the activity is intended to be carried on.
Environmental Planning and Assessment Regulation 2021		
171 Review of environmental factors – (1) – (3) and EP&A Act s5.10(a)	☒ Yes ☐ No	In relation to Section 171(1) this REF has been prepared in accordance with the Department of Planning and Environment “Guidelines for Division 5.1 assessments”, June 2022. And Guidelines for Division 5.1 assessments - consideration of environmental factors for hospital and school

Instrument and Reference	Applies	Response
		activities Addendum (Department of Planning, Housing and Infrastructure, October 2024) and specifically Table A1 “Environmental factors for health and school activities” – refer to Section 6 of this REF. Section 171(2) is addressed in detail at Section 6 of this REF. In relation to Section 171(3), Section 6 of this REF demonstrates how the environmental factors specified were taken into account when considering the likely impact of an activity.
171 Review of environmental factors – (4) – (6)	☐ Yes ☒ No	This REF is required to be published as the estimated development cost is more than \$5 million. The Total Estimated Development Cost for the activity is \$9,031,825.00. (Block A - \$1,158,543 and Block B - \$7,873,282)
171A Activities in catchments – the Act, s5.10(a)	☒ Yes ☐ No	Leichhardt Public School is located in the Sydney Harbour Catchment, a regulated catchment area. The assessment in Table 8 of this REF concludes that potential impacts could be managed by implementing the mitigation measures in Appendix 1 of this REF.
Biodiversity Conservation Act 2016		
Is a Species Impact Statement or Biodiversity Development Assessment Report required?	☐ Yes ☒ No	Chapter 2 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> applies to the subject site as the site is located in the Inner West LGA. The aims of Chapter 2 are— (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. An AAR has been prepared as three trees require pruning to accommodate scaffolding. Pruning is not included in the definition of clearing of vegetation in Chapter 2, and a substantial part of the vegetation of the three trees is not being removed. The definition in Chapter 2, Part 2.1 Section 2.2 is as follows: clear vegetation, includes— (a) cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or (b) lop or otherwise remove a substantial part of the vegetation. Therefore, a Species Impact Statement or Biodiversity Development Assessment Report is not required.

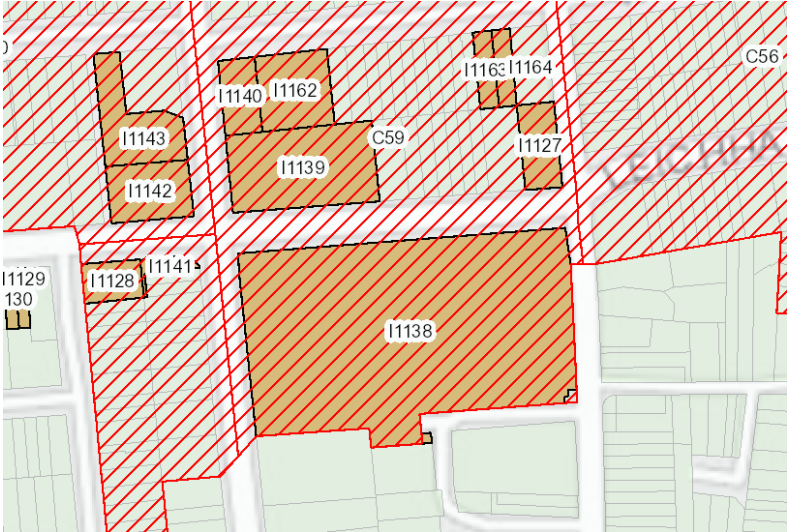
Instrument and Reference	Applies	Response
State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)		
Chapter 2 Infrastructure	☐ Yes ☒ No	No sections under Chapter 2 are relevant to the proposal.
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP)		
Chapter 2 'Vegetation in non-rural areas'	☐ Yes ☒ No	N/A
Chapter 3 'Koala habitat protection 2020'	☐ Yes ☒ No	N/A
Chapter 4 'Koala habitat protection 2021'	☐ Yes ☒ No	N/A
Chapter 5 'Murray River Lands'	☐ Yes ☒ No	N/A
Chapter 6 'Water Catchments'	☒ Yes ☐ No	Chapter 6 of this SEPP applies as the Leichhardt Public School is located in the Sydney Harbour Catchment, a regulated catchment area. The assessment in Table 8 of this REF concludes that potential impacts can be managed by implementing the mitigation measures in Appendix 1 of this REF.
Other Chapters of this SEPP	☐ Yes ☒ No	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)		
Chapter 2 'Coastal Management'	☐ Yes ☒ No	N/A

Instrument and Reference	Applies	Response
Chapter 4 'Remediation of Land'	☐ Yes ☒ No	The results of a search of the EPA Contaminated Land Record on 19 November 2025 did not include the subject site, nor sites in the vicinity of the subject site. A mitigation measure (LCMM4) is included in Appendix 1 in the event that unexpected contamination is encountered during the works. As detailed in Table 1, there will be no ground disturbances and therefore, the potential to encounter in-ground contamination is unlikely.
State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 3 'Advertising and Signage'	☐ Yes ☒ No	N/A
Other applicable SEPPs, legislation and regulations		
Heritage Act 1977	☐ Yes ☒ No	N/A
National Parks and Wildlife Act 1974	☒ Yes ☐ No	National Parks and Wildlife Act 1974 The <i>National Parks and Wildlife Act 1974</i> (NPW Act) provides for the statutory protection of Aboriginal cultural heritage places, objects and features. Under Section 86 of the NPW Act, it is an offence to disturb, damage, or destroy any Aboriginal object without an Aboriginal Heritage Impact Permit. As detailed in Table 1, the works are limited to the restoration of Blocks A and B with no ground disturbance/s. Therefore due diligence is not required. The assessment in Table 8 concludes that potential impacts can be managed by implementing the mitigation measures CMM2 (CEMP), HMM2 (unexpected Aboriginal Heritage) and HMM3 (unexpected human remains). These are included in Appendix 1 of this REF to manage unexpected finds during construction.
Protection of the Environment Operations Act 1997	☒ Yes ☐ No	Protection of the Environment Operations Act 1997 The <i>Protection of the Environment Operations Act 1997</i> (POEO Act) regulates air, noise, land and water pollution. As the proposal will generate waste, the proposal will need to comply with: Section 115: to dispose of waste in a manner that harms or is likely to harm the environment is an offence; and

Instrument and Reference	Applies	Response
		• Section 116: to cause any substance to leak, spill or otherwise escape (whether or not from a container) in a manner that harms or is likely to harm the environment is an offence; and • Section 148: notification of the Environment Protection Authority if a pollution event occurs that causes or threatens material harm to the environment. An environment protection licence (EPL) is not required for the proposal as it does not constitute a scheduled activity listed under Schedule 1 of the POEO Act. This REF proposes various mitigation measures to prevent pollution (see Appendix 1).
Protection of the Environment Operations (Waste) Regulation 2014	☒ Yes ☐ No	Protection of the Environment Operations (Waste) Regulation 2014 The <i>Protection of the Environment Operations (Waste) Regulation 2014</i> implements the POEO Act by providing specifications for: • Waste facility reporting • Tracking, transportation, and storage of waste • Waste management including for special, clinical, and prescribed wastes • The waste levy system • Exemptions under Part 9 of the Waste Regulation. Although an EPL is not required for the proposal, compliance is required in relation to how waste must be stored and transported, and in relation to reporting and record-keeping. Mitigation measures in relation to waste are provided for in Appendix 1 of this REF.
Work Health and Safety Act 2011 and Regulation 2011	☒ Yes ☐ No	Work Health and Safety Act 2011 and Regulation 2011 The management and handling of hazardous substances and dangerous goods in NSW is controlled under the <i>Work Health and Safety Act 2011</i> and the <i>Work Health and Safety Regulation 2011</i> and administered by WorkCover NSW. Although it is not expected to find hazardous substances and dangerous goods during the proposed works, mitigation measures in relation to management and handling of hazardous substances and dangerous goods are provided for in Appendix 1 of this REF.

Instrument and Reference	Applies	Response
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Section 171A)	☐ Yes ☒ No	N/A
Inner West Local Environmental Plan 2022		
Zoning	☒ Yes ☐ No	The school site is located mainly within the SP2 – Educational Establishments zone pursuant to the IWLEP. Blocks A and B are located within the SP2 – Educational Establishment zone. A small section of land on the school site that is located on the corner of Marion and Balmain Streets (namely Lot 24) is zoned R1 – General Residential, and that land is not relevant to the subject proposal.  Figure 8: IWLEP Zoning Map Extract. (Source NSW Planning Portal)
Height of Buildings	☐ Yes ☒ No	N/A
Floor Space Ratio	☐ Yes ☒ No	N/A
Objectives of zone	☒ Yes ☐ No	Zone SP2 Infrastructure The objectives of the SP2 zone are: <i>To provide for infrastructure and related uses.</i> <i>To prevent development that is not compatible with or that may detract from the provision of infrastructure.</i> <i>To protect and provide for land used for community</i>

Instrument and Reference	Applies	Response
		<i>purposes.</i> <i>To provide for public, community and social infrastructure.</i> The proposal is not inconsistent with the objectives of the SP2 zone as the school provides infrastructure for the residents of the suburb of Leichhardt.
Permissibility	☒ Yes ☐ No	Educational establishments and any development that is ordinarily incidental or ancillary development to that purpose are permitted with consent in the R1 – General Residential and SP2 Infrastructure zones. As the proposed works are permitted without development consent under the TI SEPP, the development controls contained within the provisions of IWLEP are not applicable to the proposed development.
Clause 5.10 Heritage Conservation	☒ Yes ☐ No	Clause 5.10 of IWLEP relates to Heritage Conservation. The objectives of this clause are as follows— <i>(a) to conserve the environmental heritage of Inner West,</i> <i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> <i>(c) to conserve archaeological sites,</i> <i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i> Leichhardt Public School is identified as a local heritage item in Schedule 5 Part 1 of the IWLEP (Item No. 11138); and is located within the Wetherill Estate Heritage Conservation Area (C59)- refer Figure 9 below. The school is also listed on the Departments s.170 Heritage Conservation Register. The Technical Specifications for the proposed repairs for each Block (refer to Appendices 5 and 6 of this REF) include a Heritage approach to the proposed repairs. The documents state: <i>The aim of the works is to stabilise the condition of the materials with regard to the principles of the Burra Charter including:</i> <i>Retention of as much significant fabric as possible, repairing rather than replacing, i.e. minimal disturbance</i> <i>The use of reversible processes wherever possible</i> <i>Each item to be recorded to the satisfaction of the</i>

Instrument and Reference	Applies	Response
		<i>Heritage Specialist before, during and after the work</i> Repairs are ‘like for like’ and simplification of detailing is not permitted. (section 2.6) A separate Statement of Heritage Impact (SoHI) has been prepared for both Block A and Block B, and provides a detailed assessment of the heritage impacts of each part of the proposed works. Both SoHI’s conclude in Section 4.3 the following: <i>The purpose of the proposed work is to undertake catch-up maintenance that aim to extend the life of significant fabric and provide a safe amenity. The works have been carefully scoped and considered to minimise replacement of significant fabric and retain as much of the existing fabric as practicable. The proposed repairs aligned with the Heritage asset management: Heritage Council of NSW guidelines for state agencies, 2024.</i> The conclusion for Block A also states: <i>The works will be supervised by an appropriately qualified heritage architect with experience working on similar heritage buildings. The repair options have been carefully considered, the works do not result in any adverse impacts and will have positive heritage outcomes.</i> The conclusion for Block B also states: <i>The works will be supervised by an appropriately qualified heritage architect and structural engineer with experience working on similar heritage buildings. The repair options have been carefully considered and the works do not result in any adverse impacts and will have positive heritage outcomes.</i>  Figure 9: IWLEP Heritage Map Extract (Source NSW Planning Portal)

Instrument and Reference	Applies	Response
		The school is in the vicinity of the following heritage local items listed in the Inner West LEP 2022: - Leichhardt Town Hall (item I1139) - Corner shop and residence (item I1141) - Leichhardt Fire Station (item I1127) - All Souls Church (item I1142) - Former Leichhardt Post Office (item I1140) Given the limited scope of the works proposed, the proposal will not detrimentally impact these heritage items, nor the heritage conservation area (C59). There are no State Heritage Items in proximity that would be impacted by the proposal.
Relevant Strategic Plans		
Are there relevant provisions in the local council's Local Strategic Planning Statement?	☒ Yes ☐ No	Inner West Local Strategic Planning Statement (LSPS) 2020 The LSPS was prepared under Section 3.9 of the EP&A Act, and provides a link between the priorities identified in the Greater Sydney Region Plan, Council's Community Strategic Plan, Eastern City District Plan, Local Environmental Plan and Development Control Plan. <i>The LSPS will facilitate a coordinated approach towards achieving planning outcomes, which respect and enhance Inner West's rich social, cultural, environmental, and economic values. It outlines a long term strategic vision to guide land use planning and infrastructure delivery for Inner West until 2036.</i> Planning Priority E3 is providing services and social infrastructure to meet the needs of the community now and in the future. (p82) The proposal is not inconsistent with this Planning Priority as it will repair Blocks A and B to enable the continuation of its use by the local community. Planning Priority E5 includes Action No. 20 to identify, conserve and enhance environmental heritage. (p84) The school is a local heritage item and the proposed activity will repair and therefore retain this heritage item.
Are there relevant provisions in the relevant District/City Plan?	☒ Yes ☐ No	Eastern City District Plan As the subject site is located in the Inner West local government area, it is included in the Eastern City District Plan. This Plan covers the Bayside, Burwood, City of Canada Bay, City of Sydney, Inner West, Randwick, Strathfield,

Instrument and Reference	Applies	Response
		Waverley and Woollahra local government areas The Eastern City District is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.(p14) Objective 6 of the Planning Priority E3 states “Services and infrastructure meet communities’ changing needs. The Plan states: The NSW Department of Education estimates that an extra 42,850 students will need to be accommodated in government and non-government schools in the District by 2036. The City of Sydney and Bayside local government areas will each take up 22 per cent of the District’s increase in school-aged children, followed by Canada Bay and Inner West local government areas, with 12-13 per cent of this growth each. (p27) The proposed activity is consistent with this objective as the proposed works will maintain Block A and Block B in the Leichhardt Public School in working order. In relation to heritage Objective 13 of the Plan, it states: “Environmental heritage is identified, conserved and enhanced. (p46) Leichhardt Public School is identified as a local heritage item in Schedule 5 of the IWLEP (Item No. 11138). The proposal works towards implementing the Plan as it seeks to undertake heritage stonework and maintenance repairs at the school thus improving the safety of both Block A and Block B and maintenance of a heritage item for its longevity.
Are there relevant provisions in the relevant Region Plan?	☒ Yes ☐ No	Greater Sydney Region Plan 2036 The Greater Sydney Region Plan, <i>A Metropolis of Three Cities</i> is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. It is consistent with the 10 Directions in <i>Directions for a Greater Sydney</i> which establish the aspirations for the region over the next 40 years and are a core component of the vision and a measure of the Plan’s performance. To meet the needs of a growing and changing population the vision seeks to transform Greater Sydney into a metropolis of three cities: • the Western Parkland City • the Central River City • the Eastern Harbour City.

Instrument and Reference	Applies	Response
		Leichhardt is located within the Eastern Harbour City. In relation to education, the Plan states: Schools are essential local infrastructure. The NSW Department of Education estimates that an extra 270,000 students will need to be accommodated in government and non-government schools in Greater Sydney by 2036. Demand for school places will vary across Greater Sydney. The Department of Education’s high-level <i>School Assets Strategic Plan Summary</i> coordinates planning for, and delivery of, both new and expanded schools. It encourages the joint and shared use of facilities with local governments and the private sector to develop innovative ways to provide school infrastructure. It is considered that the Proposal is not inconsistent with the aims of the Plan. Objective 4 of the Greater Sydney Region Plan is “Infrastructure use is optimised”. The proposal is consistent with this Objective as it includes the maximisation of existing asset utilisation (p 41) and the repair and restoration of Block A and Block B.
Are there any other Strategic Plans with relevant provisions applicable to the site	☒ Yes ☐ No	Our Inner West 2041 The Plan sets out the community’s vision and aspirations for the next 10+ years and guides all of Council’s work. (p8) Strategic Direction 2 is Liveable, connected neighbourhoods and transport. One of the measurements of Council’s progress towards achieving this strategic direction includes “Protection of heritage buildings and items”.(p 28) The proposal would assist to implement Strategic Direction 2“ through the conservation of the school which is a local heritage item.

4.1 Other Approvals

Although development without consent does not require development consent from a consent authority under the *Environmental Planning and Assessment Act 1979*, other approvals may still be required by other environmental legislation. This section outlines if other non-planning legislative approvals are required.

Table 5: Consideration of other approvals

Assessment	Action	Relevant Act	Potential approval authority
Would the proposal potentially significantly affect an area of National Environmental Significance? These include: World Heritage Property National Heritage Places RAMSAR Wetland Commonwealth listed threatened species or endangered community Listed migratory species Nuclear actions Commonwealth marine areas Commonwealth land Water resource (with respect to a coal development)	☐ Yes ☒ No	Potential Controlled Action – refer project to a planning consultant for determination if a Referral to Department of Climate Change, Energy, the Environment and Water for an approval is required.	<i>Environmental Protection and Biodiversity Conservation Act 1999</i> Commonwealth Department of Climate Change, Energy, the Environment and Water
		Comment: Environment Protection and Biodiversity Conservation Act 1999 The <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) provides for Commonwealth involvement in development assessment and approval in circumstances where there exist ‘matters of national environmental significance’. The proposal would not impact on any other matters of national environmental significance listed under the EPBC Act. No approval is required.	
Would the proposal potentially affect a NSW National Park?	☐ Yes ☒ No	Obtain advice from Ecological consultant – Additional approval may be required.	<i>National Parks and Wildlife Act 1974</i> NSW National Parks
		Comment: The subject site is not located within a National Park nor in close proximity to a National Park. No approval is required.	
Is the proposal located on bushfire prone land?	☐ Yes ☒ No	Section 100B (3) of the <i>Rural Fires Act 1997</i> requires a person to obtain a bush fire safety authority.	<i>Rural Fires Act 1997</i> NSW Rural Fire Service
		Comment: The land is not mapped as bush fire prone land. No approval is required.	

Assessment	Action	Relevant Act	Potential approval authority
Would the proposal be located within 40 metres of a watercourse or coastline (e.g. river, natural creek, wetland etc.)? Does the proposal involve drainage or flood work?	☐ Yes ☒ No	Contact NSW Environment and Heritage to confirm if project exempt from obtaining water related environmental approvals. Additional approval may be required.	<i>Water Management Act 2000</i> and <i>Biodiversity Conservation Act 2016</i> NSW Environment and Heritage
	Comment: The subject site is not located within 40 metres of a watercourse or coastline. No approval is required.		
Would the proposal potentially affect threatened flora or fauna or a critical habitat?	☐ Yes ☒ No	Obtain advice from Ecological consultant. Additional approval may be required.	<i>Biodiversity Conservation Act 2016</i> NSW Environment and Heritage
	Comment: The proposal does require the pruning of three trees. It is considered the proposal would not potentially affect threatened flora or fauna or a critical habitat as the AAR states: Tree 1 is a Palm and can handle extensive pruning as they replace their fronds from the middle. It does not need to be symmetrical. Trees 2 and 3 are Brush Box are known for being hardy and can handle being pruned. Mitigation measures are included in Appendix 1 of this REF to ensure that all pruning is undertaken by a suitable qualified Arborist and trunk protection is signed off prior to any other works. No approval is required.		
Would the proposal require large quantities or dangerous pesticides to be used?	☐ Yes ☒ No	Seek clarification of usage criteria. Additional approval may be required.	<i>Pesticides Act 1999</i> NSW EPA
	Comment: The proposal consists of heritage stonework and maintenance repairs including seismic stabilization of the chimneys and gable walls. The proposal does not require large quantities or dangerous pesticides to be used. No approval is required.		
Would the proposal potentially affect Natural heritage, Indigenous Heritage, archaeology or	☐ Yes ☒ No	Engage a heritage consultant to provide advice if required. Additional approval may be required.	<i>National Parks and Wildlife Act 1974</i> NSW Environment and Heritage
	Comment:		

Assessment	Action	Relevant Act	Potential approval authority
Native Title?		The results of a search of the National Native Title Register on 27 November 2025 found no results. The project scope does not include any ground disturbance and therefore, it is unlikely that the proposal will affect Indigenous Heritage or archaeology. Mitigation measures are included in Appendix 1 of this REF to address any unexpected finds during construction. No approval is required.	
Would the proposal potentially affect State Heritage or Archaeology site?	☐ Yes ☒ No	<i>Engage a relevant consultant to provide advice if required. Additional approval may be required.</i>	<i>Heritage Act 1977</i> <i>NSW Environment and Heritage</i>
		Comment: The subject site is not located in close proximity to a State Heritage Item. The subject site is not listed as an archaeological site under Part 3 of Schedule 5 of the IWLEP. No approval is required. Notwithstanding, Mitigation Measures HMM1 and HMM2 have been included in Appendix 1 to address the discovery of unexpected Non-Aboriginal heritage and Aboriginal objects, sites or places.	
Would the proposal result in permanent obstructions to water tidal patterns or flows? Would the proposal harm marine vegetation?	☐ Yes ☒ No	<i>Engage a relevant consultant to provide advice if required. Additional approval may be required.</i>	<i>Fisheries Management Act 1994</i> <i>NSW Department of Primary Industries</i>
		Comment: The proposal would not result in permanent obstructions to water tidal patterns or flows. The proposal would not harm marine vegetation. No approval required.	
Would the proposal result in unearthing of contaminated land or ground water?	☐ Yes ☒ No	<i>Engage a relevant consultant to provide advice if required. Additional approval may be required.</i>	<i>Contaminated Lands Management Act 1997</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>NSW EPA</i>
		Comment: <u>Contaminated land</u> The results of a search of the EPA Contaminated Land Record on 19 November 2025 did not include the subject site, nor sites in the	

Assessment	Action	Relevant Act	Potential approval authority
		vicinity of the subject site. Notwithstanding, Mitigation Measure LCMM4 has been included in the event that contamination is encountered, and it sets out the required procedures that must be undertaken in that event. <u>Ground Water</u> As the proposed works do not include improvements to external drainage, the works will not impact on ground water. Mitigation measures in relation to water pollution and discharge during construction (CMM6 & CMM7) are provided in Appendix 1 of this REF. <u>Acid Sulphate Soils</u> The NSW Planning Portal indicates that the subject site is identified as containing Class 5 acid sulphate soils. This class of land is not mapped as having a probability of containing acid sulfate but rather because activities (such as lowering the water table below one meter AHD) carried out on the land may have the potential to alter groundwater where adjacent land is Class 1 to 4. As the proposal does not include works to penetrate the ground, it will not affect ground water or reduce the water table of adjacent land. No approvals are required.	
Would the proposal result in significant air, noise, water or waste pollution?	☐ Yes ☒ No	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Protection of the Environment Operations Act 1997</i> NSW EPA
		Comment: It is anticipated that the proposal would result in minor air, noise and waste impacts which would be limited to the construction works period. These impacts will therefore be short-lived and can be suitably managed through the implementation of the mitigation measures at Appendix 1. No approval is required.	
Would the proposal result in road closures, blocking of pathways etc.	☐ Yes ☒ No	Contact Local Council or TfNSW and obtain relevant approvals and/or Work Permits.	<i>Local Government Act 1993</i> <i>Roads Act 1993</i> Local Council or TfNSW
		Comment: The proposal would not result in road closures, or blocking of pathways. The proposed works would be within the school boundaries. No approval is required.	
Would the proposal be undertaken on	☐ Yes ☒ No	Obtain land owners consent. If Crown Land,	EP&A Act / <i>Crown Land</i> The relevant owner of the land

Assessment	Action	Relevant Act	Potential approval authority
land not owned by DoE?		owners consent from the Minister for Crown Lands needs to be obtained.	<i>Management Act 2016</i>
		Comment: All proposed works would be within the boundaries of Leichhardt Public School. No approval is required.	
Is the proposal in a mine subsidence district?	☐ Yes ☒ No	Contact NSW Subsidence Advisory to determine if approval required.	<i>Mine Subsidence Compensation Act 1961</i>
		Comment: The subject site is not located within a mine subsidence district. No approval is required.	
			NSW Subsidence Advisory

5. Consultation Requirements

Table 6 and Table 7 discuss compliance with consultation requirements applicable to the activity.

Table 6: Consultation requirements

Consultation Requirement	Applies?	Comment
DoE is of the opinion the activity: <i>will have a substantial impact on stormwater management services provided by a council, or</i> <i>is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or</i> <i>involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or</i> <i>involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or</i> <i>involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or</i> <i>involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).</i> Section 3.8 of TI SEPP	☐ Yes ☒ No	Section 3.8 of the TI SEPP is not applicable to the proposed activity.
Is the development: likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal? Section 3.9 of TI SEPP	☒ Yes ☐ No	A consultation letter containing both SoHIs for Block A and B was sent to Inner West Council on 12 November 2025. The letter sought feedback regarding the intent to undertake the restoration works. No submission was received from Council within the notification period.

Consultation Requirement	Applies?	Comment
Is the activity (other than demolition of buildings or structures, or internal works to existing buildings) on flood liable land? Section 3.10 of TI SEPP	☐ Yes ☒ No	As the subject site is not located on flood liable land, Section 3.10 is not applicable to the proposed activity.
Is the activity on bush fire prone land? Section 3.11 of TI SEPP	☐ Yes ☒ No	As the subject site is not located on bush fire prone land, Section 3.11 of the TI SEPP is not applicable to the proposed activity.
Is the development adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> or acquired under Part 11 of that Act? Section 3.12 of TI SEPP	☐ Yes ☒ No	As the subject site is not located adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> or acquired under Part 11 of that Act, consultation with NSW Environment and Heritage is not required in this regard.
Is the development on land immediately adjacent to a rail corridor that— is likely to have an adverse effect on rail safety, or if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or involves the use of a crane in air space above any rail corridor. Section 3.12 of TI SEPP	☐ Yes ☒ No	As the subject site is not located on land immediately adjacent to a rail corridor, written notice to the rail authority is not required in this instance.
May the development increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map? Section 3.12 of TI SEPP	☐ Yes ☒ No	As the subject site is not located within the dark sky region as identified on the dark sky region map, written notice to the Director of the Observatory is not required in this instance.
Would the development be undertaken on land in a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i>	☐ Yes ☒ No	As the subject site is not located within a mine subsidence district, consultation with Subsidence Advisory NSW is not required.
Does the proposal involve any of the following? <i>the site has access to a road and the development will result in the school being able to accommodate 50 or more additional students, or</i> <i>the site has access to -</i> <i>a classified road, or</i> <i>a road (the connecting road) that connects, within 90 metres (measured along the</i>	☐ Yes ☒ No	The subject site and the proposal do not meet the criteria specified and therefore, written notice to Transport for NSW is not required.

Consultation Requirement	Applies?	Comment
<i>alignment of the connecting road) of the access point, to a classified road,</i> <i>and the development will result in the provision of an additional 50 or more car parking spaces, or</i> <i>no road to which the site has access is classified and the development will result in the provision of an additional 200 or more car parking spaces, or</i> <i>the development will result in -</i> <i>a new vehicular or pedestrian access point to the school from a public road, or</i> <i>a change in location of an existing vehicular or pedestrian access point to the school from a public road, or</i> <i>the development will involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road within the meaning of the Roads Act 1993.</i> Section 3.12(3) if TI SEPP		
Is the development being pursued as an REF under section 3.37(1)(a) of the TI SEPP? Section 3.38 of TI SEPP	☐ Yes ☒ No	The proposed activity is not being pursued as an REF under section 3.37(1)(a) of the TI SEPP.

Table 7: Exceptions to certain consultation requirements under s3.13 of the TI SEPP

Exception	Applies?	Comment
<i>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</i>	☐ Yes ☒ No	This provision in section 3.13 of the TI SEPP does not apply to the proposal.
<i>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or</i>	☐ Yes ☒ No	This provision in section 3.13 of the TI SEPP does not apply to the proposal.
<i>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</i>	☐ Yes ☒ No	This provision in section 3.13 of the TI SEPP does not apply to the proposal.

Exception	Applies?	Comment
<i>(d) the development is exempt development under any environmental planning instrument (including this Chapter), or</i>	☐ Yes ☒ No	This provision in section 3.13 of the TI SEPP does not apply to the proposal.
<i>(e) the development comprises emergency works that—</i> <i>(i) involve no greater disturbance to soil or vegetation than necessary, and</i> <i>(ii) are carried out in accordance with all applicable requirements of the Blue Book.</i>	☐ Yes ☒ No	This provision in section 3.13 of the TI SEPP does not apply to the proposal.

5.1 Submissions and Responses

No submission/s were received as a result of the consultation requirements outlined above.

6. Environmental Impact Assessment

6.1 Summary of Environment Factors Reviewed

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) provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered in detail at Table 8 of this REF.

Note: Section 171A of the EP&A Regulation is assessed in Table 4 of this report.

Table 8: Summary of environmental factors reviewed in relation to the activity

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
(a) Any environmental impact on a community? (a1) Impact during construction – such as noise, vibration, traffic, construction vehicle routes, access and parking, pollution/dust, water and stormwater flow, sediment and run-off, waste removal, servicing arrangements, bushfire, flooding, contamination, other construction occurring in the area. (a2) impact post-construction (including from any development, activity, public-address systems and sirens, signage, events, hours of	a) The environmental impact on the community a 1) During construction In terms of construction, there would be limited short-term impacts on the students and staff of Leichhardt Public School and communities including localised and temporary impacts related to public safety; traffic and access; noise; air quality; waste management; and utilities and services. However, these potential impacts can be managed with the implementation of the recommended mitigation measures provided in Appendix 1 of this REF. <u>Noise and Vibration</u> The <i>Interim Construction Noise Guideline</i> (DECC 2009) has been developed to manage noise from construction works regulated by the EPA. Construction management levels for noise at residences are listed in Chapter 4 (Table 2) of the	<u>Noise and Vibration</u> Mitigation measure number CMM2, CMM13 CMM15 and CMM16 are provided in Appendix 1 of this REF. <u>Traffic and access</u> Mitigation measures number CMM2 and UIMM4 are provided in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
operation, or out of hours use of facilities, helicopter facilities, emergency facilities) which may include: (i) water flow/water quality, downstream impacts (ii) flooding impact, flood evacuation routes, changes to flood risk and patterns (iii) bushfire impact, bushfire evacuation routes, changes to bushfire risk and patterns (iv) impact, during a flood or bushfire event, on existing infrastructure such as roads, etc (v) impact on emergency response to existing communities (vi) waste and servicing arrangements (vii) traffic and parking impacts, pedestrian and road safety (including pedestrian and cyclist conflict and safety), operation of the surrounding road network, impact on road capacity, including peak hour, intersection performance and any cumulative impact from surrounding approved developments, impacts of potential queuing in drop-	guideline. The <i>Interim Construction Noise Guideline</i> (DECC 2009) states that construction works with a duration of more than three weeks should be subject to a quantitative assessment of noise impacts. Within the School there may be many potential sensitive receivers (students and teachers) and therefore it would be necessary for consultation to be undertaken by the proponent or their representative (e.g. contractor) with the management of the School to identify the sensitive receivers, specific curriculum periods (e.g. trial exams, final Exams and other assessments) and to determine the potential impact on their operations. Appropriate noise and vibration control measures can then be identified (if required). Other sensitive receptors may be located in Norton Street residing above the shops. It is noted that noise levels would vary depending on the nature of the activities being undertaken and that the use of several items of construction equipment simultaneously is only expected to occur intermittently. The noisiest works would be associated with heritage stonework. The <i>Interim Construction Noise Guideline</i> (DECC 2009) states that, where noise is above highly noise affected level, the relevant authority (consent, determining or regulatory) may require respite periods by restricting the hours that the very noisy activities can occur, taking into account: • times identified by the School when they are less sensitive to noise (e.g. lunch and recess). This should include consideration of Tables 4 - 10 in <i>Interim Construction Noise Guideline</i> (DECC, 2009), which presents a summary of options for work practices with lower noise impacts. The Noise Management Plan for the works would address site specific issues, including noise reduction practices, so as to minimise impacts to users of the School. Appendix 1 includes mitigation measures related to noise (CMM16) and vibration	<u>Cultural heritage</u> <i>Aboriginal cultural heritage</i> Mitigation measures number CMM2, HMM2 and HMM3 are provided in Appendix 1 of this REF. <u>Air quality</u> Mitigation measure numbers CMM2, CMM7 and CMM17 are provided in Appendix 1 of this REF. <u>Waste management</u> Mitigation measures number CMM2, CMM6 and CMM11 are provided in Appendix 1 of this REF. <u>Utilities and services</u> Mitigation measure numbers UIMM1, UIMM2 and UIMM7 are provided in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
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 (viii) existing utility infrastructure and service provider assets (a3) impact on flight paths of nearby airport, airfield, or helicopter landing sites (a4) other environmental impacts (social, economic or cultural) on the community not mentioned above (a5) cumulative impacts from the development and other surrounding approved developments	(CMM15). <u>Traffic and access</u> <i>Construction Impacts</i> Throughout the construction period vehicles would arrive at the site to deliver construction materials and construction personnel and remove waste materials. The location of the vehicle access would be determined prior to works commencing. Construction equipment and personnel may also be delivered to the site using small trucks or vehicles. The exact number of vehicle movements per day is not known but would be minimal due to the extent of the works. There would be short -term and temporary traffic impacts within the School grounds during the works, due to the additional traffic movements associated with construction works. Measures would need to be put in place to ensure that access to authorised areas of the School is not impeded by the construction works. This impact is anticipated to be minor and can be adequately managed to minimise impacts. <u>Air quality</u> Airborne dust may occur. Methods to suppress potential dust would be included in the CEMP to minimise dust formation and maintain a suitable level of air quality as Block A and Block B will be used by students during the works. Local air quality may be affected by emissions from construction traffic including trucks transporting materials to and around the site. Vehicles, plant and equipment used during construction would be required to be serviced prior to use at the works site and be monitored to ensure they do not emit unacceptable levels of smoke and fumes. They would be required to meet emission levels set by the EPA. Mitigation	

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
	Measures to address air quality have been included at Appendix 1. <u>Waste management</u> The main waste material to result from the proposal would consist of waste from stones, stone fragments, wood, and metal offcuts. The other source of waste would be general miscellaneous construction waste, such as packaging etc. Bins for personnel waste would be provided at the construction work sites. All waste would be taken off site for reuse or disposal. Construction staff would be provided with portable toilets. Waste management will be addressed in the CEMP and will be prepared in consultation with the appointed heritage architect. Beneficial re-use of materials. Appendix 1 includes mitigation measures relating to waste management (CMM6 and CMM11). <u>Utilities and services</u> The proposed works would be located within the School grounds. Location of utilities and services would need to be identified prior to any works, and mitigation measure UIMM7 has been included in Appendix 1 in this regard. a 2) Post-construction Post construction there will be beneficial environmental impacts as the restorative works would provide remedial works, prolong the life of the buildings and have positive heritage outcomes. a 3) These matters are not relevant to the proposal. a 4) It is considered the proposed works will have positive long-term social and	

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
	economic impact as the repaired buildings will be more durable and resilient to meet the ongoing needs of the school and the local population into the future. a 5) The mitigation measures proposed and the methodology for completion of the proposal aim to minimise the extent to which the proposal contributes to cumulative adverse environmental impacts.	
(b) Any transformation of a locality? (b1) impact on the existing and future character of the neighbourhood, streetscape and local area (b2) impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses (b3) visual impact from key viewpoints and views to key viewpoints (b4) cumulative impacts from the development, and other approved developments, on the locality	b1) The works will enhance the safety, stability, condition, appearance and longevity of both Block A and Block B. As a result the proposal will have a beneficial impact on the existing and future character of the neighbourhood, streetscape and local area. b 2) The works will not impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses. b 3) Any views to the buildings, once repaired, will show an improved appearance.	N/A
(c) Any environmental impact on the ecosystems of the locality? (c1) impact on the existing and future ecosystem (flora, fauna, habitats, biodiversity, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil) (c2) long- and short-term impact of:	The proposal includes the pruning of three trees, namely: (Tree 1) - Pruning of one Canary Island Date Palm, <i>Phoenix canariensis</i>. This Palm is located adjacent to Block B and pruning is required in order to accommodate scaffolding that is proposed to be positioned in very close proximity to the Palm. (Tree 2 and 3) Pruning of two Brush Box, <i>Lophostemon confertus</i>. These trees are located adjacent to Block A and pruning is required in order to accommodate scaffolding that is proposed to be positioned in very close proximity to the	Mitigation measure TMM2 provided in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
(i) loss or harm to trees or other vegetation (ii) removed canopy cover (iii) landscape setting in respect of the site and streetscape (iv) impacts of the above on urban heat island effect and urban and internal comfort levels on and off-site (c3) impact from introducing new trees and vegetation species (c4) cumulative impacts on the ecosystem	vegetation.  Figure 10: Shows location of Tree 1, 2 and 3 (Source AAR) It is considered the proposal would not potentially affect ecosystems of the locality (including c1, c2 and c3) as the AAR states: Tree 1 is a Palm and can handle extensive pruning as they replace their fronds from the middle. It does not need to be symmetrical. Tree 2 and 3 are Brush Box are known for being hardy and can handle being pruned. Mitigation measure (TMM2) is included in Appendix 1 of this REF to ensure: • Trees approved to be pruned are to be pruned by a suitably qualified Arborist. • Trunk, branch and ground protection is to be implemented in accordance with sections 4.5.2 and 4.5.3 of the <i>Arboricultural Assessment Report, prepared by Glenn Holden, Yaanma Services, dated 17 November 2025.</i>	

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
	Protection measures are to be maintained during construction works and are to remain in place until the completion of all construction work in the vicinity of the protected trees. Assessment in relation to the BC Act and BC SEPP may be found in section 2.2 and 2.10.2 of this REF, where it is stated: Pruning is not included in the definition of clearing of vegetation in Chapter 2 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>, and a substantial part of the vegetation of the three trees is not being removed. The definition in Chapter 2, Part 2.1 Section 2.2 is as follows: clear vegetation, includes— (a) <i>cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or</i> (b) <i>lop or otherwise remove a substantial part of the vegetation.</i> Therefore a Species Impact Statement or Biodiversity Development Assessment Report is not required.	
(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	The aim of the proposal is to maintain both Block A and Block B in good working order, and the SoHI indicates that the works do not result in any adverse impacts and will have positive heritage outcomes. Although the proposal may result in a localised and temporary reduction of aesthetic value of the effected site during construction, no long-term reduction in the aesthetic, recreational, scientific or environmental quality of the environment are anticipated. Rather there will be an improvement in the stability, condition, longevity of the buildings, and enhanced appearance in the locality. The proposal will not impact on adjoining properties, public spaces, or surrounding areas.	Mitigation measures number CMM2 in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
sharing, vistas, overshadowing, local character, streetscape, weather factors such as wind impacts (i) the above should be considered from any proposed development or activity on the development site, public-address system, ambulance siren, flashing signage, event, hours of operation, or out of hours use of school facility, helicopter facility, emergency facility, research centre where hazardous material is being used or stored and any potential incident, etc. (d2) impacts on connectivity, permeability and accessibility of public spaces and areas surrounding the development, this includes impacts on arterial and other thoroughfares and green corridors and wayfinding (d3) impacts on other aesthetic, recreational, scientific or other environmental quality or value of the locality not mentioned above or in (a) and the cumulative impacts		
(e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or	e(i) and e3) The proposed works are not expected to have a detrimental impact (direct or indirect) on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations. Rather the works will have a beneficial effect through the the long-term conservation of the heritage values of both Block A and Block B and Leichhardt Public School. e(ii) and e4) The proposed works will result in the sympathetic restoration of the	Mitigation measures number CMM2, HMM1, HMM2, HMM3 HMM4, HMM5 and HMM6 are provided in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
other special value for present or future generations? (e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations (e1) impacts on heritage items (local, state and commonwealth), conservation areas and Aboriginal heritage (including intangible cultural significance), draft and interim items. Both at / or near the site (e2) impacts on Aboriginal cultural heritage values on the land and connection to Country (e3) direct or indirect impacts on the heritage significance of environmental heritage, impacts to archaeological (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 resources	buildings for the benefit of current and future generations. e1) In terms of non – Aboriginal heritage Leichhardt Public School: • is listed as a local heritage item under Part 1 of Schedule 5 of the IWLEP (Item No. 11138); and • is located within the Wetherill Estate Heritage Conservation Area; • is listed on the s.170 NSW State agency heritage register. Both SoHI's conclude in Section 4.3 the following: <i>The purpose of the proposed work is to undertake catch-up maintenance that aim to extend the life of significant fabric and provide a safe amenity. The works have been carefully scoped and considered to minimise replacement of significant fabric and retain as much of the existing fabric as practicable. The proposed repairs aligned with the Heritage asset management: Heritage Council of NSW guidelines for state agencies, 2024.</i> The conclusion for Block A also states: <i>The works will be supervised by an appropriately qualified heritage architect with experience working on similar heritage buildings. The repair options have been carefully considered, the works do not result in any adverse impacts and will have positive heritage outcomes.</i> The conclusion for Block B also states: <i>The works will be supervised by an appropriately qualified heritage architect and structural engineer with experience working on similar heritage buildings. The repair options have been carefully considered and the works do not result in any adverse impacts and will have positive heritage outcomes.</i> There are no State Heritage Items in proximity that would be impacted by the	

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
	proposal. e1 and e2) It is considered there is low potential that the proposal might disturb, damage, or destroy Aboriginal objects as no ground disturbance is proposed. Nevertheless, mitigation measure HMM2 has been included related to the discovery of unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, sites or places). Further to the above, project specific mitigation measures have been included in Appendix 1 to address the following: • Hold points and final witness points for the project (HMM4)- works are required to be supervised by a qualified architect and/or structural engineer, and the hold points are to be approved by the heritage architect prior to the commencement of works in consultation with the department's Heritage Project Team. • Materials and finishes (HMM5)- are to be generally consistent with the Drawings attached to both SoHIs (Appendices 7 and 8 of this REF) and resolved by the heritage architect. • Salvage of materials (HMM6)- where possible materials and elements are to be salvaged for future restoration / repair works. These additional mitigation measures are considered relevant to the project scope and heritage significance of Block A and B and their long-term conservation.	
(f) Any impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i>? (f1) impacts on listed protected fauna at and in the vicinity of the site, and their habitat.	As for c) above. f), f1) It is not anticipated that any threatened flora and fauna species, populations or communities, or their habitats as listed under the BC Act will be impacted by the proposed works.	N/A

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
(g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air? (g1) potential endangering of any species or vegetation (g2) protected and threatened flora, terrestrial, fauna species, populations, ecological communities and their habitats	As for c) above. g1) There would not be any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air due to the proposal. g2) There would be no impact on protected and threatened flora, terrestrial, fauna species, populations, ecological communities and their habitats.	Mitigation measures number CMM6 and CMM11 are provided in Appendix 1 of this REF.
(h) Any long-term effects on the environment? (h1) Long-term effects on: (i) flood and bushfire behaviour, flooding and the flood plain, bushfire prone land (ii) natural environment, flora and fauna species and their habitats (iii) agricultural productivity (iv) industrial land supply (v) housing supply (vi) climate change (vii) cumulative impacts (h2) meet industry recognised building sustainability and environmental performance standards, integrate environmental design, minimise greenhouse gas emissions, minimise energy and water consumption (recycled water) and material resources, renewable energy generation and storage, fossil fuel-free, sustainable travel choices,	h1) The proposal will not have detrimental long-term impacts on (i), (ii), (iii), (iv), (v), (vi) and (vii). h2) As the proposal relates to the repair of existing buildings, the majority of h2) matters are not relevant. Appendix 1 includes mitigation measures relating to compliance with relevant standards, and management, reuse, recycle and safe disposal of waste. h3) It is considered the proposed works will have positive long-term social and economic impact as the repaired buildings will be more durable and resilient to meet the ongoing needs of the school and the local population into the future.	N/A

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
manage, reuse, recycle and safely dispose of waste (h3) long term ecological, social and economic effects		
(i) Any degradation of the quality of the environment? No specific factors – to be assessed by the determining authority if relevant	The works will result in some short-term impacts during the construction period, as discussed in a) above.	Mitigation measures numbers CMM2, SWMM1 and LCMM4 have been proposed in relation to these potential impacts.
(j) Any risk to the safety of the environment? (j1) whether the development will have adverse environmental impacts (flood or stormwater runoff, storm surge, bushfire, ongoing maintenance of landscaping within the Asset Protection Zone, contamination leak, wind speeds, extreme heat, urban heat, climate change adaptation) on the surrounding area, particularly in sensitive environmental, cultural areas or residential neighbourhoods. (j2) impacts on soil resources and related infrastructure and riparian lands on and near the site, soil erosion, salinity and acid sulfate soils, surface water resources (quality and quantity), hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses,	j1) The majority of j1) matters are not relevant to the proposal. However, the stone works may have the potential to impact on water and air quality through construction activities creating rock fragments and dust. It is considered that these potential impacts would be managed by implementing the mitigation measures in Appendix 1 including air quality (CMM17) and erosion and sediment control mitigation measures (SWMM1) included in Appendix 1. j2) In terms of potential impact included in (j2), such impacts would be minimised through the erosion and sediment control mitigation measure (SWMM1) included in Appendix 1.	Mitigation measures number CEMM2, CEMM3, CMM2, CMM17, LCMM4 and SWMM1 are provided in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
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 proposal would maintain the beneficial use of the environment through the long-term conservation of both Block A and Block B.	N/A
(l) Any pollution of the environment? (11) 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 (12) impact of contamination spill, movement or disturbance during and post construction, and into the long term (13) impact of a potential rainfall or flood event during construction (e.g. storage of fuel for construction vehicles, stock piles of soil, etc) (14) dangerous goods and hazardous materials associated with the development (i.e. labs)	11) No pollution of the environment is expected due to proposed mitigation measures. Appendix 1 includes mitigation measures relating to potential impacts on air (CMM17), noise (CMM16), vibration (CMM15), building methods (CMM7), and waste (CMM6 and CMM11). 12) Appendix 1 includes a mitigation measure relating to construction hazardous materials including spill containment kit (CMM5). 13) It is not anticipated that materials such fuel or soil would be stock-piled on site that could be impacted by a rainfall or flood event. The subject site is not classified as flood prone. 14) is not relevant to the proposal.	Mitigation measures number CMM2, CMM5, CMM6, CMM7, CMM11, CMM15, CMM16 and CMM17) have been provided in Appendix 1 of this REF

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
(m) Any environmental problems associated with the disposal of waste? (m1) environmental problems of waste during and after construction (left over construction materials, and personnel waste), transport and disposal of waste, ongoing use and eventual decommission of the development (m2) cumulative impacts from waste	m1) The impact of the disposal of limited amount of waste generated has been considered. The disposal of waste will be required to comply with the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and specified in the CEMP. Waste will be disposed of in accordance with the environmental mitigation measure proposed, and no environmental impacts associated with the disposal of waste are expected. m2) It is not anticipated there will be cumulative impacts from waste.	Mitigation measures number CMM2, CMM6 and CMM11 are provided in Appendix 1 of this REF.
(n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply? No specific factors – to be assessed by the determining authority if relevant	The proposal would involve the replacement of some stone and could potentially contribute to impact on stone supply (albeit in a very minor and likely inconsequential manner).	N/A
(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 mitigation measures proposed and the methodology for completion of the proposal aim to minimise the extent to which the proposal contributes to cumulative adverse environmental impacts. It is not anticipated that road noise will increase as a consequence of the development. No additional school students are anticipated as a result of the proposed works. There are no known activities likely to be impacted by the proposal.	N/A
(p) Any impact on coastal processes and coastal	The subject site is not located in a coastal area and therefore, would have no impact	N/A

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
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	on coastal processes	
(q) Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act? (q1) relevant issues, objectives, policies and actions identified in local, district and regional plans and compliance of the proposal, and policies that identify community priorities that may be impacted (q2) relevant legislation, environmental planning instruments (including drafts, policies and guidelines). (q3) requirements of any approvals applying to the site, including concept approval or recommendation from any Gateway determination	q1) Local, district and regional plans have been addressed in the REF where relevant. Refer to “Relevant Strategic Plans” analysis in Table 4 of this REF. q2) Relevant legislation and environmental planning instruments are addressed in Table 4 entitled “Consideration of planning legislation and strategic plans”. q3) The Department is the determining authority for the REF. No other approvals, permits or licenses are required for the proposed works. Appendix 1 includes the requirement for a Crown Certificate under Section 6.28 of the EP&A Act (GMM4).	Mitigation measure number GMM4 is provided in Appendix 1 of this REF.
(r) Any other relevant environmental factors?	r1) In terms of health and safety, Appendix 1 includes mitigation measures relating to public safety including CMM3 for construction fencing and UIMM4 for	Mitigation measures number CEMM2, CEMM3, CMM2,

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
(r1) health or safety risk to children, visitors, patients or staff of the development (r2) developments compatibility with neighbouring land uses, including proximity to: (i) restricted premises, injecting rooms, drug clinics, premises licensed for alcohol or gambling, sex services premises (for schools) (ii) hazardous land uses, waste transfer depots or landfill sites, service stations, air pollutant generating uses, noise or odour generating uses, extractive industries, industrial uses (iii) intensive agriculture, agricultural spraying activities and sources (iii) adjacent to or on land in a pipeline corridor (iv) sites which, due to prevailing land use zoning, may in the future accommodate the above uses. (r3) noise/air pollution, vibration and safety impacts from the below on the proposed development: (i) roads with higher traffic volumes, higher operating	pedestrian access. r2) The proposed works relate to two existing buildings (Block A and Block B), and any issues arising from r2 matters would be subject to management by the school and the Department. r3) As for r2) above. r4) It is not anticipated that the proposed works would include impacts related to dangerous goods and hazardous materials. However, Appendix 1 includes mitigation measures relating to construction hazardous materials (CMM4 and CMM5), and unexpected site contamination (LCMM4). r5) The proposed works relate to existing buildings, and r 5 matters are not relevant to the proposal. r6) The proposed works have been appropriately mitigated through measures in Appendix 1 namely construction hazardous materials (CMM4 and CMM5), and unexpected site contamination (LCMM4), and erosion and sediment control (SWMM1).	CMM3, CMM4, CMM5, UIMM4, LCMM4 and SWMM1 are provided in Appendix 1 of this REF.

Environmental Factor	Response/Assessment	Mitigation Measure Reference (Full list of mitigation measures are provided in Appendix 1 of this REF).
speeds and more heavy vehicles, freight traffic or used to transport dangerous goods or hazardous materials (ii) rail lines (iii) beneath flight paths (iv) industrial and agricultural areas (v) substations (r4) dangerous goods and hazardous materials (their storage, use, removal and disposal associated with the development (r5) suitability and safety of drop-off and pick-up areas, including for emergency vehicles, safety and convenience of proposed parking areas and rates, and off-and-on street parking on school/hospital location, vehicle and pedestrian access, internal vehicle and pedestrian areas, provision of servicing, loading/unloading. (r6) impacts of bushfire, flooding or land contamination, any soil and groundwater contamination, hazardous materials from demolition works on the proposed development (r7) any other relevant impacts		

7. Justification and Conclusion

The proposal consisting of heritage stonework facade and roof conservation works to Blocks A and B located within the grounds of Leichhardt Public School (101-105 Norton Street, Leichhardt, NSW 2040) is subject to assessment under Part 5 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 discussed in detail in this report, the proposal will not result in any significant or long-term impact. The potential impacts identified including short-term construction impacts can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

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;
- It will enhance the safety, stability, condition, appearance and longevity of the buildings;
- It will retain and enhance the heritage significance of the heritage item;
- The proposal will not result in any adverse impacts on the local heritage item and will have positive heritage outcomes.
- Adequate mitigation measures have been proposed to address any potential impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore is not necessary for a Species Impact Statement and/or a BDAR to be prepared.

The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an environmental impact statement to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Part 5 of the EP&A Act.

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.