

Review of Environmental Factors

Newington Public School Upgrade

Document version: V10

Date: 22/06/2026

Acknowledgement of Country

The NSW Department of Education acknowledges the Wangal people of the Eora Nation the traditional custodians of the land on which the Newington Public School is located.

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.

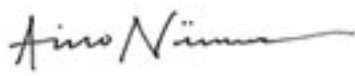
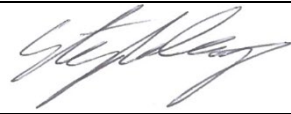
Declaration

This Review of Environmental Factors (REF) has been prepared by EPM Projects on behalf of the NSW Department of Education (department) and assesses the potential environmental impacts which could arise from the upgrade works at Newington Public School at 49A Newington Boulevard, Newington.

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

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses, in a manner that is proportionate to the nature and risk of the activity, 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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8	27/05/2026	Final REF Determination	Aino Näreneva	Stephen Earp
9	03/06/2026	Final REF Determination	Aino Näreneva	Stephen Earp
10	22/06/2026	Final REF Determination	Aino Näreneva	Stephen Earp

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Appendices

Appendix	Name	Version	Date
1	Mitigation Measures	V7	22/06/2026
2	Transport Assessment	Issue VII	18/03/2026
3	Flood Impact and Risk Assessment	Rev 06	28/05/2026

Appendix	Name	Version	Date
4	Noise and Vibration Assessment Report	Rev G	08/05/2026
5	Integrated Water Management Plan	V7	26/03/2026
6	Geotechnical Investigation Report	Rev 2	29/01/2026

Abbreviations

Abbreviation	Description
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
BCA	Building Code of Australia
BDAR	Biodiversity Development Assessment Report
BFSA	Bush Fire Safety Authority
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
Design Guide	<i>Design Guide for Schools</i> published by the Government Architect in May 2018
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>

Abbreviation	Description
EPI	Environmental Planning Instrument
EPL	Environment Protection License
ESD	Ecologically Sustainable Development
FM Act	<i>Fisheries Management Act 1994</i>
GBCA	Green Building Council of Australia
Ha	Hectares
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	National Parks and Wildlife Regulation 2009
NPWS	National Parks and Wildlife Service (part of EES)
NSW RFS	NSW Rural Fire Service
NT Act (Cth)	<i>Commonwealth Native Title Act 1993</i>
OEH	(Former) Office of Environment and Heritage
PCEMP	Preliminary Construction Environmental Management Plan
PIHAI	Preliminary Indigenous Heritage Assessment and Impact Report
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	NSW Department of Education
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
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	State Design Review Panel

Abbreviation	Description
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	<i>Water Management Act 2000</i>

Executive Summary

This Review of Environmental Factors (REF) has been prepared by EPM Projects (EPM) for the NSW Department of Education (the department). The department is proposing the construction and operation of a new permanent classroom building campus at the Newington Public School located at 49A Newington Boulevard, Newington. The construction and operation of the new classroom building is, pursuant to Section 5.1(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an activity.

This REF has considered the activity and its environmental impacts in accordance with the provisions of Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), and other relevant statutory requirements. In accordance with Section 5.5 of the EP&A Act, this REF has examined and taken into account in a manner that is proportionate to the nature and risk of the activity, all matters affecting or likely to affect the environment by reason of the Project. In particular, the REF has considered the factors set out in Section 171 and 171A of the EP&A Regulation the Department of Planning's Guidelines for Division 5.1 assessments (December 2025), which includes consideration of environmental factors for health services facilities and schools within Attachment B of those Guidelines.

The Proposal

The proposal relates to the upgrade of Newington Public School located at 49A Newington Boulevard, Newington (Lot 320 DP 1285196). The proposed activity includes the construction and operation of a two (2) storey classroom building with two external stairwells and lift at the southern rear boundary of the existing school site, landscaping, covered walkways and civil works.



Figure 1: Indicative perspective (Source: Architectus)

The Site

The site is irregular in shape and has frontage to Newington Boulevard (76 metres along the western lot boundary), public open space (140 metres along the eastern boundary) and medium density residential development (179 metres along the northern lot boundary and 181 metres along the southern boundary). The site comprises a single allotment, legally described as Lot 320 in deposited plan (DP) 1285196 with an approximate site area of 2ha.

The site is located in the suburb of Newington on the western side of Haslams Creek, opposite the Sydney Olympic Park Precinct and Auburn waste resource facility. The site's location is approximately 5.2km southeast of the Parramatta central business district, approximately 2.5km north of the Lidcombe town centre and approximately 3km southwest of the Rhodes town centre.

Planning Pathway

The proposal involves the development of an existing government school by the Department of Education (the department) (a public authority) on land that is located in a prescribed zone. Accordingly, pursuant to Sections 2.38(4), 2.44, 2.126(6), 2.137, 2.159(1) and 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), the proposed works associated with the new building's construction as well as other off-site roadworks are classified as development permitted without consent (DPWC).

Therefore, the proposal is considered an 'activity' for the purposes of Part 5.1 of the EP&A Act and is subject to an environmental assessment pursuant to Section 171 of the EP&A Regs. For the purposes of this activity, the department is the proponent, and the determining authority and the required environmental assessment is in the form of a Review of Environmental Factors (REF). The REF has been prepared in the accordance with the *Guidelines for Division 5.1 Assessments* (DPE, December 2025), which includes *consideration of environmental factors for hospital and school activities* at Attachment B to the Guidelines.

Consultation

Consultation has been undertaken in accordance with statutory requirements under the TI SEPP and having regard to the *Stakeholder and community participation plan for new health services facilities and schools* (Department of Planning Housing and Infrastructure (DPHI), October 2024) (SCPP DPHI) and the *Stakeholder and Community participation plan For new schools and major school upgrade projects undertaken under Division 5.1 of the EP&A Act 1979* (Department of Education, October 2024) (SCPP DoE). Comments received have been carefully considered and responded to in Section 6.2 of this REF.

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

Environmental Impacts

The key environmental impacts of the REF are as follows:

- **Flood** – The site is not mapped as flood prone but is subject to localised flood conditions. The site is subject to shallow flooding that is primarily associated with surface runoff and overland flow from adjacent catchments. While the proposed development is subject to shallow flooding during critical design storm events, the impacts are limited in depth and extent. The proposed activity is designed to accommodate the localised flood conditions and as a result there are no adverse impacts on other nearby properties.

- **Acid sulfate soils** - The site is identified as Class 2 and 5 acid sulfate soils, with works proposed within the part of the site identified as Class 2 acid sulfate soils. The proposed works are not expected to disturb the acid sulfate soils due to limited excavation depth and finished levels above RL 5.0 m AHD.
- **Amenity** – The proposed activity will address overcrowding and demand in the Newington Public School catchment. The proposed activity will increase the amenity on site by increasing play space and reducing the building footprint by replacing a number of demountable classrooms to be removed under an alternative planning pathway.
- **Easements** – A number of easements are present on site. The proposed activity is located above an existing Sydney Water DN375 concrete encased sewer main. An Out-of-Scope Sydney Water Building Plan Approval will be required to support the construction of the structure over the DN375 sewer main. The proposed building has been carefully designed to not impact the sewer main.

Other impacts have been considered as detailed in this REF.

Justification and Conclusion

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

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

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

1. Introduction

The NSW Department of Education (the department) proposes to construct a new two storey permanent classroom (the activity) at Newington Public School located at 49A Newington Boulevard, Newington (the site).

As part of the 2019 NSW Budget, the NSW Government announced the investment of a record \$6.7 billion over four years in a program to deliver 190 new and upgraded schools to support communities across NSW. This aims to address issues of overcrowding and to provide all students in NSW equal access to quality learning facilities. The school sits within the Olympic Peninsula Primary School Community Group (SCG)

To accommodate the growing demands of the SCG and align with the Department of Education's objective to enhance school facilities and optimize efficiency, an intervention strategy was initially proposed to establish a new school on Carter Street. However, due to ongoing land acquisition, this project is currently on hold. In the meantime, the focus has shifted to upgrading Newington Public School to address immediate needs within the community

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

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

The potential environmental impacts have been assessed in the accordance with the *Guidelines for Division 5.1 Assessments* (DPE, December 2025), including the consideration of environmental factors for hospital and school activities at Attachment B to those Guidelines, EP&A Act, the *Environmental Planning and Assessment Regulation 2021*, and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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

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

The REF addresses the requirements of Section 5.5 of the EP&A Act, which requires that the department examines, and takes into account in a manner that is proportionate to the nature and risk of the activity, all matters affecting, or likely to affect, the environment by reasons of the proposed activity.

Pursuant to Section 171(4) of the EP&A Regulation, a copy of the REF must be published on the proponent's website or on the NSW Planning Portal, if the activity:

- Has an estimated development cost (EDC) of more than \$5 million, or
- Requires an approval or permit for the activity under FM Act, Heritage Act 1977 (Heritage Act), National Parks and Wildlife Act 1974 (NP&W Act) or Protection of the Environment Operations Act 1997 (POEO Act), or
- If the determining authority considered it in the public interest to publish the REF.

The proposed activity has an EDC of more than \$5 million and therefore a copy of the REF will be published. The Exhibition is for a duration of 21 days on the school project page on the department's website with link to the project documentation on the portal.

Written notice will be issued to adjoining neighbours, owners and occupiers (up to 80m from the site boundary) inviting feedback on the proposed activity within 21 days. Written notification will also be provided to local council, relevant state and commonwealth agencies and service providers for 21 days.

In the preparation of the REF the community engagement has included:

- Project webpage updates
- Project update to the wider community
- Community information sessions

Following consideration of the key environmental aspects and the information presented in this REF, it is concluded that by adopting the mitigation measures identified in **Appendix 1**, the proposal will not result in significant environmental impacts, and therefore an Environmental Impact Statement is not required. In addition, the proposed activity will not be carried out in a declared area of outstanding value; is not likely to significantly affect threatened species, populations or ecological communities, or their habitats; or impact biodiversity values. Accordingly, neither a Species Impact Statement (SIS) nor a Biodiversity Development Assessment Report (BDAR) is required.

2. The Site

Newington Public School (the Site) is located at 49A Newington Boulevard, Newington and is shown in **Figure 2** and **Figure 3**. The site is irregular in shape, legally described as Lot 320 DP 1285196, and has an area of 20,032m² bound as follows:

- 76m along the western boundary to Newington Boulevard
- 180m along the southern boundary to adjoining residential development
- 140m along the eastern boundary to Haslams Creek and the Louise Sauvage Pathway
- 180m along the northern boundary to adjoining residential development

The site is zoned R3 Medium Density Residential by the Parramatta Local Environmental Plan 2023 (PLEP). North, south and west of the site, the R3 zone continues. The rear portion of the school site is adjoined by R4 High Density Residential zoned land to the north and south, while the rear boundary of the site adjoins RE1 Public Recreational zoned land. The RE1 zones transitions from the suburb of Newington's residential land uses to the C3 Environmental Management Zone of Haslams Creek, in the Sydney Olympic Park Precinct. The R3 zone continues west from the site's Newington Boulevard frontage to the E4 General Industrial zone, located in the adjoining suburb of Silverwater.

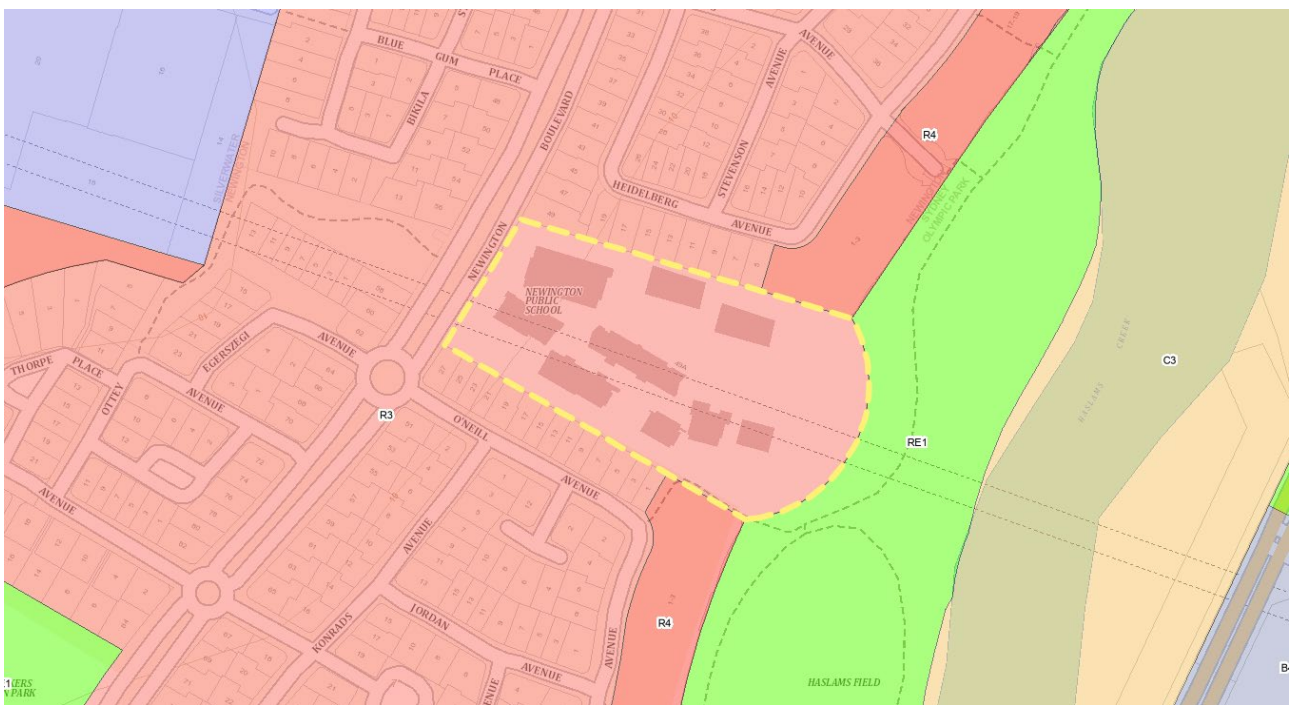


Figure 2: Land use zoning map (Source: NSW Planning Portal Spatial Viewer)

The School generally slopes to the east from Newington Boulevard to Haslams Creek, with a fall from RL 13.0 to RL 3.5 at the school's rear (southeastern) boundary. Buildings within the school campus comprise permanent and demountable structures. Within the school grounds, tree canopy is located centrally between the school's permanent buildings and along the northern boundary with other trees located sporadically across the campus.

Primary vehicle access is currently provided in the southeastern corner of the site from Newington Boulevard to the school's staff carparking, deliveries and waste storage area. The staff parking

area provides 22 car parking spaces, and a secondary vehicle access is provided off O'Neill Avenue but is not currently operational. Pedestrian access is provided off Newington Boulevard, from an entry gate opposite the pedestrian crossing on Newington Boulevard. A secondary access gate is provided on O'Neill Avenue but is not used for student access. A fully paved footpath (~3.2m wide) is provided along the Newington Boulevard school frontage (east side).



Figure 3: Aerial image of the Site, outlined dashed yellow (Source: Nearmap, 28 May 2025)

2.1 Site locality

Newington Public School is located in the suburb of Newington, on the western embankment of Haslams Creek, opposite the Sydney Olympic Precinct. The site is located in the City of Parramatta local government area (LGA) and the Metropolitan Local Aboriginal Land Council (LALC). It is approximately 5km southeast of the Parramatta CBD, 4 km northwest of the Strathfield CBD and joins the western boundary of the Sydney Olympic Park Precinct. The Wangal and Burramuattagal people of the Dharug Nation are the custodian and traditional owners of the lands and waters on and adjoining the site.

Immediately surrounding the site, the suburb of Newington comprises former industrial land that was repurposed for residential development following the Sydney Olympic Games in 2000. The suburb's pattern of medium density residential development is bordered by high density development and public recreation areas along the western bank of Haslams Creek. The Western Motorway is located on the eastern side of the Creek. There are environmental conservation areas located on the southern bank of Parramatta River and adjoining Silverwater Gaol.

Adjoining the western boundary of Newington the suburb of Silverwater comprises various industrial and warehouse uses which are generally arranged in a grid street pattern, with cul-de-

sac streets preventing heavy vehicle access from the industrial area onto the residential scale road network surrounding the School.

The location and configuration of the site is shown in **Figure 4** and **Figure 5**.

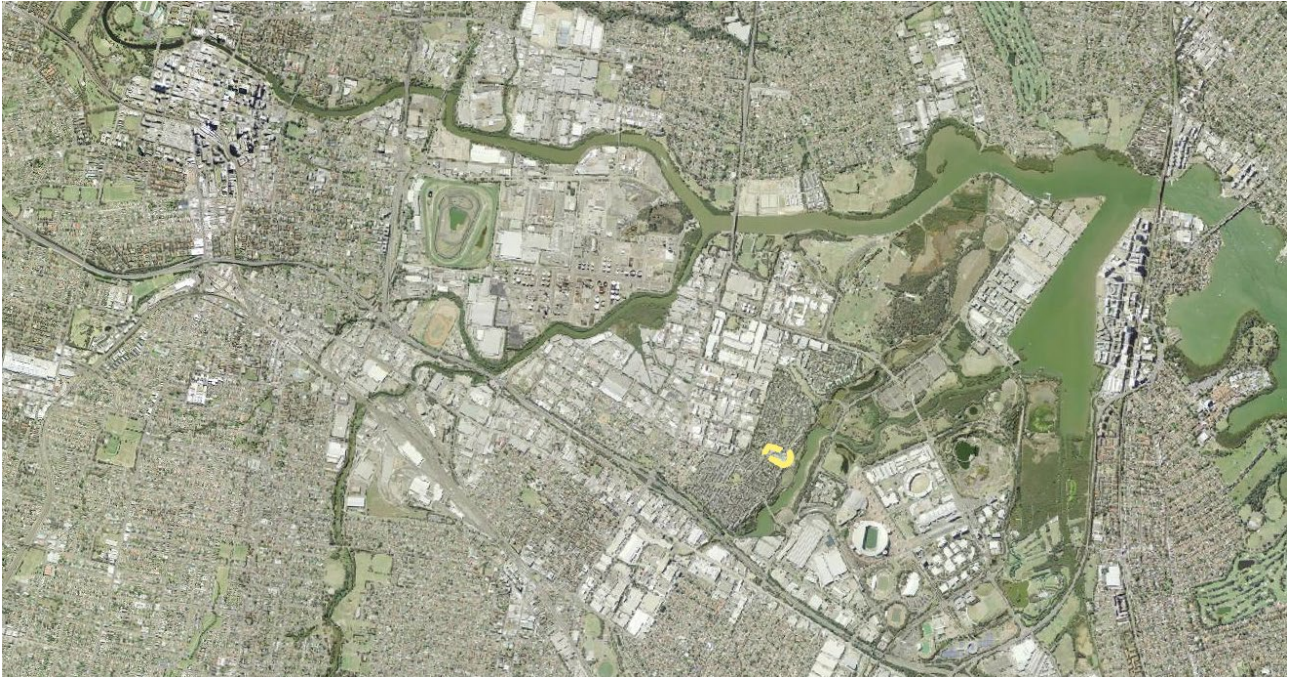


Figure 4: Locality plan (Source: NSW Planning Portal Spatial Viewer)



Figure 5: Aerial image of Newington Public School and its locality (Source: NSW Planning Portal Spatial Viewer)

2.2 Site Constraints and Opportunities

Consideration of site constraints has been undertaken through a review of the Section 10.7 (2 & 5) Planning Certificates dated 4 November 2025 (Certificate No 2025/8370), mapping under relevant Environmental Planning Instruments (EPIs), and a review of specialist consultant reports and other desktop assessments. Key site constraints include:

- Existing Flood Conditions - While no Flood Planning Level (FPL) has been formally assigned to the site under current zoning overlays and the site is not mapped as flood prone, flood mapping provided in the Haslams Creek Overland Flood Study (2016 – Draft, prepared by Royal HaskoningDHV) identifies portions of the school grounds-including areas of the proposed development footprint-as being within the low-to-medium flood risk precinct.
 - Flood mapping prepared indicates that flood depths across the development area remain shallow and are primarily associated with surface runoff and overland flow from adjacent catchments. While the proposed activity is subject to shallow flooding during critical design storm events, the impacts are limited in depth and extent.
 - Overall, the activity can proceed within the parameters of sound floodplain risk management, provided that the design responds appropriately to site-specific hydraulic conditions and incorporates resilience measures consistent with best practice.
- Site contamination – The Section 10.7 certificate identified that the land is affected by the matters contained in Clause 59(2) (e) as amended in the Contaminated Land Management Act 1997. A search of the EPA notices on 8 January 2025 revealed no notices issued for the site, adjoining properties and the land within a radius of 500m of the site. The site is not listed on the register of contaminated site and a detailed site investigation has been undertaken which confirms the site is considered suitable for the proposed development and remediation is not required.
- Acid sulfate soils – The site is identified as Class 2 and 5 acid sulfate soils, with works proposed within the part of the site identified as Class 2 acid sulfate soils.
- Easements – A number of easements are present on site. The proposed activity is located above an existing Sydney Water DN375 concrete encased sewer main. An Out-of-Scope Sydney Water Building Plan Approval will be required to support the construction of the structure over the DN375 sewer main. The proposed building has been carefully designed to not impact the sewer main.

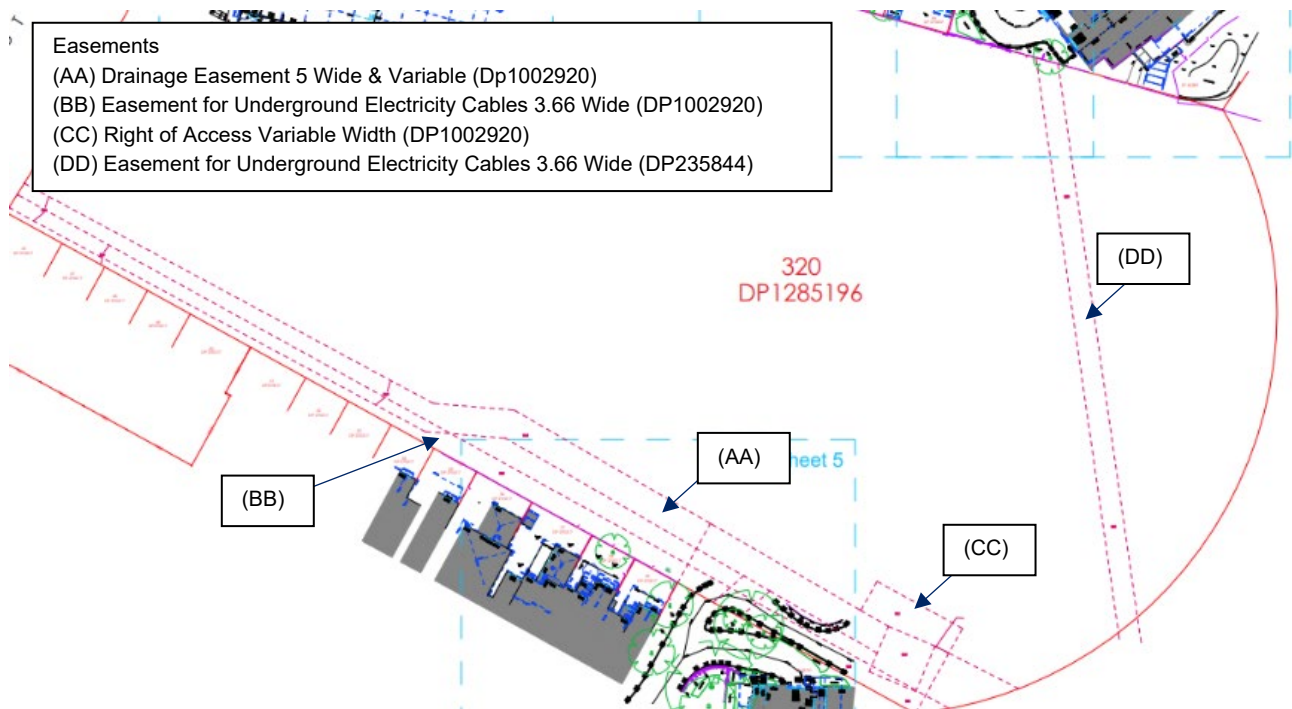


Figure 6: Extract of survey indicating easements (Source: Wumara Group, markup by EPM)

In addition to the matters discussed above, consideration has also been given to the opportunities identified in the project development, including:

- Views – Responding to existing distance views associated with the site’s history both Indigenous and relating to the Olympics, as well as preserving existing views from the library, optimising views from the General Learning Spaces towards the playground and adjacent reserve along Haslam’s Creek.
- Construction access – Construction vehicles access and routes to the site and minimising disruption to school operations require careful consideration.

3. Proposed Activity

The proposed activity includes the upgrade of Newington Public School. The activity has been designed to meet the existing capacity of 700 students and will be delivered as a single stage development. The proposed upgrade activity includes:

- Construction and operation of a new two (2) storey building comprising:
 - Ten (10) new general and specialist learning areas
 - Staff facilities
 - External stairwell and lift
- Construction of a new covered walkway and partial demolition of an existing walkway
- Solar panels
- Associated landscaping and open space improvements
- Associated earthworks
- Ancillary substation located within the school boundary at the northwest corner of the site.

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

Table 1: Summary of the activity

Project Element	Description
Site Area	19,969m ² (School land only), 23,022m ² (including SOPA land)
Project Name	Newington Public School Upgrade
Project Summary	• Construction and operation of a new two (2) storey building comprising: ○ General and specialist learning areas ○ Staff facilities ○ External stairwell and lift • Construction of a new covered walkway and partial demolition of an existing covered walkway • Landscaping • Ancillary services and infrastructure upgrades
Use	Educational establishment - Primary School
Student and Staff Numbers	No change proposed to existing capacity of 700 students No change proposed to the existing 60 staff
Car Parking and Bicycle Spaces	No change to existing carparking. Proposed additional 50 student bicycle parking spaces and 6 staff bicycle parking spaces.
Height	Two (2) storeys
Play Space	Play space is increased following the removal of demountables.
Off Site Works	Nil

The key features of the proposed activity are shown in **Figure 7** to **Figure 9**.

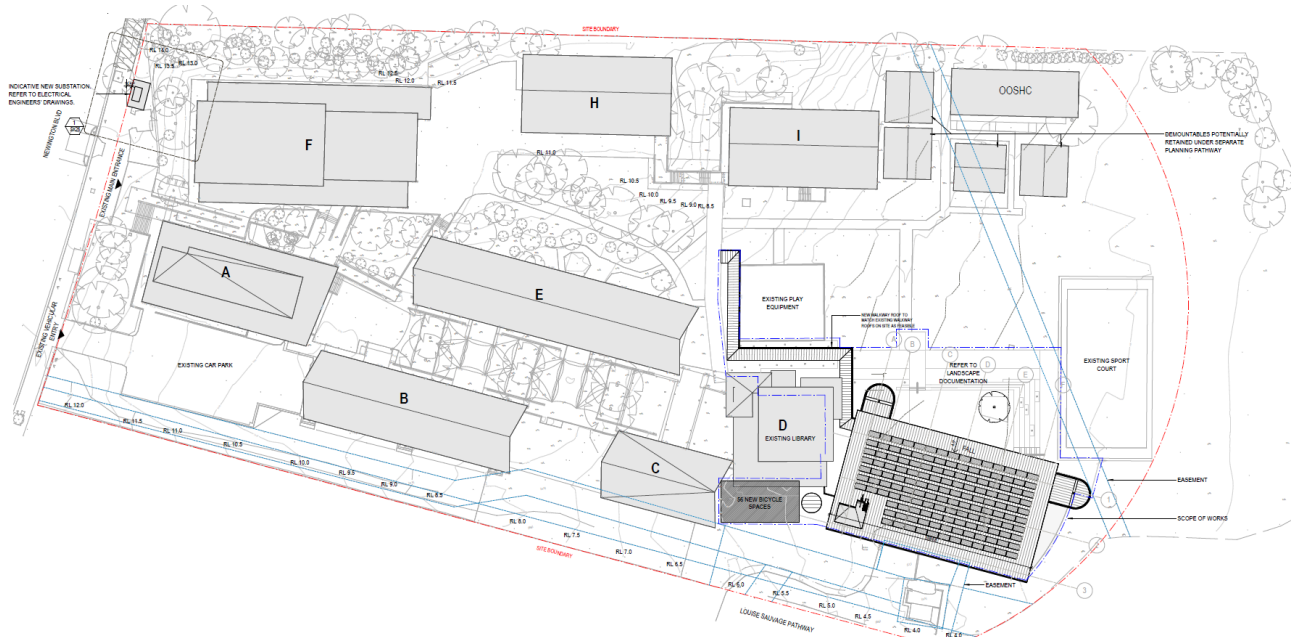


Figure 7: Proposed indicative site plan (Source: Architectus)

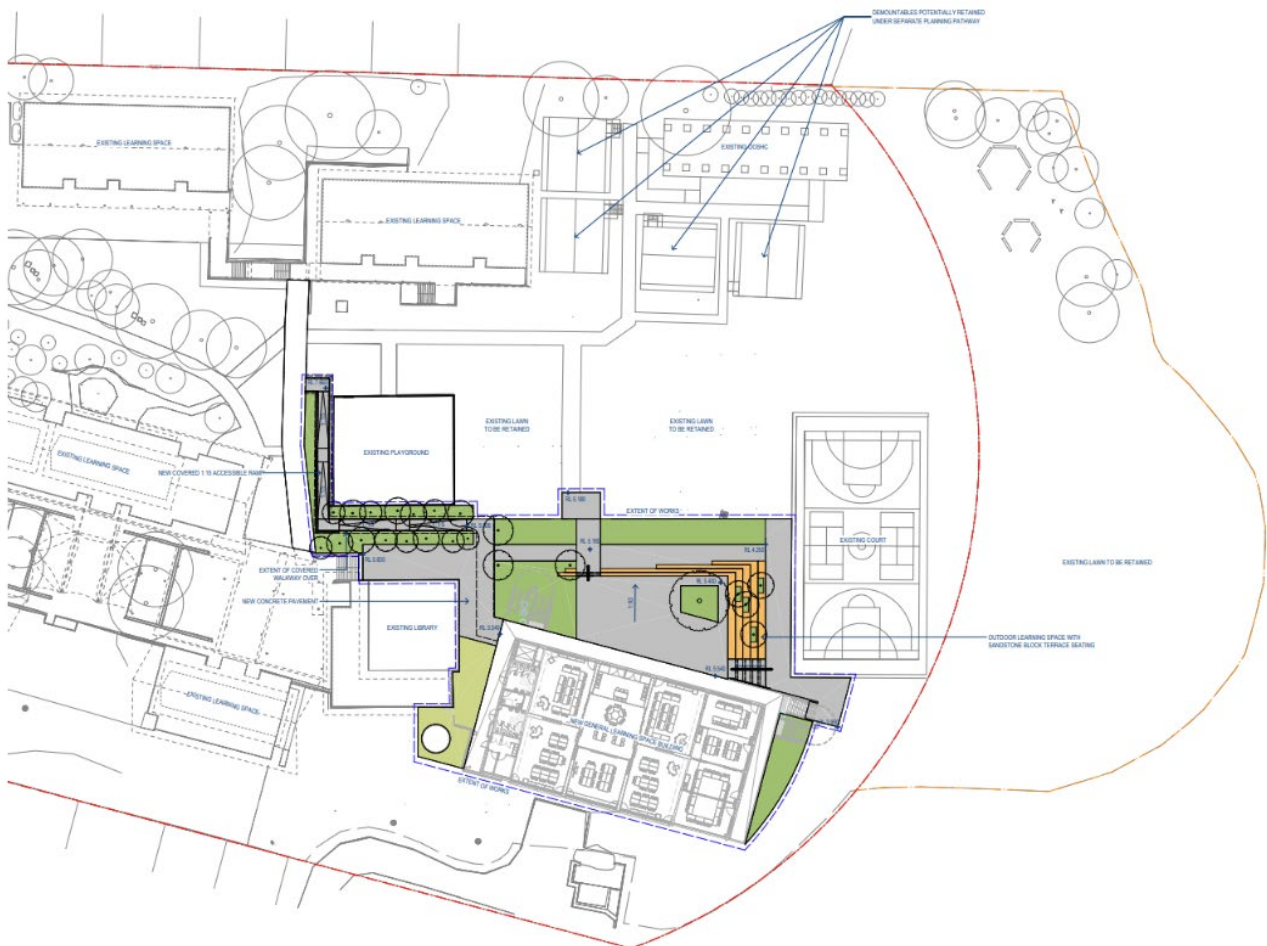


Figure 8: Extract of proposed indicative landscape plan (Source: Architectus)



Figure 9: An artist's impression of the proposed indicative built form (Source: Architectus)

3.1 Tree and Vegetation Removal

The proposed activity does not include any vegetation or tree removal.

3.2 Earthworks

Earthworks are proposed to be carried out to grade the site to deliver the proposed building pad, covered walkways and associated infrastructure.

A preliminary cut and fill analysis has been conducted to provide an estimate of anticipated earthworks. The analysis determined that the proposed activity includes a proposed indicative volume of earthworks quantity within a range of -260m³ to -300m³ of cut to achieve the desired grading. The cut and fill volumes provided are concept only and are subject to change pending final coordination and detailed civil design.

Appropriate sediment and erosion control measures will be implemented prior to the commencement of the works.

3.3 Stormwater

The proposed activity will result in a net reduction of impervious area and an additional OSD is not required under Council's Stormwater Disposal Policy of 2020. An existing On-Site Detention (OSD) tank is located to the south of the site was designed to:

- Limit post-development peak discharge to pre-development levels for the 5% and 10% AEP design storm events.
- Detain runoff from roof and hardstand surfaces.
- Manage back-to-back storm events with a 7-minute critical duration.

3.4 Built Form and Design

3.4.1 Design

An Architectural Design Statement has been prepared by Architectus which details the design methodology for the upgrade of Newington Public School. The layout for the school is based on the Department of Education's Pattern Book for Schools. Materiality and finishes have been selected to provide visual interest as well as meeting sustainability targets and climatic considerations as well as consideration of how students and staff will interact with the built form.

The design of the building is capable of compliance with the Building Code of Australia and accessibility standards.

Design Guide and Design Quality Principles

The proposed built form responds to the design quality principles outlined in Schedule 8 of the TI SEPP and the Design Guide for Schools (see **Section 7.7**).

3.4.2 Built Form

The building footprint is designed and configured to address the connections to the existing library and the relationship with the wider school site. The building is a rectangular two-storey building located at the rear of the site. The habitable floor levels have been set at a flood planning level of RL5.6 that results in a floor slab between 300 and 1500 above the natural ground level. The building has stairs and circulation paths along the northern and eastern facades, as well as lift access.

The building has a floorplate of approximately 34m in length and approximately 18m in width, with the main pedestrian entry located at the northwestern corner and the northeastern corner of the building.

The building has a roof form configured to fall at a 4-degree pitch towards the southern site boundary away from the play space, with downpipes located on the boundary-facing side to mitigate the risk of student climbing.

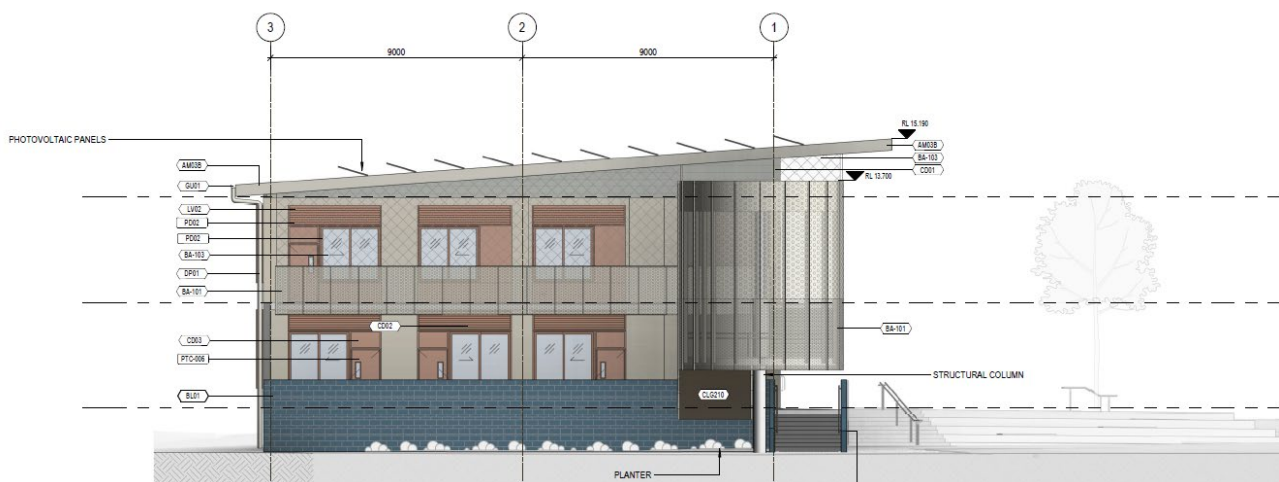


Figure 10: Indicative east elevation (Source: Architectus)

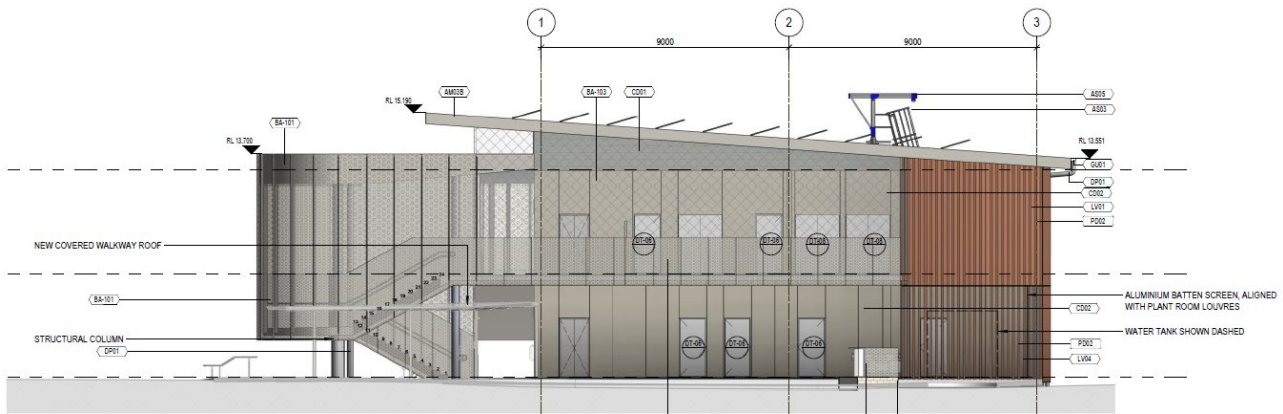


Figure 11: Indicative west elevation (Source: Architectus)

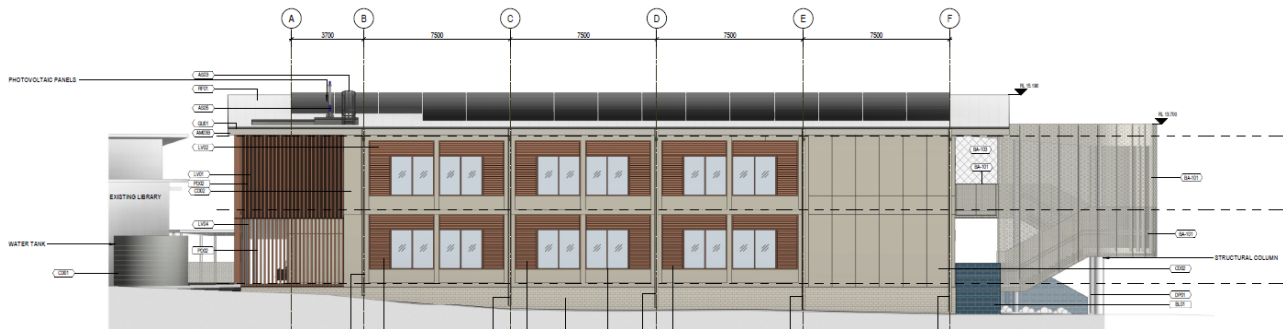


Figure 12: Indicative south elevation (Source: Architectus)



Figure 13: Indicative north elevation (Source: Architectus)

3.4.3 Façade Treatments

The proposal utilises materials that are robust, hardy, tactile and responsive to the local environment.

The proposed building is a two (2) storey building compliant with Section 3.37(2) of the TI SEPP height of building restriction.



Figure 14: Indicative external colours and finishes (Source: Architectus)

3.4.4 Connecting with Country

The design respects the priorities established through the Connecting with Country engagement process consisting of a meeting and a Walk on Country on 24 September 2025.

Newington is located on the traditional lands of the Wann clan, known as the Wann-gal. The key themes of connectedness of the site via the creek to wider Indigenous Communities out towards La Perouse, importance of connections within the school between people of different cultural backgrounds and link to the Olympics, and the flow of water and circulation across the site towards the creek were the findings captured from the Walk on Country.

3.5 Sustainability and Climate Change

The proposed built form incorporates sustainability measures to provide a comprehensive approach to environmental responsibility, addressing key principles as defined in Section 193 of the Environmental Planning and Assessment Regulation 2021 and aligning with regulatory standards. A Sustainability Report prepared confirms that the project is targeting a 5 Star Green Star Design, and the following have been considered as part of the proposed design to ensure a sustainable outcome.

3.5.1 Sustainability

The project is targeting a 5 Star Green Star rating and satisfactorily addresses the relevant sustainability outcomes provided by the following:

- Regulation 193 of the Environmental Planning and Assessment Regulation 2021
- Section J of National Code (NCC) volume 1 2022
- Net Zero in Government Operations Policy
- SINSW Education Facilities Standard and Guidelines (EFSG) – Design Guide 02 ESD
- Government Architect NSW (GANSW) Design Guide for Schools and Environmental Design in Schools Manual
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)

The activity incorporates a range of sustainable design measures, as detailed in the Sustainability Report prepared by a sustainability consultant. The measures are outlined in **Table 2** below.

Table 2: ESD Initiatives

Initiative	Description
High performance glazing and building fabric	East/ West/ North side of the proposed building should be buffered due to harsh sunlight throughout the day. The use of high-performance windows and shading are likely to assist in minimising energy use.
Onsite renewable energy	Use available roof space for the installation of solar PV arrays to offset electricity consumption and demand from the utility network.
High performance building systems	Reducing energy usage by designing for high-efficiency buildings services. This may include items such as intelligent lighting control and heat-recovery type mechanical systems.
Biophilic Design	Effective biophilic design improves the comfort of building occupants by better connecting occupant experience with characteristics the natural environment. Improved occupant comfort in a school environment supports improved teaching and learning outcomes. Biophilic design initiatives include access to views, use of natural daylighting, and natural ventilation.
Place	Providing connection to country, nature, history, and diversity through the design.
Regenerative environmental design	Regeneration of the environment and biodiversity to enhance the ecological value of the site and project.
Materials and waste	Using recycled, non-toxic and low-carbon materials.
Water	Reduce usage of potable water through efficiency water fixtures. Incorporate harvested rainwater supply for flushing and landscaping.

3.5.2 Climate Change

The ESD report prepared outlines the primary climate effects, and the risks associated due to secondary climate effects applicable to the activity, as follows:

- Climate Scenarios:
 - Low global warming scenario – SSP1-2.6
 - High global warming – SSP3-7.0

Two assessment timescales have been selected for review. The first is set at 2050, representing a medium-term horizon, while the second is set at 2090, representing a long-term horizon.

- Climate Variables:
 - Average Temperatures
 - Temperature Extremes
 - Rainfall
 - Extreme Weather and Windspeed
 - Fire Danger

Table 3: Primary Climate Effects

Climate Effect Considered	Description
Climate Scenarios	
Low global warming scenario – SSP1-2.6	Represents a “middle-of-the-road” development pathway, where historical trends in economic and population growth continue. Moderate mitigation measures are implemented, but not enough to limit warming below 3 °C.
High global warming – SSP3-7.0	Reflects a high global warming future where limited collaboration and regionalised policies lead to delayed climate action. Greenhouse gas emissions remain high throughout the century, and adaptation measures are reactive rather than proactive. The CO₂ emissions are expected to roughly double from current levels by 2100 and 2050, leading to global temperature increases below 4 °C by 2100. Green Star requires that the worst-case climate change scenario SSP5-8.5 is utilised. This is not used for our climate change assessment as it does not align with the NSW and Australian Regional Climate Modelling (NARClIM) reporting parameters.
Climate Variables	
Average Temperatures	Across the Metropolitan Sydney region, average temperatures will increase throughout this century, with increases to maximum, and minimum daily temperature. Historical climate trends already show an increase in average temperatures which is expected to continue and accelerate.
Temperature Extremes	The number of hot days will increase for the Metropolitan Sydney region by 2050 for both a low-emissions and a high-emissions scenario, with an even greater increase by 2090 under a high-emissions scenario. The number of hot days is projected to increase across spring, summer and autumn, with the largest increase in summer. This relates to longer heatwaves and periods of greatest heat stress.
Rainfall	Water resources are likely to be stressed due to drier conditions, however, modelling results are inconsistent on impacts to rainfall. Modelling rainfall is more difficult due to the complexities of the weather systems that generate rain. Annual average rainfall in the region is projected to remain variable throughout this century. By 2090, on average, annual rainfall is projected to decrease by 10% under a low-emissions scenario and by 9% under a high-emissions scenario.
Extreme Weather and Windspeed	Annual windspeed is expected to increase along with solar radiation and surface temperatures. An increase in extreme weather and storms is also likely to occur.

Climate Effect Considered	Description
Fire Danger	Severe fire weather (FFDI greater than 50) is most likely in summer and spring. The number of severe fire danger days observed for the Metropolitan Sydney region is 1.3 days per year on average. The number of severe fire weather days will increase for the Metropolitan Sydney region by 2050, with an even greater increase projected by 2090 as shown in Figure 11. The number of severe fire weather days is projected to increase during spring and summer, with the largest increase in spring.

3.6 Landscaping

A landscape plan for the proposed upgrade of Newington Public School has been prepared by Architectus. The landscape design responds to the site's orientation, topography, and natural systems.

The proposed indicative landscape plan includes a new covered accessible ramp, and an outdoor learning space with sandstone terraced seating adjacent to the new proposed building.

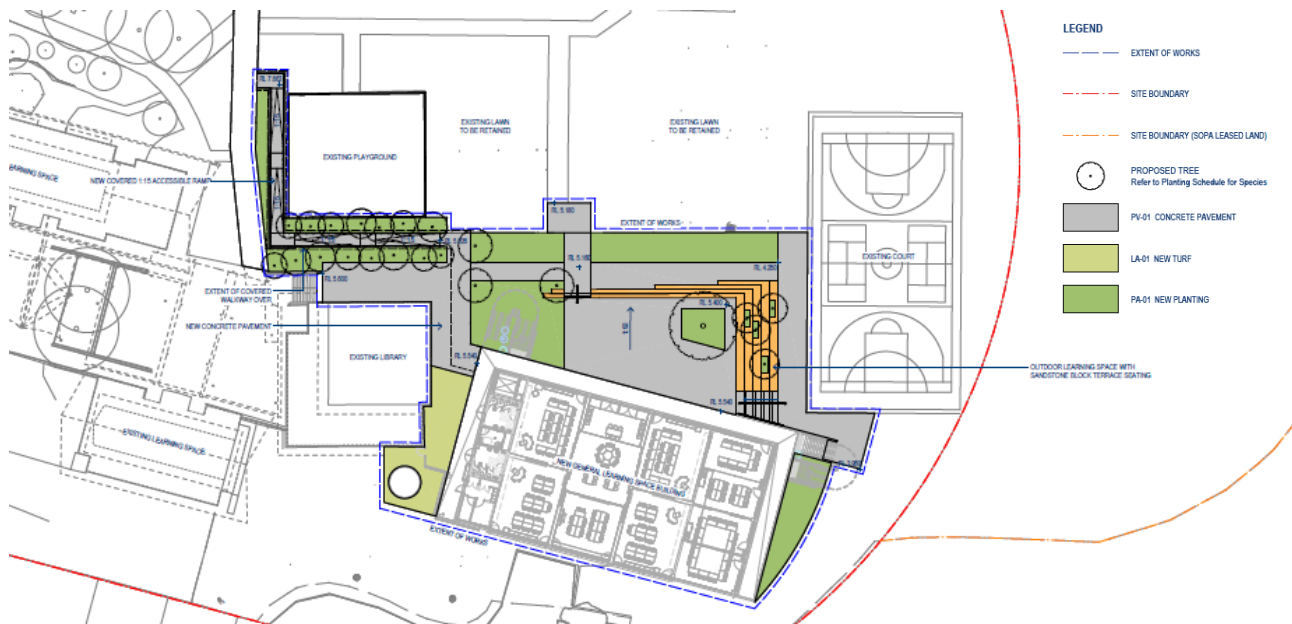


Figure 15: Indicative landscape plan (Source: Architectus)

3.7 Access and Parking

3.7.1 Access

The main pedestrian access to the site is located on the Newington Boulevard frontage, with a secondary access point to the southeastern end of the site connecting to O'Neill Avenue.

There is vehicular access to the site via a driveway at the southern edge of the site boundary at Newington Boulevard, providing access to the internal carpark. Additionally, there are two no-parking kiss and ride zones at both ends of the Newington Boulevard site frontage.

No changes to these existing access arrangements are proposed as part of the proposed upgrades.

The site access arrangements are presented in **Figure 16**, along with pedestrian crossing points and bus stop locations.



Figure 16: Existing site access (Source: Ason Group)

3.7.2 Parking

An existing car park adjacent to Newington Boulevard is being retained that provides 22 car parking spaces including two (2) accessible spaces. A waste storage area is provided adjacent to the car parking area.

The existing bicycle parking provision of 20 spaces for students satisfying the Parramatta DCP requirement, however the Transport Assessment has identified an additional 50 student bicycle parking spaces are required. The existing staff bicycle parking provision has a shortfall of six (6) spaces.

3.8 Utilities and Services

An Infrastructure Management Plan (IMP) report has been prepared for the Newington Public School upgrade. The IMP outlines the existing infrastructure, detailing information on the existing capacity and any augmentation to the services required for the proposed activity. The report also details records of consultation with relevant agencies.

A Mechanical, Electrical, ESD, VT and Acoustic Concept Design Report was also prepared. A summary of the proposed utility infrastructure that is available or to be augmented is outlined below.

- **Water** – Connection will be made from the existing 300mm diameter Authority drinking water supply in Newington Boulevard near the main school entry to the site.
- **Fire-fighting Water Supply** – Connection will be made from the existing 300mm diameter Authority drinking water supply in Newington Boulevard.
- **Electricity** – A new 600 kVA Ausgrid KL kiosk substation is proposed for the school. The new substation is proposed to be located within the school boundary at the northwest corner of the site.
- **Telecommunication** - NBN and Telstra connections will be available to the site. New fibre backbone links will be provided to connect new communications racks for the new buildings to the existing Main Communications Room (MCR).
- **Gas** – No gas connection is proposed for the activity.
- **Sewer** – Authority mains have been found adequate (DN375mm) and augmentation is not required
- **Security Services** - Proposed CCTV coverage is considered at the entry/exit points of the new learning block.
- **Vertical Transport Services** - VT system of one (1), machine-room-less (MRL) type single entry passenger lift is proposed.

3.9 Waste Management

A Construction Waste Management Plans (CWMP) and an Operational Waste Management Plans (OWMP) have been prepared.

3.9.1 Construction Waste Management

Construction waste will be stored in the existing car park to the west of the site and will be removed by a licensed waste contractor. The proposed indicative waste collection area is located in the area of the site as shown in **Figure 17**. The proposed construction and demolition waste collection times are to be outside the school peak hours to avoid any conflicts.

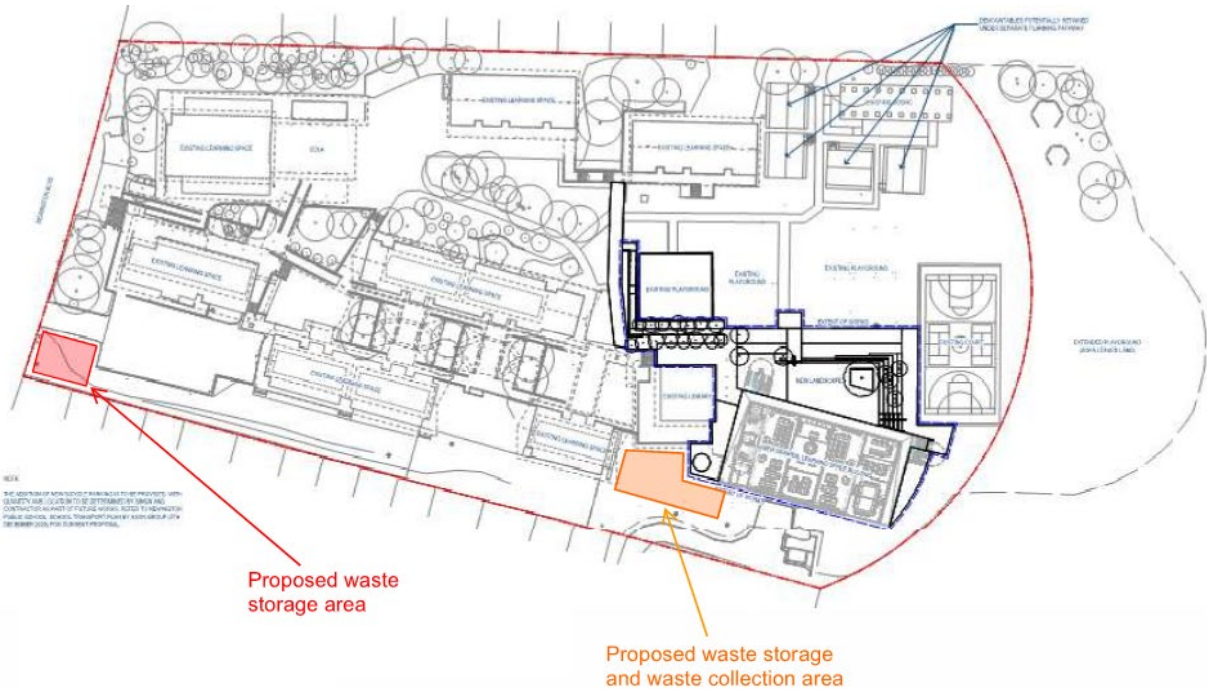


Figure 17: Proposed indicative construction waste storage and collection location (Source: MRA Consulting Group)

3.9.2 Operational Waste Management

The on-site waste storage area is located at the existing car park to the west. General waste will be collected three (3) times weekly and paper and cardboard recycling will be collected twice weekly from the on-site waste storage area by a waste contractor. The proposed activity maintains the existing capacity of the school of 700 students. **Figure 18** below outlines the waste generation of the proposed activity based on the school capacity of 700 students.

Enrolment	Waste Stream	Generation Rate (L/student/week)	Weekly Waste Generation (L)
700 students	General Waste	10	7,000
	Co-mingled recycling	5	3,500
	Paper & Cardboard	6.6	4,620
	Food waste	5	3,500

Figure 18: Estimated future waste generation for the proposed activity (Source: MRA Consulting Group)

Based on the operational waste management assessment only additional bins for food waste are required beyond the current provision. No further changes are proposed to the existing operational waste management arrangements.

The existing waste management area (**Figure 20**) is estimated to provide approximately 25m² of storage space. The area was found to be sufficient to accommodate future changes to waste management practices, with a maximum of approximately 17m² required to store new bins for food waste and co-mingled recycling bins (**Figure 19**).

Waste Stream	Weekly Waste generation	Waste Management (No. of bins and collection frequency) [#]	Minimum space requirement (m ²) [*]
General Waste	7,000	3 x 1,100L bins collected 3 times a week	7
Co-mingled recycling	3,500	1 x 1,100L bins collected 3-4 times a week	2.5
Paper & Cardboard	4,620	2 x 1,100L bins collected 3 times a week	4.5
Food waste	3,500	5 x 240L bins or 2 x 660L bins collected 3 times a week	3
Total waste storage area required			~17

^{*}Total storage space requirement considers additional space of 1.3 x bin footprint (m²) for manoeuvrability.

[#]Food waste is recommended to be collected 3 times a week to protect site amenity from minimise odour impacts.

Figure 19: Estimated waste storage requirement for the proposed activity (Source: MRA Consulting Group)



Figure 20: Existing waste storage area (Source: MRA Consulting Group)

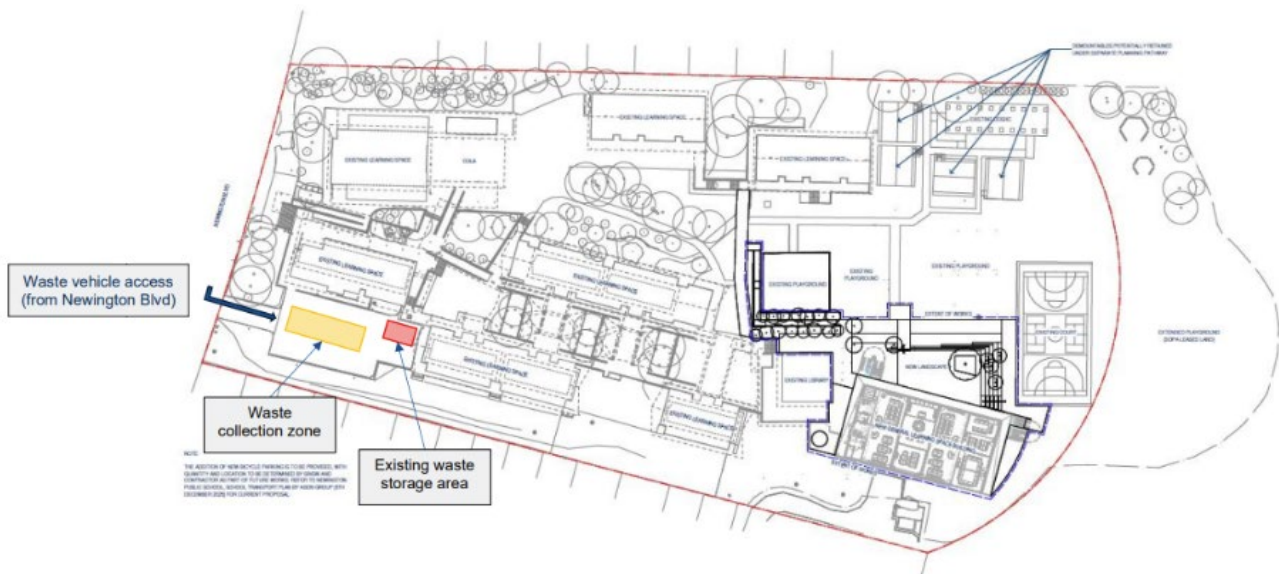


Figure 21: Existing waste storage and collection area (Source: MRA Consulting Group)

3.10 Demolition

The proposed activity includes partial demolition of a covered walkway as shown on an excerpt of the demolition plan at **Figure 22** below.

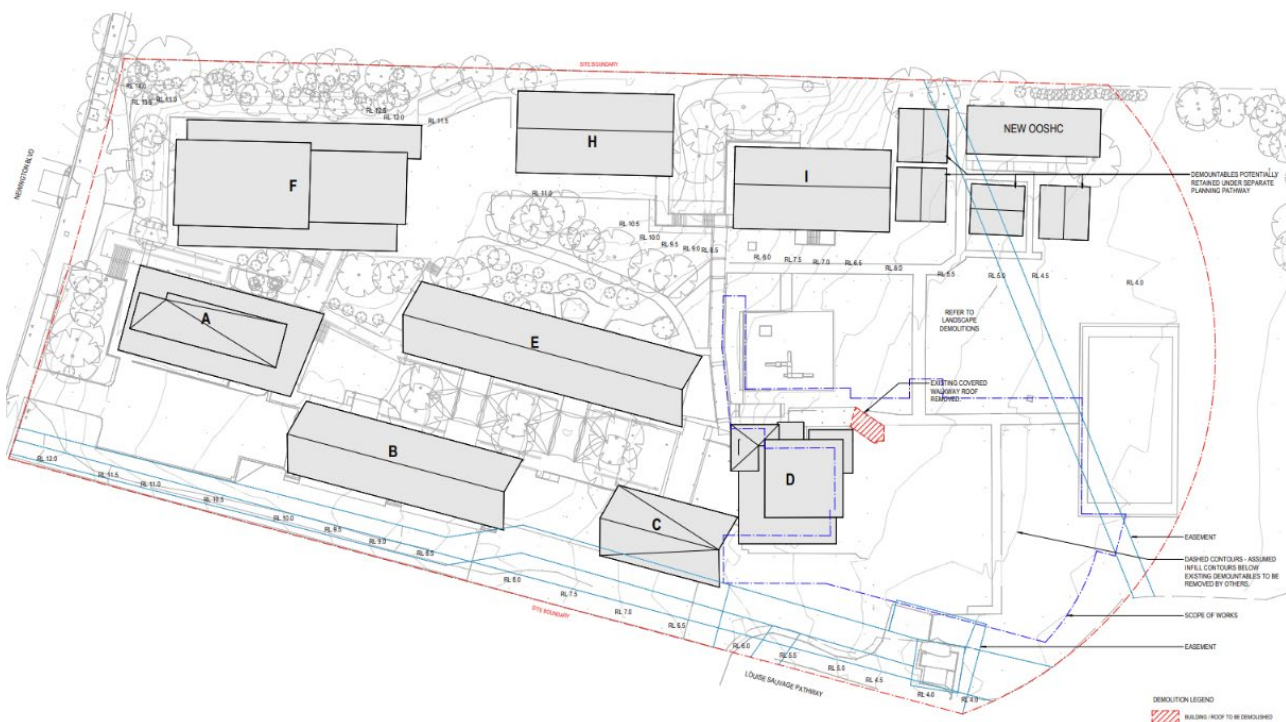


Figure 22: Proposed indicative demolition plan (Source: Architectus)

3.11 Construction

Construction hours will be as follows:

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

3.12 Staging

The construction of the Newington Public School facilities will take place over two phases, construction and landscaping phases.

3.13 Operation

The proposed activity is being designed to meet the existing capacity of 700 students and 60 staff. There are no changes to the operational hours of the existing school. The existing operational hours for the school are as follows:

- 9am – 5pm Monday – Friday

3.14 Related Works

Related activities outside the scope of works of the REF include the clearing of all built form, structures and vegetation under an alternative planning pathway. These works are to be undertaken prior and post to the construction of the proposed new building.

The related works will indicatively consist of the removal of 13 demountable classrooms, installation of an OOSH building, removal of one (1) tree and vegetation removal, and will be undertaken as exempt development. The related works are illustrated in **Figure 23** below.

Works Completed:

- Removal two (2) of demountable classrooms and sunshade from the site
- Installation of one (1) OOSH building with ten (10) modules and associated removal of one (1) tree (19 November 2025)
- Installation of two (2) of new demountable classrooms (16 December 2025)

Works Scheduled:

- Stage 1: Removal of nominated demountable classrooms
- Stage 2: Proposed activity - Construction of proposed Building G and associated works subject to this REF.
- Stage 3A: Removal of all remaining demountable classrooms from the site upon completion of the proposed activity. Timing of the removal to be confirmed.
- Stage 3B: Landscaping works subject of the proposed activity following the removal of demountable classrooms. Timing of the works to be confirmed.



Figure 23: Indicative plan of related activities (Source: Mostyn Copper)

4. Proposal Need and Alternatives

4.1 Proposal Need

The proposed activity will provide integral social infrastructure in the City of Parramatta. The proposed activity is the direct result of the NSW Government commitment to deliver public education in NSW.

As part of the 2019 NSW Budget, the NSW Government announced the investment of a record \$6.7 billion over four years in a program to deliver 190 new and upgraded schools to support communities across NSW. This aims to address issues of overcrowding and to provide all students in NSW equal access to quality learning facilities. The school sits within the Olympic Peninsula Primary School Community Group (SCG)

To accommodate the growing demands of the SCG and align with the Department of Education's objective to enhance school facilities and optimize efficiency, an intervention strategy was initially proposed to establish a new school on Carter Street. However, due to ongoing land acquisition, this project is currently on hold. In the meantime, the focus has shifted to upgrading Newington Public School to address immediate needs within the community

4.2 Alternatives

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

Table 4: Assessment of Options and Alternatives

Option	Discussion	Preferred Option
Option 1: The Proposed Activity	Ultimately, the proposed activity, as described in this report, is informed by the shortcomings and opportunities identified in the specialist reports described in this document. The final concept design significantly improves the school's access to play space, reduces the extent of earthworks and the footprint of the proposed built form.	Option 1 is the preferred option as it will ensure that the ambitions of the NSW government are achieved, a high level of amenity is achieved, and that connections to necessary infrastructure are readily achieved.
Option 2: Alternative Design	Locating the building along the northern site boundary (Option 1) or rotating the building 90 degrees along the southern boundary (Option 3) (see Figure 24 below).	Option 2 is not preferred as the alternative designs explored were found to lack in functionality, outdoor space and amenity, views from the building and daylighting, construction access and to impact on existing services and easements
Option 3: Do Nothing	If the project was not to proceed, the following consequences are likely to occur: - A third of Newington Public School teaching spaces would continue to rely on demountable teaching spaces - The school would continue to have	Option 3 is not preferred as it would result in a shortfall of public-school provision and not achieve the intended outcomes of the NSW plan to upgrading essential services.

Option	Discussion	Preferred Option
	minimal play area, and strained, undersized core facilities. • A “Do nothing” approach would result in the failure of the department to provide sufficient education services within the nominated catchment, which is not an option.	

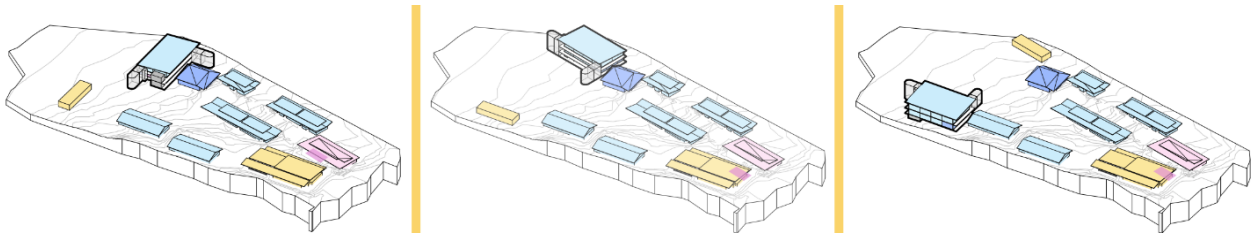


Figure 24: Previous masterplan alternative designs with preferred option in the middle
(Source: Architectus)

5. Statutory and Strategic Framework

The proposed activity as described in **Section 3** is required to be assessed “in a manner that is proportionate to the nature and risk of the activity” against the applicable statutory framework pursuant to Part 5 of the EP&A Act, and must take into account the environmental factors set out in section 171 of the EP&A Regulation and Table 1 of the Division 5.1 Guidelines as well as Table 3 of Attachment B to these Guidelines.

5.1 Permissibility and Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the activity is required under Part 5 of the Act. An activity approved by Part 5 of the Act must not include:

- Any act, matter or thing for which development consent under Part 4 is required or has been obtained
- Any act matter or thing that is prohibited under an environmental planning instrument
- Exempt development
- Development carried out in compliance with a development control order
- Development specified by Section 169 of the Regulations

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) is an EPI that aims to facilitate the effective delivery of infrastructure and educational establishments across the state. The TI SEPP provides that various developments for the purposes of a government school are permitted without consent. The proposed activity is development permitted without consent as outlined at **Table 5** and is therefore considered to be an activity for the purpose of Part 5.1 of the Act.

Table 5: Description of Proposed Activities under the TI SEPP

Division and Section within TI SEPP	Description of Works
Chapter 2 Infrastructure, Part 2.3 Development controls	
Division 4 Electricity generating works or solar energy systems Section 2.38(4) – Solar Energy Systems	Solar Energy Systems Section 2.38 of the TI SEPP permits development for the purpose of solar energy systems to be carried out by or on behalf of a public authority without consent on any land if it is ancillary to an educational establishment. The proposed activity for an education establishment includes a photovoltaic (PV) solar power grid-connect rooftop system, which will be delivered by the department and therefore the works carried out are development permitted without consent.
Division 5 Electricity transmission or distribution Section 2.44 Development permitted without consent - general	Substation Section 2.44(2)(d) of the TI SEPP permits the development for the purpose of the establishment of a new substation. Ancillary to the proposed activity is a new Kiosk substation to support the electrical capacity. The new substation is proposed to be located proximate to the Newington Boulevard Street maintenance access.

Division and Section within TI SEPP	Description of Works
Division 18 Sewerage systems Section 2.126(6) – Development for the purpose of sewerage reticulation systems	Sewerage Systems Section 2.126 of the TI SEPP permits development for the purpose of reticulation systems to be carried out by or on behalf of a public authority without consent on any land. The proposed activity includes connection from the site to the existing sewer system. This work will be delivered by the department and is consistent with Section 2.126.
Division 20 Stormwater Management Systems Section 2.137 – Development for the purpose of stormwater management systems.	Stormwater Management Systems Section 2.137 of the TI SEPP allows development for the purpose of a stormwater management system carried out by or on behalf of a public authority without consent. The proposed activity includes drainage works and pipes to ensure the sites stormwater runoff is suitably directed. The works will be delivered by the department and are consistent with Section 2.137.
Division 24 Water supply systems Section 2.159(1) – Development for the purpose of water reticulation systems	Water Services Section 2.159 of the TI SEPP allows development for the purpose of water reticulation systems to be carried out by or on behalf of a public authority without consent on any land. The proposed works includes connection to the existing watermain on Newington Boulevard at the same point of connection as the existing primary school, which will be delivered by the department and is consistent with Section 2.159.
Chapter 3 Educational Establishments and Child Care Facilities Part 3.4 Schools – Specific Development Controls	
3.37 Existing or approved government schools—development permitted without consent	The proposed activity comprises demolition, construction, operation or maintenance on behalf of a public authority within the boundaries of an existing or approved government school. Pursuant to section 3.37(5), the proposed activity includes construction works in connection to a purpose referred to in section 3.37(1)(a) of the TI SEPP. The proposed activity involves the construction of a building up to two-storeys, which is less than the maximum height limit permitted under the Clause.
Schedule 8 – Design quality principles in schools – Chapter 3	The Design Quality Principles set out in Schedule 8 of the TI SEPP and the Design Principles set out in the Design Guide for Schools have been considered within the Architectural Design Report and discussed at Section 7.7.1 of this REF.

Activities permissible without consent require environmental impact assessment in accordance with Division 5.1 of the EP&A Act and are assessed and determined by a public authority, referred to as the determining authority. The department is the proponent and determining authority for the proposed works.

The activity is not within or nearby to a wilderness area (within the meaning of the Wilderness Act 1987) and therefore will not have an effect on any wilderness area. Therefore, assessment under section 5.5(3) of the EP&A act is not required

Additionally, section 5.7 of the EP&A Act states that an activity that is likely to significantly affect the environment must be subject of an Environmental Impact Statement rather than an REF. The effects of the activity on the environment are considered in Section 7 and have been assessed as a less than significant impact and can therefore proceed under an REF assessment.

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

The *Guidelines for Division 5.1 Assessments* (DPE December 2025) including Table 3 Guidelines relating to *consideration of environmental factors for health services facilities and schools* contained at Attachment B to those Guidelines provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Division 5.1 of the EP&A Act. These factors are considered in detail at **Section 7**.

5.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 6**.

Table 6: EPBC Act Checklist

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

5.3 Other Approvals and Legislation

Table 7 identifies any additional approvals that may be required for the proposed activity.

Table 7: Consideration of other approvals and legislation

Legislation	Relevant?	Approval Required?	Applicability
State Legislation			
<i>National Parks and</i>	Yes	No	A Preliminary Indigenous Heritage Assessment and Impact Report (PIHA) has been prepared in accordance with the

Legislation	Relevant?	Approval Required?	Applicability
<i>Wildlife Act 1974</i>			requirements of Heritage NSW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW 2010 (Due Diligence Code of Practice) (DECCW, 2010). The PIHA outlines no previously recorded or unrecorded Aboriginal objects, PADs or archaeologically sensitive landforms were identified as a result of the background research or survey of the site. Due to this, the PIHA has determined that no further investigation is required. Therefore, an Aboriginal Cultural Heritage Assessment Report (ACHAR), in support of an Aboriginal Heritage Impact Permit (AHIP), is not required to accompany the REF's activity approval
<i>Rural Fires Act 1997</i>	No	No	The land on which the activity is proposed is not identified on the Bush Fire Prone Land Map and is not in proximity to any bushfire prone land. A Bush Fire Safety Authority (BFSA) under section 100b of the RF Act is not required.
<i>Water Management Act 2000</i>	No	No	The proposed activity is not located within 40 metres of a mapped watercourse. As such, Controlled Activity Approval (CAA) is not required under Section 91 of the Water Management Act 2000 (WM Act).
<i>Biodiversity Conservation Act 2016</i>	Yes	No	The proposed activity is located within a regulated catchment being the Sydney Harbour Catchment. An assessment against the relevant provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) is provided in this table as required under Section 171A(1) of EP&A Regulation.
<i>Heritage Act 1977</i>	No	No	The site is not identified as an item of State heritage significance and accordingly, approval under section 60 is not required. The site is not identified as having any non-Aboriginal archaeological significance. A mitigation measure has been identified in the event that any unexpected archaeological relics (or potential relics) are discovered during the construction work (refer to mitigation measures H1-H3 in Appendix 1).
<i>Fisheries Management Act 1994</i>	No	No	Under section 221ZX of the FM Act, an activity under Part 5 of the EP&A Act that is "likely to significant affect threatened species, populations or ecological communities, or their habitats", or is "carried out in critical habitat" is considered to be an activity that is "likely to significantly affect the environment" in accordance with the test of significance set out in section 220ZZ of the FM Act. Under Schedules 4, 4A and 5 of the FM Act, "threatened species, populations or ecological communities" relate to species of fish, marine vegetation and aquatic ecological communities. Fisheries NSW Spatial Data for records of threatened species, populations or ecological communities listed under the FM Act (DPI, 2025) was accessed on 27 February 2025. The proposed activity is stated to be unlikely to have a significant impact on threatened biota listed under the FM Act.
<i>Contaminated Lands</i>	Yes	No	A search of the EPA notices on 8 January 2025 revealed no notices issued for the site, adjoining properties and the land

Legislation	Relevant?	Approval Required?	Applicability
<i>Management Act 1997</i>			within a radius of 500m of the site. The site is not listed on the register of contaminated site and a detailed site investigation has been undertaken which confirms the site is considered suitable for the proposed development and remediation is not required.
<i>Protection of the Environment Operations Act 1997</i>	Yes	No	The proposed activity would not result in significant air, noise, water or waste pollution and there are no requirements for an environment protection licence in addition to the required activity approval.
<i>Roads Act 1993</i>	No	No	The proposal involves temporary construction access over local roads within the road reserve. The REF does not require approval under the Roads Act 1993.
<i>Local Government Act 1993</i>	Yes	No	The activity includes sewerage and stormwater works by a public authority. In accordance with Section 69 of the Local Government Act 1993, the Crown is not required to obtain approval for anything that is incidental to the erection or demolition of a building. However, consultation with Council and their owner's consent is required prior to the commencement of works that would otherwise require a Section 68 approval.
<i>Environmental Planning and Assessment Regulation 2021 (Section 171A)</i>	Yes	No	The activity is located on land that is mapped as being within the Sydney Harbour Catchment. The Sydney Harbour catchment is defined by Chapter 6 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> . Therefore, in accordance with Section 171A(6) the activity would occur within a regulated catchment. Assessment provided in Section 7 of this REF outlines that the proposed activity would: ○ have a neutral or beneficial effect on water quality; and ○ is consistent with the NorBE Guideline
State Legislation – State Environmental Planning Policies			
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Yes	No	The site area is proximate to Zone 2 Environmental Protection to the east. The proposed activity is located within a regulated catchment being the Sydney Harbour Catchment. An assessment against the relevant provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) is provided in this table as required under Section 171A(1) of EP&A Regulation.
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	Yes	No	Chapter 3 While Chapter 3 of the SEPP does not apply to development carried out without consent under Part 5 of the EP&A Act, the proposed activity has nonetheless been designed with reference to the principles of ecologically sustainable development (ESD) and will target a 5-Star Greenstar rating. These initiatives reflect a strong commitment to sustainability and are consistent with the intent of the SEPP to promote an environmentally responsible development.

Legislation	Relevant?	Approval Required?	Applicability
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Yes	No	Chapter 4 Remediation A Detailed Site Investigation (DSI) was undertaken to identify any potential contamination, assess the need for remediation, and determine the sites suitability for redevelopment under Section 4.6 of The RH SEPP. The results of the PSI and DSI indicated that based on the site historical data collected, as well as the site inspection and the field work, that the site is considered suitable for the proposed activity.

5.4 Strategic Plans

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

Table 8: Consideration of applicable Strategic Plans

Strategic Plan	Assessment
<i>Greater Sydney Regional Plan</i>	The Greater Sydney Region Plan (Region Plan) presents a 40-year vision (up to 2056) for Greater Sydney published by the Greater Cities Commission (GCC), 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 The Central City District Plan identifies key planning priorities and actions which give effect to the objectives outlined in the Region Plan. Newington Public School is located within the Central River City in Greater Parramatta and the proposed upgrade works will help on meeting the objectives and goals for the area. When services and infrastructure like schools, health, recreation, arts and sports are co-located at the heart of a neighbourhood designed for walking and cycling, they provide better opportunities for people to meet and develop strong ties. Mixed-use neighbourhoods close to centres and public transport improve the opportunity for people to walk and cycle to schools, local shops and services. Improved quality of life can be achieved by co-locating schools, recreation, transport, community and health facilities, social infrastructure and local services in walkable mixed-use places. ○ Objective 3 – Infrastructure adapts to meet future needs ○ Objective 7 – Communities are healthy, resilient and socially connected ○ Objective 12 – Great places that bring people together ○ Objective 37 – Exposure to natural and urban hazards is reduced
<i>Future Transport Strategy 2056</i>	Future Transport 2056 includes plans for quick, efficient and more localised connections to jobs, schools and services. A key outcome is for more people to have 30-minute public transport access to one of the three metropolitan centres/cluster and to services in their nearest strategic centre seven days a week. This requires the integration of land use, transport and infrastructure planning. Co-locating jobs and services, improving transport efficiency and creating more efficient freight networks will also improve productivity. Enhancing transport connections to adjacent cities and regional NSW will strengthen economic links and provide more opportunities for long-term growth management. The proposed activity responds to the Strategy by providing improved educational facilities and services.
<i>Central City</i>	The Central City District Plan implements the Greater Sydney Regional Plan, A Metropolis of Three Cities. The proposal is consistent with the broader strategic

Strategic Plan	Assessment
<i>District Plan</i>	vision as detailed in the plans, through the delivery of a new, high-quality school facilities to meet Sydney's growing and changing educational needs. The proposal is also consistent with the other, wider goals and directions contained within the Plan, including: • Planning Priority C1 Planning for a city supported by infrastructure • Planning Priority C3 Providing services and social infrastructure to meet people's changing needs • Planning Priority C4 Fostering healthy, creative, culturally rich and socially connected communities • Planning Priority C20 Adapting to the impacts of urban and natural hazards and climate change
<i>City of Parramatta Local Strategic Planning Statement 2036</i>	The Local Strategic Planning Statement provides strategic direction on how the City of Parramatta is planning for the next 20 years. The proposed activity is aligned with the following Priorities: • 6. Provide for community infrastructure and recreation opportunities ○ P19 Finalise the Community Infrastructure Strategy to identify priorities for future community infrastructure and guide decision making about planning, funding, delivering and negotiating for community.
<i>Better Placed: Design Guide for Schools</i>	The Design Guide for Schools (Government Architect NSW) outlines seven design principles to be used when designing new schools. A response to the design principles is outlined in detail in Section 7.7.1.
<i>Sydney Olympic Park Master Plan 2050</i>	Master Plan 2050 ensures there is a long-term development plan prepared for the whole of Sydney Olympic Park; this outlines the detailed controls to guide sustainable growth for the suburb. The activity would occur on land that adjoins the Haslams Park precinct. The proposed activity will provide services that support the sustainable growth of the suburb.

6. Consultation

6.1 Early Stakeholder Engagement

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

Table 9: Summary of Early Stakeholder Engagement

Stakeholder	Engagement
Aboriginal stakeholders	The Connecting with Country engagement for Newington Public School was delivered through the following meeting and methodology: Meeting on 24 July 2025 Initial meeting on 24/07/2025 Meeting on 24 September 2025 Walk on Country and Smoking Ceremony on 24/09/2025. During the Walk on Country, knowledge holders shared stories, language, and environmental insights specific to the local area. These reflections provided the foundation for subsequent design thinking and interpretation On-Site Summary and Revision Following the Walk on Country, the project team, architects, landscape designers, and school staff identified key messages, values, and spatial relationships expressed during the walk. Knowledge holders ensured that the interpretation of conversations remained authentic and accurate. These discussions shaped early design thinking for frameworks, landscape narratives, and educational opportunities within the site. Governance-Aligned Reviews Regular check-ins embed School Infrastructure governance, including Project Management Group (PMG) and Design Coordination meetings ensuring that cultural knowledge and recommendations are tracked, implemented, and reviewed at each design milestone. Data Capture and Management All engagement activities were documented through notes, transcripts, and summary reports.
Transport Working Group (TWG)	Stakeholders were engaged through the Transport Working Group (TWG) process involving two meetings held on 13 August 2025. Issues discussed in the meeting included the following: • Discussion on options for widening and repairing damaged sections of the footpath. • Hill Road upgrade project and consider options for the Hill Road/Carter Street intersection upgrade within the bus route extension scenario. • Options to enhance pedestrian connectivity from the Carter Street precinct to Edwin Flack Avenue.
Sydney Metro West	Sydney Metro West was consulted on 29 September 2025 and 06 February 2026 to advise of the proposed activity. The response received confirmed that Sydney Metro does not object in principle to works being undertaken over the corridor, and there is no requirement to consider alternative sites.

Stakeholder	Engagement
NSW State Emergency Service (SES)	SES was consulted on the proposed activity on 17 September 2025. A response was received 7 October 2025 noting the site conditions in relation to Annual Exceedance Probability (AEP), Probable Maximum Flood (PMF), and outlining recommendations for • further detailed modelling and consideration to the location of the proposed activity, • seeking further flooding advice from Parramatta City Council was also recommended in relation to a revised flood study of the Haslams Creek catchment, • considering the impacts of climate change • pursuing site design and stormwater management that reduces the impact of flooding and minimises any risk to site users should development proceed in this location.
Sydney Water	Consultation has been undertaken with Sydney Water in relation to the proximity of the proposed activity to the sewer main running through the site. The design has been reviewed by Sydney Water to ensure there is no conflict with the easement.

6.2 Statutory Consultation

Consultation was undertaken in accordance with statutory requirements under the TI SEPP and having regard to the SCPP DPHI and the SCPP DoE. This included:

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

Table 10 below provides an overview of the comments received during the consultation period and how these comments have been responded to.

Four (4) submissions were received from the public. A total of five (5) submissions were received from public authorities and service providers.

Table 10: Public Authority and Public Submissions

Issue	Comment	Response
NSW State Emergency Service (SES)		
Emergency Management and Evacuation Plan	The Emergency Management and Evacuation Plan should include early closure of the school as the primary response to flooding.	The request for early closure of the school as the primary response to flooding is covered by mitigation measures OM5 and OM6. Mitigation measure OM5 prioritises evacuation and avoids shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises.
1% AEP and PMF	Include the impact of flooding on the adjacent roads up to and including the 1% AEP and PMF level and considerations of climate change in the Flood Impact Assessment	A map of the surrounding areas has been included demonstrating there are no impacts of flooding on the adjacent roads up to and including the 1% AEP and PMF level and considerations of climate change in the Flood

Issue	Comment	Response
	Report.	Impact Assessment Report. These additional flood maps of the wider area have been included in Section 7.4.1 as Figure 43, Figure 44 and Figure 45 .
Flood Risk Reduction	Outline any improvements that are made to reduce flood risk that will benefit the current and future community.	The proposed activity improves upon the current evacuation arrangements, as existing evacuation from the south-eastern classrooms requires traversing through low-risk flood zones, whereas the proposed design provides a safer outcome thus reducing the current level of risk to occupants. Mitigation measures OM5 and OM6 outline the measures to reduce flood risk.
Flood Risk Awareness	Ensure workers and people using the facility during and after the upgrades are aware of the flood risk, for example through site inductions and by using signage.	Noted. Mitigation Measure PC1 requires all contractors and their subcontractors to be aware of the adopted MMs, including any construction management plans. Mitigation measure C1 outline the need for the preparation of a Construction Environmental Management Plan that will detail emergency management processes and construction flood management. Mitigation measure OM5 and OM6 require the preparation and implementation of a Flood Emergency Response Plan (FERP) that addresses evacuation and response procedures, the need to undertake regular preparations and drills; and ensures that the Flood Warning Notices are maintained and permanently visible.
Jemena		
General	Jemena has no objection to this proposed activity. However, ensure appropriate Before Your Dig Australia (BYDA) processes are followed as part of the construction process.	Noted. The requirement regarding Dial Before You Dig is covered by Mitigation Measure UI3.
Ausgrid		
General	Ausgrid does not object to the proposed development. Following items should be noted regarding any works in the proximity of existing electrical network assets: <u>Underground Cables</u> It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by	Noted. Compliance with the relevant Ausgrid requirements will be in accordance with mitigation measures G1-G2 and UI1 – UI5, and the requirement regarding Dial Before You Dig is covered by Mitigation Measure UI3. The engagement of an Accredited Service Provider and submitting a connection application to Ausgrid will be required. The proposed activity will not impact on the existing substation.

Issue	Comment	Response
	contacting Dial Before You Dig (DBYD). - the following documents to support safety in design and construction: - SafeWork Australia – Excavation Code of Practice. - Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables. - Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. - Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable <u>Overhead Powerlines</u> - The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. <u>New Driveways - Proximity to Existing Poles</u> - Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance. <u>New or modified connection</u> - Engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable <u>Ausgrid Kiosk Substation in the vicinity of the development</u> - There is an existing kiosk style electricity substation that may be impacted by the proposed construction. Subsidence and vibration must be minimised at the	

Issue	Comment	Response
	substation site. The use of ground anchors under a substation is generally not permitted due to the presence of underground cabling and earthing conductors which may be more than 10m deep. A further area of exclusion may be required in some circumstances. • The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and • Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings. In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres. • Any portion of a building other than a BCA class 10a structure constructed from non-combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier. • The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHz)	

Issue	Comment	Response
	(ICNIRP 2010). For further details on fire segregation requirements refer to Ausgrid's Network Standard 141. Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24-hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.	
Sydney Water		
General	Sydney Water preliminary assessment indicates that water servicing should be available for the proposed development. Amplifications, adjustments, deviations and/or minor extensions may be required. Detailed requirements will be provided at the Section 73 application stage. Sydney Water requests the next steps: - Should the Department of Education (the Department) decide to progress with the subject development, Sydney Water would require the following approvals as mitigation measures: - Section 73 Compliance Certificate - Out-of-Scope Building Plan Approval	Noted. A Section 73 and Building Plan Approval will be sought from Sydney Water as per the requirements of mitigation measure G1.
Sydney Metro		
General	To ensure appropriate management and mitigation of potential impacts on the Sydney Metro West rail corridor, Sydney Metro is seeking the following matters to be addressed for its further review: The Engineering Impact Assessment Report (Geotechnical Investigation – Appendix 6) states that pile-induced stresses are below the allowable bearing capacity of the Class V shale bedrock; however, it does not adequately address potential impacts on the Sydney Metro	The REF demonstrates that geotechnical conditions have been investigated to a level sufficient for environmental assessment purposes and that no unmanageable risks have been identified. All relevant documents have been considered. Structural certification, detailed footing and piling design, and verification of clearances to existing Sydney Metro infrastructure are matters addressed through detailed design, construction documentation, and consultation with relevant asset owners prior to construction. The available technical reports have been

Issue	Comment	Response
	tunnels. Please update report to include detailed numerical modelling (e.g., FE/FD analysis) demonstrating that induced stresses and settlements from permanent and temporary works (including demolition, crane loads, and material stockpiling) will not adversely affect the Sydney Metro infrastructure. • In accordance with Sydney Metro Underground Corridor Protection Technical Guideline (the Guidelines) for works near tunnels, please provide: i) Detailed construction methodology; ii) A monitoring plan for tunnel movement and vibration; iii) Confirmation of whether a pre-construction dilapidation survey of the metro tunnels will be undertaken to establish baseline conditions; and iv) Risk assessment. • In accordance with Section 7.4 of the Guidelines, please provide a noise and vibration assessment report for the proposed development. • Given that Sydney Metro West tunnelling has now been completed, please revise the Engineering Impact Assessment Report to reflect the current status. Subject to the outcome of Sydney Metro's review of the Additional Information, further additional information may be required before Sydney Metro can determine whether the proposal will have any impacts on the Sydney Metro West rail corridor.	provided for Sydney Metro's review. Consultation with Sydney Metro will continue as the proposed design is refined. To ensure on-going consultation with and review of the requested technical documentation by Sydney Metro, a bespoke MM U17* has been included at Appendix 1.
Public		
Traffic, Flood and Geotechnical	My submission is limited to issues visible on the face of the exhibited documents that I consider relevant to the safety of the proposed school building and its users. I support the purpose of this upgrade. My concerns go to whether the assessment as exhibited is sufficient to confirm that the building will be safe.	Pedestrian crossing supervision and Kiss and Ride arrangements The Transport Assessment (Appendix 2 of the REF) includes a Road Safety Audit that identifies operational challenges associated with the current two-stage pedestrian crossing on Newington Boulevard, including reliance on a single crossing supervisor. The audit's findings have been noted.

Issue	Comment	Response
	The first issue is about pedestrian safety at the school's main crossing. The Transport Assessment — Appendix 2 of the REF, Issue VII dated 18 March 2026 — includes an independent Road Safety Audit of the pedestrian crossing on Newington Boulevard. That audit found that the two-stage crossing is currently supervised by one crossing supervisor only. The auditor describes this as virtually impossible to manage safely, stating that the unmanaged second crossing stage is higher in risk, perhaps even higher than if both stages were left unmanaged. The audit records that the school had sought a replacement supervisor but that no appointment had been confirmed. The Transport Assessment also notes that the three additional Kiss and Ride spaces proposed at the northern end of Newington Boulevard will extend the drop-off area to a point upstream of the formal 40 km/h school zone boundary, where the applicable speed limit is 50 km/h. I am asking the Department to require, before the new building is occupied, that a permanently funded second crossing supervisor position be confirmed, and that any extension of the Kiss and Ride zone be subject to a formal school zone gateway relocation approved by Transport for NSW. The second issue concerns the flood assessment and a direct internal contradiction in the REF. The Executive Summary states that the site is not mapped as flood prone. Mitigation Measure SW19 in Appendix 1 simultaneously requires that finished floor levels of all new structures must be above the Probable Maximum Flood level at RL 5.60 metres AHD. A Probable Maximum Flood represents the most extreme design flood standard in engineering practice. A site that requires floor levels set to withstand that event is not, in any ordinary sense, a site free of flood risk. The flood assessment in Appendix 3 — the Flood Impact and Risk Assessment, Rev 05, 11 March 2026, prepared by Deboke Engineering — relies on the Haslams Creek Overland Flood Study, which	The proposal does not alter the location or fundamental design of the existing pedestrian crossing. Ongoing supervision arrangements at the crossing form part of operational management of the school and are subject to separate processes involving the relevant road authority and school operations. The Department will continue to liaise with Transport for NSW and other relevant agencies regarding traffic safety matters. With respect to the Kiss and Ride arrangements, the REF identifies that any changes to kerbside use, speed zoning or school zone extents would be subject to approval by Transport for NSW. No changes to school zone boundaries are proposed as part of the REF, and any future modifications would be progressed through the appropriate statutory and agency approval processes. Flood risk and flood assessment The REF acknowledges that the site is not mapped as flood prone for mainstream planning controls; however, it also recognises the presence of overland flow paths associated with Haslams Creek and incorporates conservative mitigation measures in response. Mitigation Measure SW19 requires finished floor levels to be set above the Probable Maximum Flood level to ensure a high standard of safety and resilience. This precautionary approach is consistent with best-practice risk management. The assessment has accounted for climate change impacts, ensuring the structure does not pose any future risks to occupants or neighbouring properties. The Flood Impact and Risk Assessment (Appendix 3 of the REF) was prepared using the best available information at the time, including the Haslams Creek Overland Flood Study. The REF appropriately identifies flood-related risks and includes measures to manage those risks for the proposal as assessed. Maps of the surrounding area have been included demonstrating there are no impacts of flooding on the adjacent roads up to and including the 1% AEP and PMF level and considerations of climate change in the Flood Impact Assessment Report. These additional flood maps of the wider area have been included in Section 7.4.1 as Figure 43, Figure 44 and Figure 45. Detailed hydraulic design and confirmation of flood mitigation measures would occur at

Issue	Comment	Response
	the REF itself acknowledges is a 2016 document that was never finalised. Section 6.1 of the REF, at Table 8, records that the NSW State Emergency Service made four specific recommendations during consultation: further detailed flood modelling, seeking an updated flood study from Parramatta City Council, considering climate change impacts, and pursuing site design that reduces flooding risk. None of these recommendations appear to have been addressed in the final REF. I am asking the Department to explain why the SES's four recommendations were not followed, and to require an updated and independently verified flood assessment before a construction decision is made. The third issue is about foundation design. The geotechnical investigation — Appendix 6 of the REF, Additional Geotechnical Investigation Report, Rev 2 dated 29 January 2026 — found that the depth to suitable foundation rock beneath the proposed building footprint varies from 7.5 metres to 11.0 metres, a 3.5-metre variance within a single building footprint. The report states that the depth to appropriate foundation materials will need to be confirmed by inspections during the construction stage. The appendix also notes that pile toe levels must maintain clearance from Sydney Metro tunnels approximately 30 metres below ground. Deferring confirmation of foundation adequacy to construction-stage inspections means the REF cannot confirm, at the point of assessment, that the proposed building is structurally viable as described. I am asking the Department to require that a structural engineer certify foundation adequacy for the variable subsurface conditions identified in Appendix 6 before any construction decision is made, and that the Metro infrastructure operator be confirmed as having been formally consulted regarding pile clearance requirements.	subsequent design stages in accordance with relevant standards and requirements. Mitigation measure OM5 prioritises evacuation and avoids shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises. The proposed activity improves upon the current evacuation arrangements, as existing evacuation from the south-eastern classrooms requires traversing through low-risk flood zones, whereas the proposed design provides a safer outcome thus reducing the current level of risk to occupants. Mitigation Measure PC1 requires all contractors and their subcontractors to be aware of the adopted MMs, including any construction management plans. Mitigation measure C1 outline the need for the preparation of a Construction Environmental Management Plan that will detail emergency management processes and construction flood management. Mitigation measure OM5 and OM6 require the preparation and implementation of a Flood Emergency Response Plan (FERP) that addresses evacuation and response procedures, the need to undertake regular preparations and drills; and ensures that the Flood Warning Notices are maintained and permanently visible. The recommendations received from SES pre- and post-exhibition have been followed and incorporated as outlined in this table. Geotechnical conditions and foundation design The Additional Geotechnical Investigation Report (Appendix 6 of the REF) identifies variable subsurface conditions and notes that confirmation of founding levels would be required during construction. This approach is standard for projects of this nature where detailed foundation design is refined at later stages once detailed design and construction methodologies are finalised. The REF demonstrates that geotechnical conditions have been investigated to a level sufficient for environmental assessment purposes and that no unmanageable risks have been identified. Structural certification, detailed footing and piling design, and verification of clearances to existing Sydney Metro infrastructure are matters addressed through detailed design, construction documentation, and consultation with relevant asset owners prior to construction.

Issue	Comment	Response
		In addition, to ensure on-going consultation and review of the reports by Sydney Metro is captured by bespoke MM U17*. General The issues raised regarding pedestrian safety, flooding and foundation design have been carefully considered. The REF and supporting technical investigations provide an adequate basis to assess the environmental implications of the proposal and to confirm that safety risks can be appropriately managed through design development, regulatory approvals and construction controls.
Noise and Contamination	I have one question about the noise assessment that I could not find answered anywhere in the exhibited documents. Appendix 4 — the Noise and Vibration Assessment Report, Rev F, 3 February 2026 — predicts that construction noise during Stage 2 (demolition) will reach approximately 81 dB(A) at the properties on Devitt Avenue, identified in the report as receiver location R04. The same report states clearly that 75 dB(A) is the threshold the NSW Interim Construction Noise Guideline defines as highly noise affected. The main text of the REF, at Section 7.2, then concludes that construction noise is not anticipated to exceed the adopted criteria, subject to mitigation. I cannot find any explanation in the REF for how that conclusion follows from the appendix. The appendix says exceedance; the summary says compliance. One of them is wrong. I am asking the Department to identify which, and to correct the REF accordingly before it is determined. Separately, Mitigation Measure CE1 in Appendix 1 limits pre-construction written notice to occupiers within 20 metres of the site boundary. Appendix 4's Table 1 lists Devitt Avenue, Heidelberg Avenue and O'Neill Avenue as the residential receivers most significantly affected by construction noise. None of those streets are within 20 metres. The people the REF's own consultant has identified as most at risk of noise impact are the same people who will not be individually notified before works begin. I am asking the Department to extend the notification	Construction noise assessment and consistency between the REF and Appendix 4 Construction noise impacts are assessed in Appendix 4. That assessment identifies that, during short-duration demolition activities, predicted construction noise levels at receiver location R04 (Devitt Avenue) may reach approximately 81 dB(A), which exceeds the 75 dB(A) level identified in the NSW Interim Construction Noise Guideline as the threshold for “highly noise affected” receivers. The Interim Construction Noise Guideline does not prohibit exceedance of the highly noise affected level. Rather, it establishes that where exceedance is predicted, additional management measures, respite where feasible, and enhanced community consultation are required. The Noise and Vibration Impact Assessment therefore correctly identifies potential exceedance during specific, temporary construction activities. The conclusion in Section 7.2 of the REF that construction noise is not anticipated to result in unacceptable impacts is based on the assessment framework of the Guideline, taking into account the implementation of mitigation and management measures identified in Appendix 1 – Mitigation Measures and the Construction Noise and Vibration Management Plan required by Appendix 4. With these measures in place, construction noise impacts can be managed in accordance with relevant policy requirements. Standard mitigation measures C9, C10, NV1 and NV2 address construction hours and noise intensive works as well as construction noise and vibration. Bespoke mitigation measures NV7*-NV13* provides for construction vibration and noise, and work programming and scheduling of high-noise activities and requires for respite periods for high-noise tasks in

Issue	Comment	Response
	radius to cover every property named as an affected receiver in Appendix 4. Finally: Section 3.14 of the REF describes the removal of 13 demountable classrooms as exempt development under a separate planning pathway, outside the scope of this assessment. The REF's contamination section records that assumed asbestos-containing materials are present in 18 demountable buildings on the site. These are not incidental works. Demolishing structures containing assumed asbestos immediately adjacent to residential properties, under a pathway that was not exhibited for public comment, requires at minimum a published asbestos management plan and direct advance notice to nearby residents. I am asking the Department to confirm both are in place before those works proceed.	accordance with Section 5.3.3 of the Acoustic Assessment Report. With these measures in place, construction noise impacts can be managed in accordance with relevant policy requirements. Community notification radius for construction noise Concern was raised that Mitigation Measure CE1 (Appendix 1) specifies written notification to occupiers within 20 metres of the site boundary, while Appendix 4 identifies residents on Devitt Avenue, Heidelberg Avenue and O'Neill Avenue as the receivers most likely to experience higher construction noise levels. CE1 establishes a minimum notification requirement. In addition, the Noise and Vibration Impact Assessment and associated mitigation measures require targeted consultation with affected receivers where higher-noise activities are proposed. This includes notification to residents identified in Appendix 4 as being at greater risk of noise impacts, regardless of distance from the site boundary. Community engagement for construction noise is therefore not limited to the 20-metre radius where broader notification is warranted to manage identified impacts. Bespoke mitigation measures NV7* and NV8* outline how the CNVMP is to be developed and implemented including community consultation processes and complaints management procedures. Demolition of demountables and asbestos management Section 3.14 of the REF identifies the removal of demountable classrooms as occurring under a separate planning pathway. The REF's contamination assessment records that assumed asbestos-containing materials are present in a number of demountable structures. The management of asbestos is governed by statutory requirements under work health and safety and environmental legislation and does not rely solely on the planning pathway. Any demolition of structures containing assumed asbestos must comply with SafeWork NSW and Environment Protection Authority requirements. This includes the preparation and implementation of appropriate asbestos management and removal plans by suitably qualified and licensed contractors, and regulatory notification where required.

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		The Department confirms that asbestos management planning and regulatory controls will be in place prior to any demolition works involving assumed asbestos-containing materials. The issues raised in the submission have been carefully considered. The REF and appendices appropriately identify potential construction noise and contamination risks and establish a mitigation framework consistent with relevant NSW guidelines and statutory requirements. The REF and its appended documents provide an adequate and transparent basis for determination of the proposed activity.
Biodiversity, Exhibited Material, and Student Capacity	The school site adjoins the creek corridor, and I wanted to understand what the environmental assessment said about that relationship. The ecological section of the REF, at Section 7.6.1, states that the vegetation on the site is commensurate with Plant Community Type 3262 — Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion. This is not a background detail. The REF identifies this community as listed as a Critically Endangered Ecological Community under the Biodiversity Conservation Act 2016. It then describes it, in its own words, as an entity at risk of serious and irreversible impacts under the Biodiversity Assessment Method. Having established that, the REF concludes on the same page that no Biodiversity Development Assessment Report is required and no statutory offsets will be needed. The basis for this conclusion is a Biodiversity Assessment Report prepared by GHD. That report is not in the REF's appendix table on page 7. It was not exhibited. The word irreversible appears once in this document — to describe what might happen to this forest — and then the conversation moves on, to a conclusion that rests on a report nobody can read. I am not in a position to say the conclusion is wrong. I am saying that the public has no way to assess whether it is right, and that for a finding of this kind — involving a confirmed critically endangered community approximately 70 metres from a living waterway — that should not be	Biodiversity assessment and supporting documentation The REF identifies vegetation within the study area as being consistent with Plant Community Type 3262 (Sydney Turpentine–Ironbark Forest), which is listed as a Critically Endangered Ecological Community under the Biodiversity Conservation Act 2016. This classification is acknowledged within the REF. A detailed biodiversity assessment was undertaken by suitably qualified specialists to inform the REF and to determine the appropriate statutory pathway under the Biodiversity Assessment Method. That assessment concluded that the proposal would not trigger the requirement for a Biodiversity Development Assessment Report or biodiversity offsets, having regard to the scale and nature of impacts and applicable legislative thresholds. While not all supporting technical reports are appended to the REF and as a result were not included as part of the exhibited materials, the REF summarises their findings and conclusions in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and relevant guidelines. Exhibited material and referenced studies The REF references a range of technical investigations relating to ecology, contamination, heritage, arboriculture, traffic, hydraulics, sustainability and design. These investigations informed the REF's assessment of environmental impacts and mitigation measures. The purpose of the REF is to present an assessment of environmental impacts and mitigation measures, rather than to exhibit all underlying technical material in full. The REF provides sufficient information to enable public understanding of the nature of

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	acceptable. I am asking the Department to exhibit the Biodiversity Assessment Report and to demonstrate, through that published evidence, why a formal biodiversity assessment and offsets are not required here. Reading further, I found that this missing report is not an exception. The formal appendix table on page 7 of the REF lists six documents. The body of the REF draws conclusions from at least eight further reports — contamination investigations by Stantec, the Biodiversity Assessment Report by GHD, a Preliminary Indigenous Heritage Assessment, an Arboricultural Impact Assessment, an Architectural Design Statement, a Sustainability Report, a Hydraulic Services Report and a School Travel Plan — none of which were exhibited. These are not background references. They are the primary evidence for the REF's conclusions on contamination, heritage, trees, ecology and sustainability. A Review of Environmental Factors is the mechanism through which the public is given access to the evidence base for a project's approval. When the evidence base is withheld, what is being exhibited is not a transparent assessment — it is a set of conclusions asking to be taken on trust. I am asking the Department to make all cited technical reports publicly available before any determination is made. There is one further matter I want to raise, briefly. Table 1 of the REF, on page 20, states that the project involves no change to the existing student capacity of 700. The School Infrastructure NSW project page for this upgrade, publicly available at schoolinfrastructure.nsw.gov.au, describes the same project as designed to accommodate future growth in the Sydney Olympic Park area. I do not know which description reflects the Department's actual intention. What I do know is that every technical assessment in this REF — the traffic study, the noise report, the water management plan, the ecological conclusions — uses 700 students as its baseline. If the	the proposal, its potential impacts, and proposed mitigation. Furthermore, the information provided on the NSW Planning Portal and available to the public has been prepared to assess the likely environmental impacts of the proposed activity proportionate to the nature and risk of the activity as required by Section 5.5 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This includes indicative plans providing information on the proposed activity and technical assessments assessing the likely impacts of the activity within the REF Report. Some more-detailed assessments are also appended to the REF Report and displayed on the NSW Planning Portal. This information is sufficient to consider the likely environmental impacts of the activity. Student capacity and future growth The REF has been prepared on the basis that the project does not increase the approved student enrolment capacity of 700 students. All technical assessments informing the REF adopt this figure as their baseline. The reference on the School Infrastructure NSW website to accommodating future growth reflects broader strategic planning considerations for the locality rather than an increase in proposed enrolment capacity resulting from this project. The issues raised in the submission have been noted and considered as part of the assessment of the proposal. The REF appropriately identifies and assesses the relevant environmental issues and that the conclusions reached are supported by specialist investigations undertaken for the project.

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	building is being designed for more than that, those assessments need to be revisited. I am asking the Department to clarify this publicly, and to require revised impact assessments if the answer is that future growth was always the intent.	
Sustainability, Flooding, Capacity, Related Activities	My submission raises three concerns and two brief questions. The first concern is about the climate change scenario used in the REF. Section 3.5.1 states that the project is targeting a 5-Star Green Star Design and As Built rating. Section 3.5.2 then states, in the REF's own words, that Green Star requires the worst-case climate change scenario SSP5-8.5 to be used for the climate change assessment, and that this scenario has not been used. SSP3-7.0 has been substituted instead, on the basis that it aligns better with NSW regional climate modelling parameters. No Green Star Australia guidance is cited to support that substitution, and no authority is given for why a lower scenario is acceptable for certification purposes. The same lower scenario underpins the flood assessment in Appendix 3, which already relies on a 2016 draft study of Haslams Creek that was never finalised. A school building assessed for flood and climate risk against a scenario lower than its own claimed certification standard is being built with less resilience than the Green Star credential implies. I am asking the Department to require the proponent to demonstrate, by reference to Green Star Australia's published requirements, that the SSP3-7.0 substitution is permitted for the purposes of a 5-Star rating — or to withdraw the Green Star claim from the REF until the assessment is redone on the correct scenario. The second concern is a factual inconsistency that I found not in one place but in several. Table 1 of the REF, on page 20, states that the project involves no change proposed to the existing student capacity of 700. I then reviewed three separate formal publications issued by School Infrastructure NSW during the period the REF was being prepared. The	Climate Change Scenario and Green Star Certification Concern is raised regarding the climate change scenario adopted in the REF, noting that Section 3.5.2 references the SSP3-7.0 scenario rather than SSP5-8.5, which is identified within Green Star guidance as a worst-case scenario. As detailed in Section 3.5 of the REF, the climate change assessment adopted the SSP1-2.6 and SSP3-7.0 scenarios. These scenarios are consistent with NSW and Australian Regional Climate Modelling (NARClIM), which is relied upon by NSW Government agencies for regionally specific climate and hazard assessment. For the purposes of a Division 5.1 assessment under the Environmental Planning and Assessment Act 1979, these scenarios provide a robust and defensible basis for assessing climate-related risk. While the project is targeting a 5-Star Green Star Design and As-Built rating, Green Star certification is a separate, post-approval process administered by the Green Building Council of Australia. The REF does not constitute certification and does not pre-empt future detailed design or compliance outcomes. Environmental impacts have therefore been assessed conservatively and independently of the Green Star process. Flooding, stormwater and reliance on earlier studies Flooding, stormwater quantity and water quality have been assessed through the Flood Impact and Risk Assessment (REF Appendix 3) and the Integrated Water Management Plan (IWMP) (REF Appendix 5). These assessments confirm that flooding at the site is limited, shallow and localised, primarily associated with surface runoff and overland flow. Finished floor levels are set above both the 1% AEP flood level and the Probable Maximum Flood, and the proposal will not worsen flood behaviour on adjoining or downstream properties. The IWMP demonstrates that the proposal will result in a net reduction in impervious area, no

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	Planning Update of June 2025, the Information Pack of September 2025, and the Planning Update of March 2026 — the last of which is dated the same month as the final REF — all describe this project in identical terms as designed to accommodate future growth in the Sydney Olympic Park area. These are not casual website descriptions. They are official departmental communications on School Infrastructure NSW letterhead, distributed to the school community across a nine-month period. The REF and those publications cannot both be accurate. If the building is designed for future growth beyond 700 students, then every technical assessment in this REF — the traffic study, the noise report, the water management plan, and the ecological conclusions — uses a baseline that understates the building's actual intended use. I am asking the Department to clarify publicly and on the record whether this project is designed for 700 students or for future growth beyond that figure, and if the answer is the latter, to require revised impact assessments that reflect the actual intended capacity. The third concern is a question I could not answer by reading the REF alone, and I raise it briefly because it seemed important. The March 2026 Planning Update, issued by School Infrastructure NSW in the same month the REF was finalised, lists among its next steps the removal of four demountable classrooms, the old OOSH building, and Building G, described as preparation for construction of the new building. The REF classifies these removal works as exempt development under a separate planning pathway, outside the scope of the assessed activity. What I noticed is that by the time the REF was exhibited for public comment on 15 April 2026, some of these preparatory works were already underway or imminent, and the OOSH relocation had already been completed. I am not asserting that this is unlawful. I am asking the Department to confirm that all works carried out on site prior to and during the REF exhibition period were	increase in post-development stormwater discharge, retention of the existing on-site detention system (subject to verification in accordance with Council policy), and neutral or beneficial water quality outcomes consistent with Council WSUD requirements. While earlier catchment studies informed the broader context, the REF relies on updated, site-specific hydraulic modelling undertaken in accordance with Australian Rainfall and Runoff 2019. The Flood Impact and Risk Assessment acknowledges reliance on the draft Haslams Creek Overland Flood Study (2016), which remains the most comprehensive flood modelling available for the catchment. Student Capacity and Alleged Inconsistency with Other SINSW Publications Concerns raised regarding an alleged inconsistency between Table 1 of the REF, which states that no change is proposed to the existing capacity of 700 students and 60 staff, and other School Infrastructure NSW publications which refer to accommodating future growth. For the purposes of the REF and the accompanying technical assessments, the proposed activity has been assessed on the basis of the existing approved operational capacity of 700 students, with no increase proposed as part of this project. This is clearly stated in the REF, the Transport Assessment, the Noise and Vibration Impact Assessment, and other specialist studies. References in broader departmental communications to “supporting future growth” reflect strategic, longer-term planning objectives across the wider locality, and do not constitute a commitment to increase enrolments at Newington Public School under this project. Accordingly, the technical assessments supporting the REF have been appropriately scoped to the project as proposed in terms of student capacity. Removal of Demountables, OOSH Building and Sequencing of Works A query is raised on references to the removal of demountable classrooms, the former OOSH building and Building G, and whether works commenced prior to determination of the REF. The REF distinguishes in Section 3.14 between the assessed activity (construction and operation of the new permanent building

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	lawfully authorised, and that no works requiring assessment under this REF commenced before the determination was made. I also want to raise two smaller matters as questions rather than findings. The first is that Table 1 of the REF records the total site area as 23,022 square metres, including 3,053 square metres of Sydney Olympic Park Authority land. Section 6.2 lists the agencies consulted during the preparation of the REF, but SOPA does not appear among them. I would ask the Department to confirm that SOPA has been formally consulted and that any necessary authorisation under the Sydney Olympic Park Authority Act 2001 has been obtained. The second is that the REF declares the estimated development cost as more than five million dollars, which I understand triggers the obligation for public exhibition, but gives no actual figure in a document of 440 pages. Given that the project is described across multiple official publications as part of a .9 billion Western Sydney education program, and given that it involves a two-storey permanent building targeting premium Green Star specification with ten classrooms and a full amenities fit-out, I would ask the Department to require the proponent to disclose the actual estimated cost before the REF is determined.	and associated works) and separate minor or exempt works, including demolition or relocation of temporary structures, which are permitted to proceed under alternative planning pathways where applicable. The Department confirms that no works requiring approval under the REF commenced prior to determination and that any earlier works were lawfully authorised under the relevant statutory framework. Sydney Olympic Park Authority land The REF acknowledges that part of the site includes land owned by the Sydney Olympic Park Authority. No works are proposed on SOPA-owned land. Consultation with SOPA and other public authorities is undertaken through established inter-agency processes, and any approvals required under the Sydney Olympic Park Authority Act 2001 will be obtained prior to construction where applicable. Notwithstanding, SOPA was notified of the proposed activity during the exhibition period. However, no submission was received. Estimated development cost In accordance with the Environmental Planning and Assessment Regulation 2021, the REF confirms that the estimated development cost exceeds \$5 million, triggering the requirement for publication on the Department's website or the NSW Planning Portal under Section 171(4) of the Environmental Planning and Assessment Regulation 2021. The purpose of disclosure is to establish statutory publication obligations, which has been met. There is no statutory requirement to disclose the full project cost within the REF.

7. Environmental Impact Assessment

The mitigation measures included in this report are site specific bespoke mitigation measures. In addition to these site-specific bespoke measures, standard mitigation measures are provided in **Appendix 1**.

7.1 Traffic, Access and Parking

A Transport Assessment (TA) and School Transport Plan (STP) (provided as **Appendix 2**) have been prepared.

The TA has been prepared to address the potential transport and access impacts that could arise from the upgrade activity at Newington Public School. The TA outlines the proposed mitigation measures for the activity to minimise adverse impacts, where required.

In the preparation of the TA, an evaluation of transport conditions and impacts was undertaken using the following approach:

- A review of the existing traffic conditions of the surrounding road networks and travel characteristics assessment for all modes of transport.
- A review of the strategic context within which the proposed activity will take place.
- An assessment of existing access arrangements.
- An assessment of the likely impacts of the proposed activity.

7.1.1 Existing Environment

The school currently has a student population of approximately 662 students and 60 full-time and part-time staff. Existing attributes of the site are noted as follows, and shown in **Figure 25**:

- The site has frontage to Newington Boulevard, Newington.
- Vehicular access to the site is via a driveway towards the south of the Newington Boulevard frontage, providing access to the internal car parking area, providing a total of 22 parking spaces.
- There are two (2), no-parking kiss and ride zones at both ends of the site frontage.
- Pedestrian access is provided via a gate on Newington Boulevard.
- The bus stops serving the school are also shown in **Figure 25**.



Figure 25: Existing site conditions (Source: Ason Group)

Active Transport Network

The school is well served by the existing and planned active transport network. There are options for bicycle travel around the school, both currently and in future plans.

An on-street cycleway is provided on both sides of Newington Boulevard, connecting the school to the broader cycleway network. The Louise Sauvage Pathway, a shared pedestrian and cyclist path, runs along the eastern boundary of the school and links to the wider active transport network.

Five (5) bus routes operate in the vicinity of the site, shown in **Figure 26**, which illustrates the connectivity of the local public transport network in the context of the site.

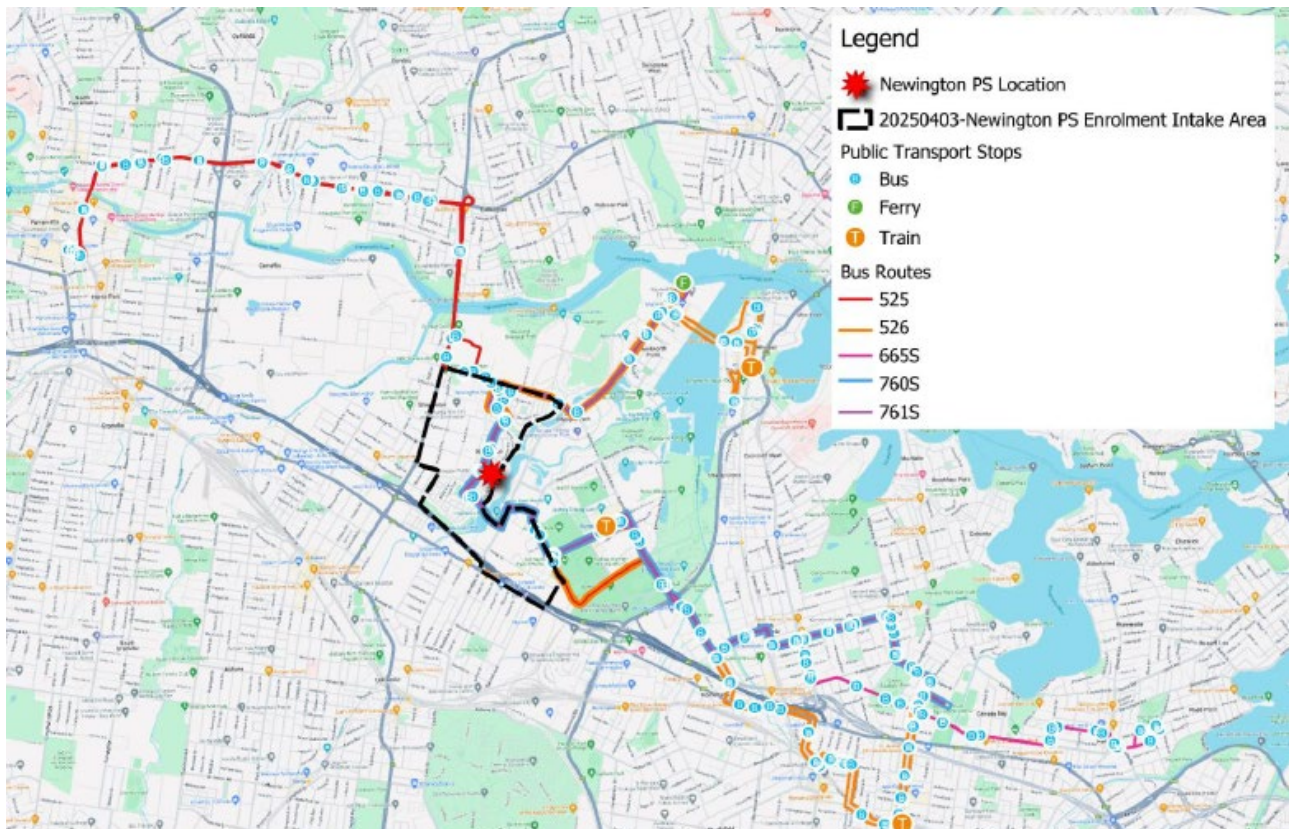


Figure 26: Bus Routes that service the school (Source: Ason Group)

Road Network

Details of the surrounding road network are provided in **Table 11** below.

Table 11: Surrounding Road Network

Road Name	Road Classification	Speed Limit	Description
Western Motorway (M4 Motorway)	State Road	Variable speed limit of 90km/h.	- The M4 Motorway is a tolled road that runs east-west. - Dual carriageway providing 3-4 traffic lanes in each direction.
Silverwater Road	State Road	Signposted speed limit of 70km/h in the vicinity of the site.	- Silverwater Road runs north-south. - Provides 3 traffic lanes in each direction separated by a centralised median.
Holker Street	Regional Road	Signposted speed limit of 60km/h.	- Holker Street runs east-west. - Carries 2-3 traffic lanes in each direction separated by a centralised median.
Hill Road	Regional Road	Signposted speed limit of 60km/h.	- Hill Road runs north-south. - Carries 2 traffic lanes in each direction separated by a centralised median.
Newington Boulevard	Local Road	Signposted speed limit of 50km/h with	Newington Boulevard runs north-south.

Road Name	Road Classification	Speed Limit	Description
		a 40km/h school zone during morning/afternoon periods.	Carries 1 traffic lane in each direction in the vicinity of the site and is separated by a centralised median.

It is noted that there have been no crashes that occurred along Newington Boulevard in the vicinity of the site frontage, suggesting no inherent road safety issues in the area.

On-site observations and desktop studies confirm that the locale is relatively well serviced by on-street parking, primarily kerbside parking in the vicinity of the site.

7.1.2 Operational Traffic, Access and Parking

The proposed activity does not include any material changes to the existing site access, car park and loading arrangements. Therefore, the existing travel behaviours and traffic conditions associated with the site are not expected to significantly change, with pedestrian, bicycle and vehicular access continuing to operate as usual and as intended.

A new school is proposed on Carter Street to support the growing demands in the area. Upon the completion of the Carter Street school, student intake boundaries are expected to be revised to reflect the updated catchment areas. As a result of the boundary adjustment, Newington PS is expected to experience a gradual reduction in student enrolments over time. Once the Carter Street school is completed, enrolment at Newington PS is expected to decrease. However, due to ongoing land acquisition, the Carter Street school project is currently on hold. The proposed activity is designed to meet the School's existing capacity of 700 students.

7.1.3 Car Parking

The proposed activity does not include any proposed changes to the existing car parking, access or circulation arrangements. Therefore, the approved design has not been reassessed for the purpose of this activity.

As such, the future parking demands of the school are expected to remain consistent with the current provision, therefore no additional parking is required as part of the proposed upgrades.

7.1.4 Bicycle Parking

The DCP 2023 outlines the following bicycle parking rates for Primary School development, which for a Primary School is one (1) space per 10 staff, plus one (1) space per ten (10) students over Year 4.

The School currently provides 20 bicycle parking spaces and an additional 50 bicycle parking spaces (total of 70 spaces) are proposed as part of the activity to meet demand of the existing capacity. The provision of increased bicycle parking facilities will support the uptake of active transport by students. An indicative location for the proposed bicycle parking spaces is shown in **Figure 27**.

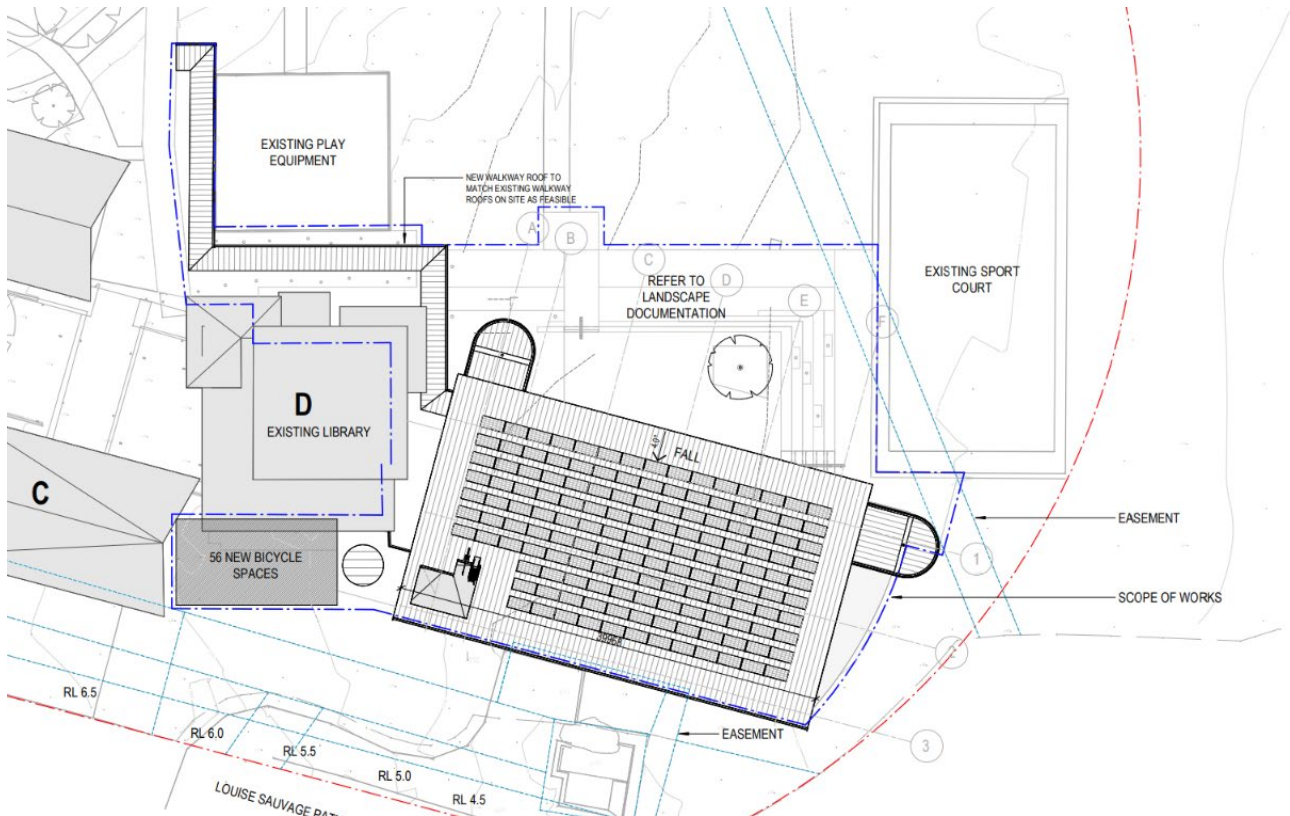


Figure 27: Proposed indicative bicycle parking spaces (Source: Architectus)

7.1.5 School Travel Plan

The student and staff target mode shares have been identified in the School Travel Plan (STP), considering public transport and active transport coverage, catchment analysis, and existing and future residential occupancy within the catchment area.

Based on the Moderate Mode Share Scenario, it is estimated that 70 students will travel by bicycle, resulting in a requirement for 70 bicycle parking spaces. Accordingly, an additional 50 spaces are recommended to accommodate students who cycle to the school.

Based on the Moderate Mode Share Scenario, it is estimated that one (1) staff will travel by bicycle, resulting in a requirement for one (1) bicycle parking space. Accordingly, providing the 6 staff bike parking spaces to satisfy the DCP will meet the requirement under the Moderate Mode Share Scenario.

7.1.6 Construction Traffic

A Preliminary Construction Traffic Management Plan (PCTMP) has been prepared and forms part of the Transport Assessment (**Appendix 2**) to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:

- Assessment of cumulative impacts associated with other construction activities (if any).
- Assessment of road safety at key intersections and locations to be subject to heavy vehicle construction traffic movements and high pedestrian activity,

- Details of the construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process,
- Anticipated peak hour and daily construction vehicle movements to and from the site,
- On-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicles; and
- Details of temporary cycling and pedestrian access during construction.

In the event that construction volumes are in excess of the above volumes in the PCTMP, then a separate construction traffic impact assessment shall be undertaken.

Subject to the implementation of the standard traffic mitigation measures at **Appendix 1**, the activity is supportable on traffic planning grounds and is not anticipated to result in any adverse impacts on the surrounding road network or the availability of on-street parking.

7.1.7 Mitigation Measures – Traffic & Parking

The following mitigation measures are to be implemented to ensure pedestrian and vehicle safety during the school's operation.

Mitigation Measures	Timing
Provide additional 50 bicycle parking spaces for students and 6 bicycle parking spaces for staff members. (TA6*)	Design
The contractor is to ensure that all construction and demolition vehicle movements, including waste collection and skip exchange, do not occur during school drop-off and pick-up periods (8:00–9:30 am and 2:30–4:00 pm) for the duration of works. (C11*)	During Construction and Demolition

7.2 Acoustics

A Noise and Vibration Assessment Report (NVAR), provided as **Appendix 4**, and an Acoustic Design Report, have been prepared to provide acoustic design advice for the proposed activity. The report provides a review of the proposed design against relevant guidelines and policies, including the NSW Noise Policy for Industry (NPI) 2017 and the Educational Facilities Standards Guidelines.

7.2.1 Background Noise

Figure 28 identifies the most potentially affected nearby noise sensitive receivers that represent the highest risk of an adverse noise impact from the project.



Figure 28: Noise monitoring and sensitive receivers (Source: Resonate)

Noise monitoring was conducted during the period Thursday 31 July to Monday 18 August 2025 at the project site. Unattended noise monitoring equipment was set up to measure the background noise of the most affected residential receivers in representative locations. Noise monitoring has identified the following project noise levels (**Figure 29**).

	Description	Noise Level during Period – dB(A)		
		Daytime 07:00 – 18:00	Evening 18:00 – 22:00	Night-time 22:00 – 07:00
UM01	Rating Background Level (L_{A90})	42	42	39
	Ambient Noise Level (L_{Aeq})	58	49	47
UM02	Rating Background Level (L_{A90})	47	50	45
	Ambient Noise Level (L_{Aeq})	56	54	51

(1) L_{A90} – Noise level present for 90% of time (background level). The average minimum background sound level (in the absence of the source under consideration); and

(2) All values expressed as dB(A) and rounded off to nearest 1 dB(A)

Figure 29: Measured noise levels at background noise logging locations (Source: Resonate)

7.2.2 Operational Noise Emission Assessment

As the assessment relates to an existing school, noise emissions associated with mechanical, electrical and hydraulic building base services for the new building and activity noise were assessed against project trigger noise levels.

The NPI sets two separate noise criteria to meet desirable environmental outcomes:

- **Intrusiveness** – steady-state noise from the site should be controlled to no more than 5 dB(A) above the background noise level in the area. In this case, the steady-state Leq noise level should not exceed the background noise level measured for different time periods in the environment.
- **Amenity** – amenity criteria are set based on the land use of an area. It requires noise levels from new industrial noise sources to consider the existing industrial noise level such that the cumulative effect of multiple sources does not produce noise levels that would significantly exceed the amenity criteria.

Specific project noise criteria based on the Educational Facilities Standards and Guidelines (EFSG) and Green Star requirements will be developed as the project progresses and once the room types and layouts are confirmed.

Based upon the unattended noise survey, the project specific outdoor play areas noise criteria and operational noise for nearby residential receivers are provided in **Figure 30** and **Figure 31**.

Receiver location ⁽¹⁾	Duration	Time of day	Measured RBL – dB(A)	Criteria Leq,15min – dB(A)	Comments
Residential Receivers	Up to 4 hours (total) per day	Daytime	42	52	The LAeq noise level emitted from the outdoor play area shall not exceed the background noise level by more than 10 dB.
	More than 4 hours per day	Daytime	42	47	The LAeq noise level emitted from the outdoor play area shall not exceed the background noise level by more than 5 dB.

(1) The assessment location is defined as the most affected point on or within any residential receiver property boundary.

Figure 30: Outdoor play areas noise criteria for residential receivers (Source: Resonate)

Receiver Location	Period	Noise Criteria – dB(A)	Predicted Noise Level Leq(15 minute) – dB(A)	Compliance
R01 - 5-17 Heidelberg Ave	Daytime 7am – 6pm	47	22	✓
	Evening 6pm – 10pm	43	22	✓
	Night-time 10pm – 7am	38	-	-
R02 - 1-3 Heidelberg Ave	Daytime 7am – 6pm	47	23	✓
	Evening 6pm – 10pm	43	23	✓
	Night-time 10pm – 7am	38	-	✓
R03 - 1-9 O'Neill Ave	Daytime 7am – 6pm	47	35	✓
	Evening 6pm – 10pm	43	35	✓
	Night-time 10pm – 7am	38	-	✓
R04 – 1-3 Devitt Ave	Daytime 7am – 6pm	47	42	✓
	Evening 6pm – 10pm	43	42	✓
	Night-time 10pm – 7am	38	-	✓
PR01 - Sydney Olympic Park	When in use	48	33	✓

Figure 31: Operational noise levels and compliance at nearby residential receivers (Source: Resonate)

Non-residential noise sensitive receivers are based on amenity noise emission criteria in accordance with the NPI. Relevant nearby non-residential noise sensitive receivers are presented in **Figure 32**.

Location	Noise Emission Criteria (dB LAeq 15min)		
	Daytime 07:00 – 18:00	Evening 18:00 – 22:00	Night-time 22:00 – 07:00
Active recreation	53 dB(A) when in use		
Passive recreation	48 dB(A) when in use		

Figure 32: Outdoor play areas noise criteria for non-residential receivers (Source: Resonate)

Noise associated with school activity (such as outdoor play) are not a stationary noise source and are not subject to the NSW Noise Policy for Industry (NPI) requirements. Given the similarities between educational facilities and Child Care Centres in terms of land use, hours of operation and general operations. The nearby noise-sensitive receivers' duration of exposure to potential noise impacts is predicted to also be similar. The AAC's "Guideline for Child Care Centre Acoustic Assessment" was adopted to assess potential noise impacts from the proposed outdoor play areas as most child care centres have a similar duration of time that children are play outside. A total time limit of approximately 2 hours outdoor play per day is regarded as reasonable grounds for the allowance of an additional 5 dB emergence above the background level.

Figure 33 below summarises the noise criteria for outdoor play areas for Newington Public School taking account the student capacity of the design.

Receiver location ⁽¹⁾	Duration	Time of day	Measured RBL – dB(A)	Criteria $L_{Aeq,15min}$ – dB(A)	Comments
Residential Receivers	Up to 4 hours (total) per day	Daytime	42	52	The L_{Aeq} noise level emitted from the outdoor play area shall not exceed the background noise level by more than 10 dB.
	More than 4 hours per day	Daytime	42	47	The L_{Aeq} noise level emitted from the outdoor play area shall not exceed the background noise level by more than 5 dB.

(1) The assessment location is defined as the most affected point on or within any residential receiver property boundary.

Figure 33: Outdoor play areas noise criteria for residential receivers (Source: Resonate)

Figure 34 outlines the criteria for all other noise sources associated with ‘school activity’ that are not subject to the NPI (such as music or school PA systems) as well as out of school hours activities. The cumulative $L_{Aeq,15}$ minute noise emission level resulting from school operations, with the exception of noise emission from outdoor play discussed above, shall not exceed the background noise level by more than 5 dB at noise sensitive residential receivers.

This is supported by noise goals outlined in the EPA “Noise Guide for Local Government” and other known similar assessments that have been approved within the Sydney Metropolitan area in conjunction with past experience in similar educational facility acoustic assessments.

Receiver location	Period	Recommended criteria	Project specific criteria $L_{Aeq,15min}$ – dB(A)
Residential Receivers	Daytime 7 am to 6 pm	$L_{Aeq,15min}$ must not exceed RBL + 5 dB	47
	Evening 6 pm to 10 pm	$L_{Aeq,15min}$ must not exceed RBL + 5 dB	47
	Night-time 10 pm to 7 am	$L_{Aeq,15min}$ must not exceed RBL	44

Figure 34: School activity noise criteria (Source: Resonate)

A range of architectural treatment recommendation have been included within the NVAR to ensure there are no significant acoustic impacts.

The proposed new electrical substation transformer located at the Newington Boulevard frontage as shown in **Figure 35** has been assessed to comply the NPI. The closest sensitive receiver is a residential property located at 49 Newington Boulevard. The assessment found the proposed transformer to achieve compliance at all times with the NPI, as shown in **Figure 36** below.

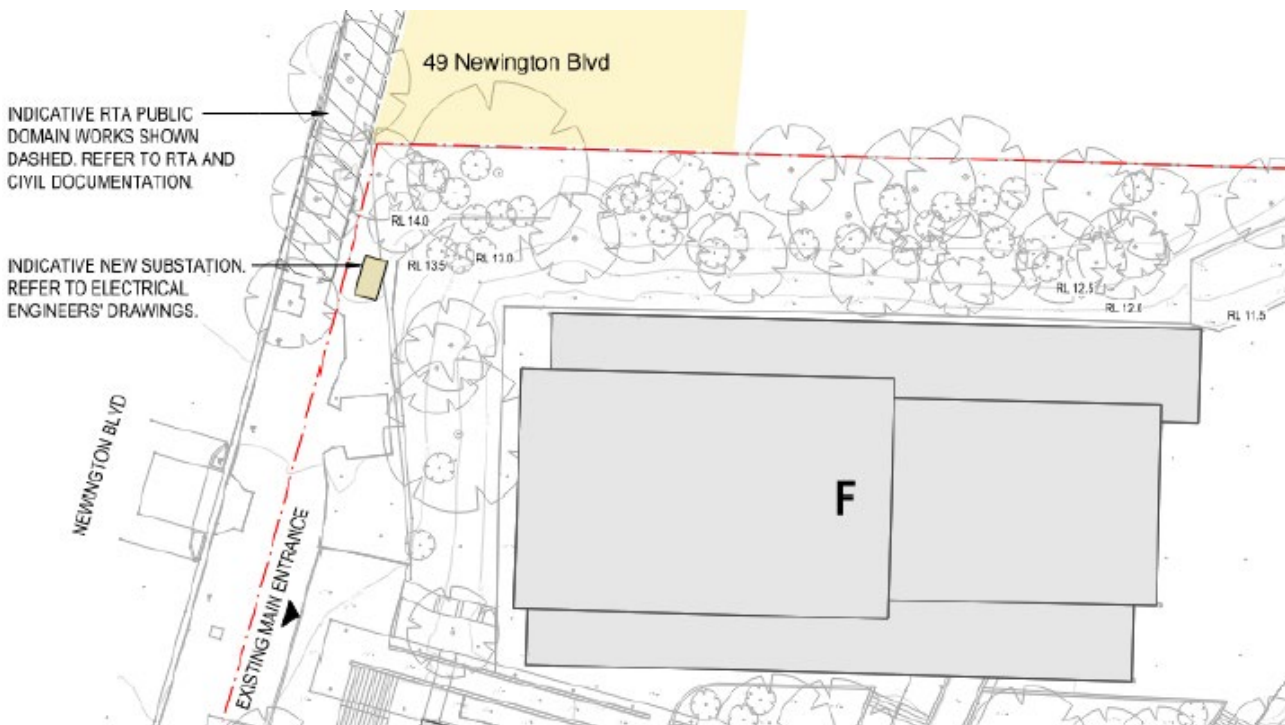


Figure 35: Proposed new electrical substation location (Source: Resonate)

Receiver Location	Period	Noise Criteria – dB(A)	Predicted Noise Level Leq(15 minute) – dB(A)	Compliance
49 Newington Boulevard	Daytime 7am – 6pm	47	36 ⁽¹⁾	✓
	Evening 6pm – 10pm	43	36 ⁽¹⁾	✓
	Night-time 10pm – 7am	38	36 ⁽¹⁾	✓

(1) A 5 dB modifying factor correction has been added to allow for tonal characteristics of the electrical substation.

Figure 36: Proposed new electrical substation location (Source: Resonate)

7.2.3 Construction Noise and Vibration Assessment

Based on construction being undertaken in accordance with the hours defined in the NSW Interim Construction Noise Guidelines (ICNG), the activity construction noise management levels for sensitive receivers can be readily determined to ensure compliance with relevant criteria during construction.

Construction noise has not been assessed for the existing school buildings, as they are located within the same site and are not required to be assessed under the ICNG. It is anticipated that noise impacts can be effectively managed through the school's implementation of noise management practices, including scheduling classes outside of the noisy work periods.

The ICNG recommends standard working hours for construction as follows:

- Monday to Friday, 7 am to 6 pm
- Saturday, 8 am to 1 pm
- No work on Sundays or Public Holidays

Description	Receiver Type	Construction Noise Management Levels, L_{eq} , 15 minute, dB(A)				High Noise Affected, L_{eq} , 15 minute, dB(A)
		Standard Hours	Out-of-Hours			
			Day	Day	Evening	
R01 - 5-17 Heidelberg Ave	Residential	52	47	47	44	75
R02 - 1-3 Heidelberg Ave	Residential	57	52	55	50	75
R03 - 3-9 O'Neill Ave	Residential	52	47	47	44	75
R04 - 1 Devitt Ave	Residential	52	47	47	44	75
PR01 - Sydney Olympic Park	Passive Recreation	60	60	60	60	-

Figure 37: Project specific predicted construction noise management levels (Source: Resonate)

The recommended site-specific Construction Noise and Vibration Management Plan (CNVMP) should be formulated based on the Noise and Construction objectives.

Typical worst-case predicted noise levels are shown in **Figure 37** for each receiver location and each stage of works. Predicted noise levels were calculated using distance attenuation.

It is important to note that these predictions are typical worst-case predictions as they assume that:

- The receiver is located at the boundary of each receiver property.
- All plant/equipment within each stage are operating concurrently for the entire 15-minute period. This will not occur at all times as equipment will regularly be stood down or idled while other activities are undertaken.

Based on the predictions, construction noise from the site is predicted to exceed the relevant NMLs at all locations.

Receiver	NML – dB(A)	Typical worst-case external construction noise level for each stage during Standard Hours L _{eq} – dB(A)						
		Stage 1 - Site establishment	Stage 2 - Demolition	Stage 3 - Retaining piles and excavation	Stage 4 - Substructure	Stage 5 - Frame	Stage 6 - Facade works	Stage 7 - Internal works and fitout
R01 - 5-17 Heidelberg Ave	52	65	71	65	67	64	60	45
R02 - 1-3 Heidelberg Ave	57	66	72	66	68	65	61	53
R03 - 1-9 O'Neill Ave	52	68	74	68	70	67	63	40
R04 - 1-3 Devitt Ave	52	75	81	75	77	74	70	47
PR01 - Sydney Olympic Park	60	73	79	73	75	72	68	45

- (1) Noise predictions have been based on construction works are occurring from the boundary line of the development site and that the receiver is located within 1 metre from the nearest residential receivers facade.
- (2) A 10 dB(A) reduction has been added to allow for noise reduction through a receivers partially open window.
- (3) Predicted levels that exceed the respective NML have been BOLD.

Figure 38: Typical worst-case external construction noise levels for Standard Working Hours (Source: Resonate)

The predicted noise levels from the activity have been assessed for both construction and operation phases. The construction phase was identified to have some noise and vibration impact on nearby receivers indicating a high likelihood of exceedances at surrounding sensitive receivers during standard construction hours. For example, at residential receivers R01, R03 and R04, predicted noise levels during key construction stages (Stages 1–6) range from approximately 60 dB(A) to 81 dB(A), compared to NMLs of 52–57 dB(A), resulting in exceedances of up to 29 dB(A) (**Figure 38**). These exceedances are mitigated via bespoke mitigation measures, implementation of all feasible and reasonable work practices, including potential respite measures and stakeholder engagement, as required under the ICNG framework.

Predicted operational noise levels demonstrate clear compliance with the relevant project-specific criteria derived from the NSW Noise Policy for Industry (NPI). Noise emissions from building services (e.g. air conditioning plant) are predicted to be substantially below the applicable limits of 47 dB(A) (day) and 43 dB(A) (evening), with calculated levels ranging from 22 dB(A) to 42 dB(A) at nearby residential receivers. The operational phase is not expected to result in adverse acoustic impacts, provided the recommended mitigation measures are implemented.

Construction noise and vibration were determined in accordance with relevant guidance such as the ICNG and Assessing Vibration a Technical Guideline. Operational noise emission criteria was set in accordance with the EFSG, NSW EPA's NPI and the AAAC guidelines.

The predicted noise levels from both the operational and construction phases of the proposed activity are not anticipated to exceed the adopted noise criteria subject to works being carried out

during standard working hours and with the implementation of reasonable and feasible work practices and adherence to the site-specific bespoke mitigation measures outlined below.

7.2.4 Mitigation Measures – Noise & Vibration

Mitigation Measures	Timing
Glazing systems for classrooms must be selected to achieve a minimum RW rating to meet EFSG internal noise criteria as specified in Section 7 of the Acoustic Assessment Report (Appendix 4). (NV4*)	Design
Air conditioning plant room must be enclosed with acoustic louvres providing minimum octave-band insertion loss as specified in Section 6.1 of the Acoustic Assessment Report. (NV5*)	Design and During Operations
The PA and school bell system must be designed to minimise noise spill through use of directional speakers, appropriate speaker quantity and placement, noise limiter, and short announcement duration in accordance with Section 6.2 of the Acoustic Assessment Report. (NV6*)	Design and During Operations
A Construction Noise and Vibration Management Plan must be developed and implemented, incorporating construction noise criteria, equipment usage schedules, community consultation processes and complaints management procedures as detailed in Section 5.3.1 of the Acoustic Assessment Report. (NV7*)	Prior to Commencement of Construction and During Construction
Stakeholder consultation and notification must be undertaken for nearby residents on Heidelberg Ave, O'Neill Ave and Devitt Ave prior to commencement of works. A complaints register must be maintained throughout construction. (NV8*)	Prior to Commencement of Construction and During Construction
High-noise activities must be scheduled within standard working hours. Respite periods must be considered for high-noise tasks in accordance with Section 5.3.3 of the Acoustic Assessment Report. (NV9*)	During Construction
Truck movements and site access points must be located away from residences where feasible, in accordance with Section 5.3.4 of the Acoustic Assessment Report. (NV10*)	During Construction
Noisy plant must be located away from residences where feasible. Site management measures must include utilising shielding, reducing reversing alarms, and shutting down idle equipment in accordance with Section 5.3.5 of the Acoustic Assessment Report. (NV11*)	During Construction
Construction equipment management must include selection of low-noise plant, proper maintenance, use of mufflers/silencers, and minimised power output in accordance with Section 5.3.6 of the Acoustic Assessment Report. (NV12*)	During Construction
Smaller vibration intensive equipment must be used when working near site boundaries. Minimum working distances must be complied with. Vibration monitoring must be conducted if works are proposed within minimum working distance limits, in accordance with Section 5.2 of the Acoustic Assessment Report. (NV13*)	During Construction
Air conditioning plant room must be enclosed with acoustic louvres or solid barrier screening providing minimum octave-band insertion loss as specified in Table 29 of the Acoustic Assessment Report. Screening to extend minimum 300 mm above plant height with minimum mass of 12 kg/m ² and internal absorptive lining (minimum NRC 0.6). (NV14*)	Design

Mitigation Measures	Timing
Mechanical services systems must be designed in accordance with acoustic treatments specified in Table 27 of the Acoustic Assessment Report, including appropriate duct velocities (Table 32, Table 33), lined ductwork, cross-talk mitigation, and attenuated air transfer paths (Table 30). (NV15*)	Design
Partitions must be constructed to achieve specified acoustic separation ratings (Rw 40 to Rw 60) as detailed in Table 14 of the Acoustic Assessment Report, with appropriate ceiling treatments, insulation, and sealing in accordance with Section 3.2 of the Acoustic Assessment Report. (NV16*)	Design
Acoustic doors must be installed with specified ratings (Rw 25 to Rw 35) including high-quality seals and dropdown seals as detailed in Table 21 of the Acoustic Assessment Report. (NV17*)	Design
Reverberation control treatments must be provided including acoustic ceiling tiles (minimum NRC 0.7-0.8 for learning spaces per Table 23 of the Acoustic Assessment Report) and wall panels (Table 26) to achieve reverberation times specified in Table 9 of the Acoustic Assessment Report. (NV18*)	Design
Hydraulic services must be isolated in accordance with Section 4.2 of the Acoustic Assessment Report, including use of isolated partition construction (Rw 60 equivalent), resilient pipe mounting, acoustic lagging of soil and waste pipes, and separation from normally occupied areas. (NV19*)	Design
Operational noise measures must be implemented to control noise from outdoor play areas and school activities to meet criteria specified in Table 12 and Table 13 of the Acoustic Assessment Report for surrounding residential receivers. (NV20*)	During Operations
Glazing systems must meet specified acoustic ratings (Rw 36 to Rw 40 per Table 19 of the Acoustic Assessment Report) with high-quality perimeter seals. (NV21*)	Design
Roof and ceiling construction must be designed to control rain noise ingress to learning areas, incorporating treatments specified in Section 3.13.1 of the Acoustic Assessment Report (NV22*)	Design

7.3 Contamination and Hazardous Materials

A Preliminary Desktop Site Investigation (PSI) and a Detailed Site Investigation (DSI) has been prepared to assess the site for contamination. The results of the PSI indicated a number of potential sources of contamination, which include:

- Potential fill materials imported to the school,
- The records of school's asbestos register indicated that nine (9) buildings within Newington PS do not contain Asbestos Containing Material (ACM). However, assumed ACM is present in 18 demountable buildings,
- No records of contamination on the site and the land within a radius of 500m,
- Per and polyfluoroalkyl substances (PFAS) were considered to be a low risk as the site was not likely to be used for activities which can generate potential PFAS.
- Accordingly, intrusive soil investigation was recommended within the vicinity of the proposed activity.

A DSI was prepared to assess the presence, nature and extend of potential contamination on site within the context of the proposed activity to determine whether the site is suitable for the intended use.

The DSI comprised a review of previous reports, drilling and sampling of fifteen (15) locations TP1 to TP10, BH11 and TP12 to TP15 was undertaken (shown in **Figure 39**) and laboratory analysis of selected representative soil samples, to assess the suitability of the site for the proposed activity and establish if there was a requirement for management of contamination.

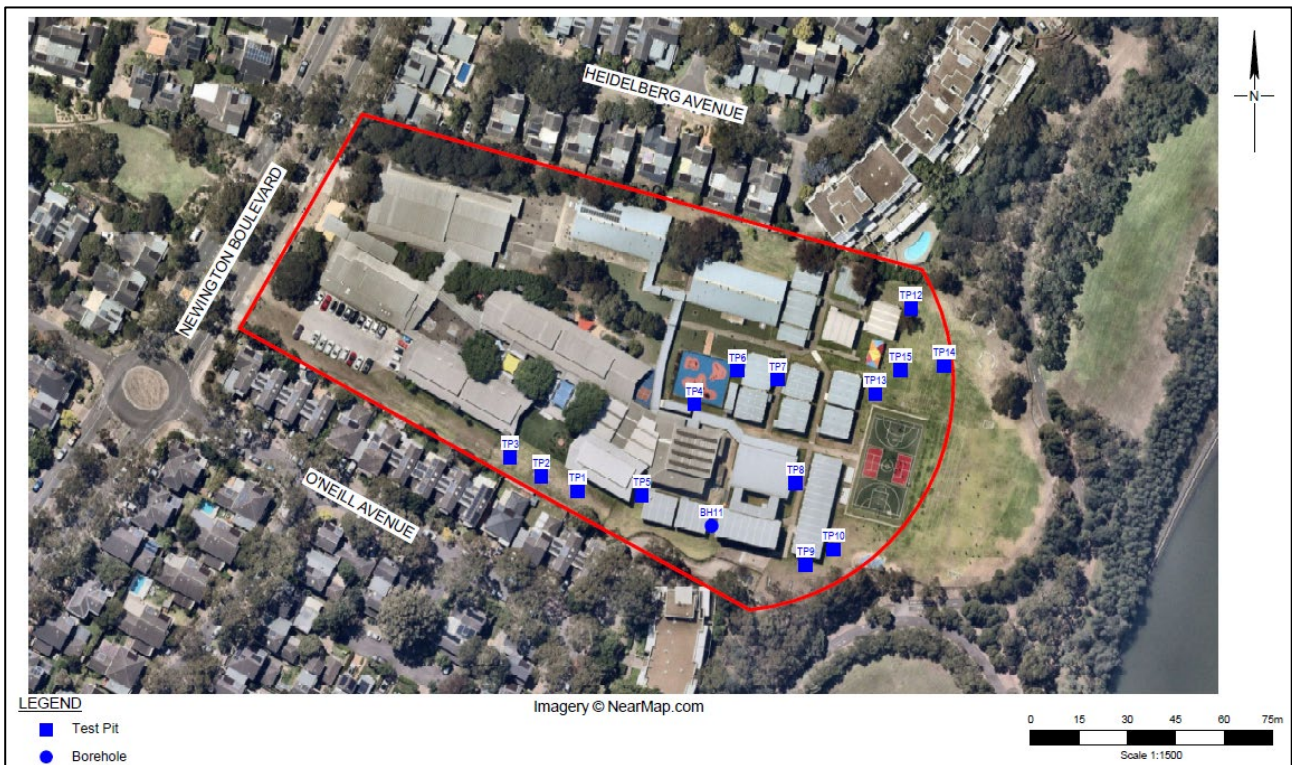


Figure 39: Extract of the borehole and test pit location plan (Source: Stantec)

With the exception of inclusion of foreign materials (glass, boulder or wood) in fill in test pits locations TP2, TP12 and TP13 there were no obvious fibro-cement fragments and foreign materials, no detectable odour and no obvious staining / discolouration of the soil and vegetation in the test pit / borehole locations and recovered soil samples that would indicate potential for contamination.

All the recovered fill samples were screened for the presence of Volatile Organic Compounds (VOC) using a calibrated Photo-Ionisation Detector (PID). The PID readings on recovered soil samples were equal to zero, suggesting that the presence of volatiles in the fill is unlikely.

No groundwater or perched water was encountered during sampling in conjunction with geotechnical investigation to a maximum depth of approximately 2.5m below the Existing Ground Level (EGL) and during the short time the test pits / borehole remained open.

There were no elevated concentrations of analytes detected in the samples analysed for the DSI. All the laboratory test results satisfied the criteria for stating that the analytes selected are either not present (i.e. concentrations less than laboratory limit of reporting) or present in the sampled soils at concentrations that do not pose a risk of hazard to human health or the environment for the proposed school upgrades under the condition for primary school land use.

The Section 10.7 certificate identified that the land is affected by the matters contained in Clause 59(2) (e) as amended in the Contaminated Land Management Act 1997. A search of the EPA notices on 8 January 2025 revealed no notices issued for the site, adjoining properties and the land within a radius of 500m of the site.

Accordingly, the site is considered suitable with regard to contamination for the proposed activity.

7.3.1 Soil Conditions & Earthworks

An Additional Intrusive Geotechnical Investigation Report was prepared and provided as **Appendix 6**. Based on State Government mapping the residual soils within the site are underlain by Quaternary Age soils, comprising silty to peaty quartz sand, silt and clay, located within the Birrong landscape area and typically consists of high soil erosion hazard, saline subsoil, seasonal waterlogging and very low soil fertility residual soil.

The Geotechnical Investigation Report found the subsurface profile across Newington Public School to likely comprise a sequence of topsoil/fill and natural soils underlain by bedrock. The thickness of topsoil/fill and depth to bedrock across the school is expected to vary significantly. The Report found that the footprint of the proposed new school building would have the thickness of topsoil/fill varying from about 0.5m to 1.5m. The depth to bedrock varied from about 7.5m to 11.0m from existing ground surface.

The variable fill and soil thickness may impact the foundation depths and earthwork quantities. The site is also identified to be Class M moderately reactive clay soils under AS 2870 with potential shrink-swell movement. Floor slabs are to be designed for Class M soils or be suspended slabs supported by footings.

Based on the review of Acid Sulphate Soil Risk Map for Prospect / Parramatta River, Parramatta LEP 2021 Acid Sulfate Soils Maps, the elevation of the site, as well as the proposed activity, acid sulfate soils are likely to occur in areas where ground surface elevation is at or above RL 5.0m AHD and do not involve lowering of groundwater. The assessment determined that the proposed activity works would not involve excavation and disturbance of acid sulphate soils or potential acid sulphate soils. However, if excavations were to exceed 1.0m in depth in areas where ground surface elevation is lower than RL 5.0m AHD (eastern portion of the site), sampling and testing would be required to ascertain if earthworks are to be carried out in accordance with an Acid Sulphate Soil Management Plan to manage impacts from acid sulphate soils or potential acid sulphate soils.

Reference to mapping showing Salinity Potential in Western Sydney indicates moderate salinity potential across the site. Based on the assessment, earthworks (disturbance or excavation of soils) for proposed activity should be carried out in accordance with a Saline Soil Management Plan to manage impact from likely saline soils.

The proposed activity earthworks are expected to be shallow and generally not exceeding 2.5 metres. A Soil Management Plan (SMP) is required to manage erosion and sediment during construction, and a Saline Soil Management Plan (SSMP) is required where excavation extends below 0.5 metres. Controlled fill must be placed and compacted in accordance with relevant Australian Standards, with geotechnical inspection and testing during construction.

The results of the PSI, DSI and Geotechnical Investigation indicated that based on the site historical data collected, as well as the site inspection and the field work, that the site is considered suitable for the proposed school upgrade.

7.3.2 Mitigation Measures – Soil Conditions

Mitigation Measures	Timing
Acid sulfate soils are not likely to occur in areas where ground surface elevation is lower than RL 5.0m AHD or if proposed works do not involve the lowering of groundwater, however, if excavations exceed 1.0m in depth in areas where ground surface elevation is lower than RL 5.0m AHD (eastern portion of the site), then sampling and testing is required to ascertain if earthworks are to be carried out in accordance with an Acid Sulphate Soil Management Plan to manage impacts from acid sulphate soils or potential acid sulphate soils. (SW11*)	Design and During Construction
The designer must recognise variability in the thicknesses and depths to various types of subsurface materials (soils and bedrocks of varying strengths) to ascertain that the design of building is appropriate to actual foundation conditions and its impact on project design. The depth to appropriate foundation materials will need to be confirmed by inspections during the construction stage. (SW20*)	Design
The designer must recognise that the subsurface soils across the site are susceptible to erosion and therefore disturbance and excavation of soils across the site must be carried out in accordance with a Soil Management Plan (SMP) to be developed by the earthworks contractor in accordance with recommendations provided in the Department of Housing Guidelines. (SW21*)	Design and During Construction
Earthworks, including disturbance and excavation of soils, during the proposed redevelopment work must be carried out in accordance with an appropriate Saline Soil Management Plan (SSMP) presented in Attachment C of the Geotechnical Investigation to manage and minimise impacts from saline soils to the proposed redevelopment works and vice versa. The designer must recognise that the subsurface soils at depths exceeding about 0.5m are saline. (SW22*)	Design and During Construction
The designer must recognise that the subsurface soils across the site are reactive and therefore design of ground bearing slabs must be appropriate to the assessed site classification. (SW23*)	Design
Consult with Sydney Metro and provide for their review the technical documentation sought in their submission to the activity (dated 24 April 2026) to ensure the appropriate management and mitigation of potential impacts on the Sydney Metro West rail corridor and the activity itself, subject of these MMs, is suitably addressed. (UI7*)	Prior to commencement of construction

7.4 Hydrology, Flooding and Water Quality

7.4.1 Flooding

A Flood Impact and Risk Assessment (FIRA) was prepared by Deboke Engineering Consultants (**Appendix 3**). While no Flood Planning Level (FPL) has been formally assigned to the site under current zoning overlays, flood mapping provided in the Haslams Creek Overland Flood Study (2016 – Draft, prepared by Royal HaskoningDHV) identifies portions of the school grounds—including areas of the proposed activity as being within the low-to-medium flood risk precinct.

Flood mapping indicates that flood depths across the development area remain shallow and are primarily associated with surface runoff and overland flow from adjacent catchments. While the site is subject to shallow flooding during critical design storm events, the impacts are limited in depth and extent.

The proposed activity has been designed to ensure no adverse impacts to neighbouring properties while maintaining compliance with flood management requirements. The finished floor level for the proposed building has been set at RL 5.6m AHD, which is above the site's Probable Maximum Flood (PMF) level, and all proposed entry and exit points are located within flood-free areas.

The two-storey teaching block may experience minor overland flow and ponding during the PMF event. These effects are manageable through strategic design interventions. Key considerations include setting finished floor levels above the PMF extent, ensuring flood-compatible materials are used, and maintaining overland flow paths. **Figure 40**, below, demonstrates the proposed additional compensatory flood storage required as part of the proposed works for this site.



Figure 40: Proposed condition: Mitigation Measure (Source: Deboke)

The proposed activity improves upon the current evacuation arrangements by providing flood-free egress in all flood events, thereby providing a safer outcome.

The proposed building has been designed as a solid structure to reduce the risk of students accessing an open subfloor or suspended slab and to prevent debris accumulation reducing the need for continual maintenance.

The assessment has accounted for climate change impacts, ensuring the structure does not pose any future risks to occupants or neighbouring properties.

The FIRA concludes that the proposed activity can proceed within the parameters of sound floodplain risk management, provided that the design responds to site-specific hydraulic conditions and incorporates resilience measures consistent with best practice.

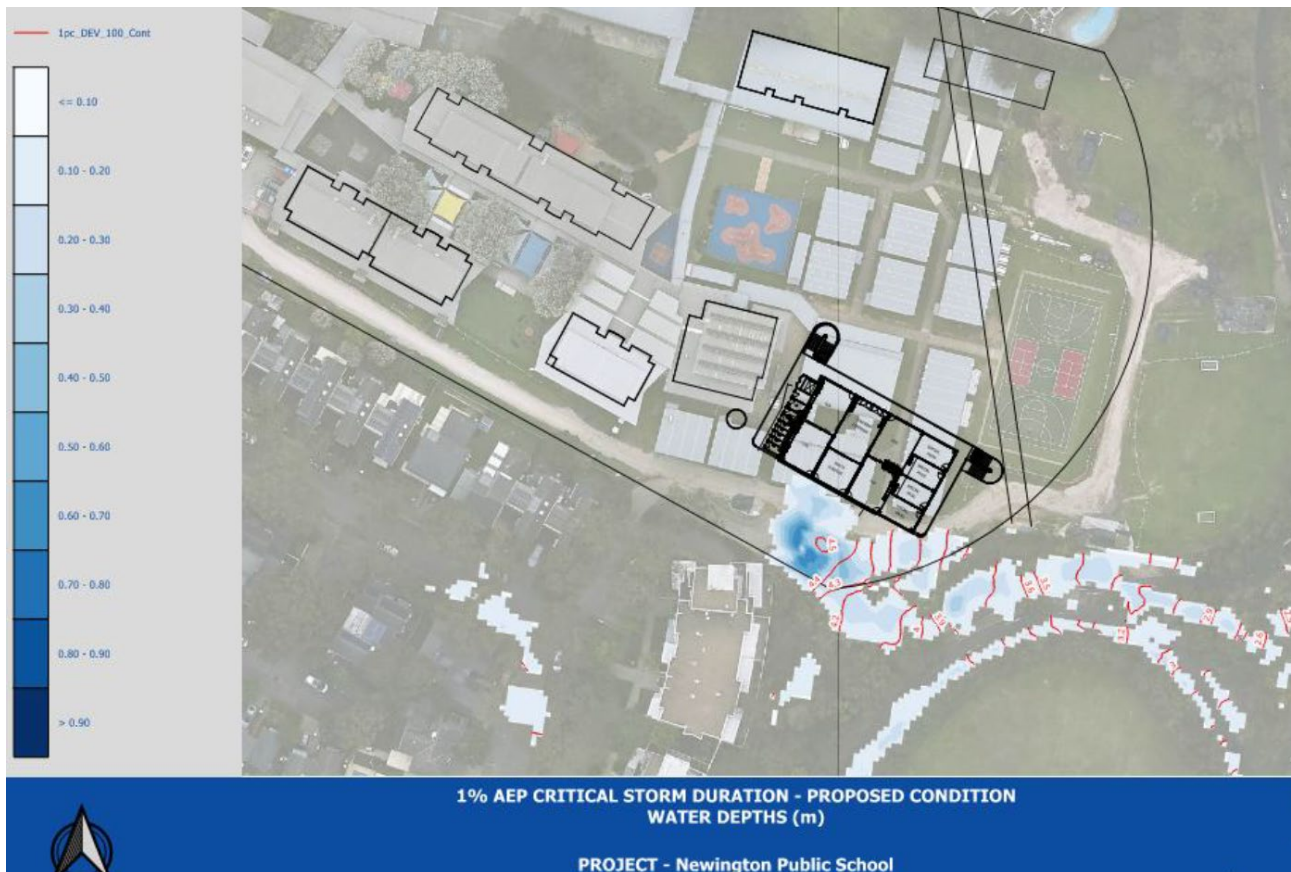


Figure 41: Proposed condition: 1% AEP storm duration (Source: Deboke)

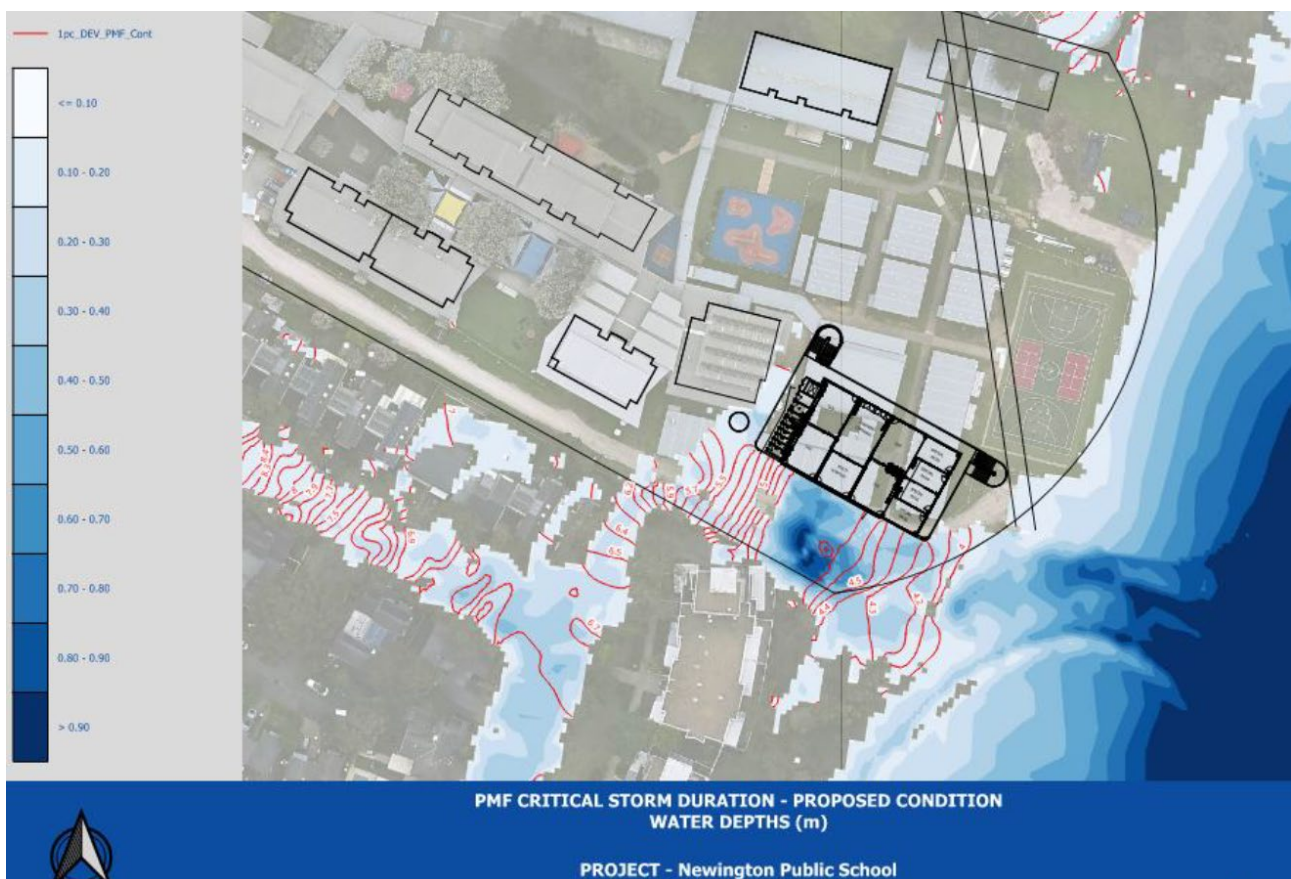


Figure 42: Proposed condition: PMF critical storm duration (Source: Deboke)

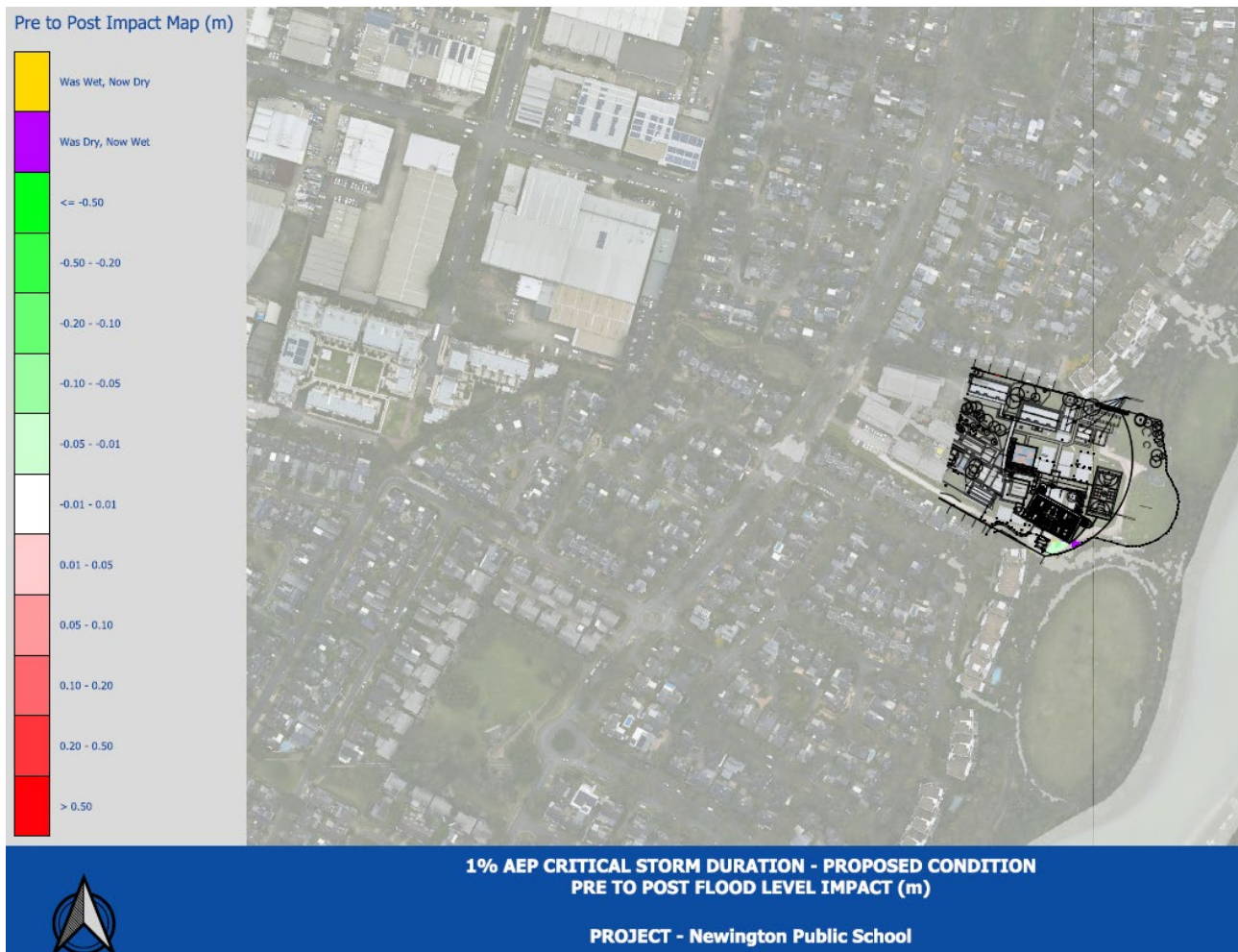


Figure 43: Proposed condition: 1% AEP critical storm duration wider setting (Source: Deboke)



Figure 44: Proposed condition: 1% + CC AEP critical storm duration wider setting (Source: Deboke)



Figure 45: Proposed condition: PMF critical storm duration wider setting (Source: Deboke)

7.4.2 Evacuation

While the site is not subject to specific flood planning controls under the Parramatta DCP 2023, its classification as a sensitive land use requires that the design incorporates best-practice flood resilience. Accordingly, the FIRA outlines that all points of ingress and egress from the proposed structure remain unaffected by inundation, thereby providing reliable flood-free egress routes in any scenario. All proposed entry and exit points are located within flood-free areas in the event of a PMF enabling the occupants to exit the proposed structure via flood free pathways connecting to established evacuation routes. The proposed activity will enhance existing conditions by reducing the current level of risk to occupants.

7.4.3 Stormwater

An Integrated Water Management Plan (IWMP) was prepared and provided as **Appendix 5** and a Hydraulic Services Report.

An existing On-Site Detention (OSD) tank is located to the south of the site. Based on available records and design assumptions, the OSD system was designed to:

- Limit post-development peak discharge to pre-development levels for the 5% and 10% AEP design storm events.

- Detain runoff from roof and hardstand surfaces.
- Manage back-to-back storm events with a 7-minute critical duration.

Given that the proposed activity reduces the total impervious area and the site currently incorporates detention and basic treatment through an existing OSD and water quality system and vegetation areas, additional OSD is not required under Council's Stormwater Disposal Policy of 2020. The IWMP proposes site-specific bespoke mitigation measures to manage potential water-related impacts associated with the activity. The water management strategy is detailed below. The IWMP provides five key elements that form the water management strategy on site as follows:

1. Stormwater Quantity Management:

- Reduction in the total impervious area, means OSD is not required under Council's Stormwater Disposal Policy. Should assessment identify any deficiencies, minor modifications or supplementary detention may be incorporated to achieve full compliance.

2. Stormwater Quality Management

- The following are proposed to enhance the water quality outcomes:
 - Bio-retention/rain gardens to capture and treat runoff from roof and paved areas.
 - Gross Pollutant Trap (GPT) at the primary stormwater outlet to capture litter and coarse sediment.
 - Rainwater harvesting systems as per hydraulic engineer design and sizing.
 - Sediment and erosion control measures during construction (as per Blue Book).
 - Maintenance access and design in accordance with Council's WSUD maintenance requirements.

3. Water Reuse and Efficiency

- Tank sizing and configuration will be confirmed during detailed hydraulic design. Tanks may also provide supplementary detention and treatment capacity, contributing to both water efficiency and stormwater quality management.

4. Catchment and River Health Integration

- The proposed water management strategy ensures protection of downstream environments by:
 - Treating all runoff prior to discharge.
 - Incorporating vegetated WSUD elements to support infiltration and biodiversity.
 - Avoiding direct discharge of untreated stormwater to outlet network.
 - Maintaining compliance with the Parramatta River Catchment Group Masterplan.
 - Providing opportunities for environmental education and student engagement through signage and learning modules.

5. Flood and Overland Flow Management

- The proposed civil design will integrate these works by:
 - Preserving the primary overland flow path corridors through the site.
 - Ensuring Finished Floor Levels (FFLs) are set above the PMF flood level as per Floodplain Risk Management Policy.
 - Designing surface grading, landscaping, and drainage pits to safely direct flow toward external drainage systems.

- Verifying compliance with Australian Rainfall and Runoff (ARR 2019) and Council's Development Engineering Guidelines.
- This integrated approach ensures the school development does not exacerbate flooding either on-site or downstream.

The Hydraulic Services Report assessed the site's infrastructure and the adequacy of the planned utility services for the activity. The assessment of the site services is summarised as follows:

- All wastewater from the new building will be extended to the North of the building and make connection to the existing sewer outfall for the site via gravity. No pumping is required.
- The performance of the authority water supply for drinking purposes is adequate for the proposed activity. No authority water supply augmentation is required
- The performance of the authority water supply for fire-fighting purposes is adequate for the proposed activity. No authority water supply augmentation is required.
- Roof water plumbing from proposed building roof areas will be designed to convey the roof water down to the lowest level where it will be discharged into the main civil stormwater trunk main system or the rainwater tank with overflow into the main civil stormwater trunk main system. Stormwater is directed to the rainwater tank and the site infrastructure and then to local council / authority drainage pipes which are carrying large volumes of upstream stormwater.

The report concludes that the site infrastructure strategy will be designed to be a site wide network with main connections being established wholly within the site boundary.

7.4.4 Mitigation Measures – Flooding, Stormwater & Hydraulic Services

All bespoke mitigation measures identified in the FIRA (**Appendix 3**) and IWMP (**Appendix 5**) that are listed in **Appendix 1** are to be implemented.

7.5 Aboriginal Heritage

A Preliminary Indigenous Heritage Assessment and Impact Report (PIHAI) has been prepared. The PIHAI was prepared in accordance with Heritage NSW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW 2010.

A field assessment was undertaken at the site. The main aims of the assessment were to identify Aboriginal objects and areas with potential to retain intact subsurface archaeological deposits, and to assess the overall intactness of the site and the broader area.

The field assessment included the completion of visual inspections throughout all readily accessible portions of the site. It was observed that the majority of the site had been disturbed due to reclaimed estuarine land in the eastern portion, and bulk earthworks that occurred in the late-1990s. Detailed inspections were carried out at the location of ground surface exposures, which may contain stone artefacts.

All mature trees were also inspected for diagnostic attributes of cultural modification as defined by Long (2005). No culturally modified trees were identified the field survey.

Ground Surface Visibility (GSV) was low-to-moderate across the majority of the site, owing to the built-up nature of the site, with many concreted areas, as well as artificial turf in high traffic areas, and extensive grass cover on the sports field.

No previously recorded or unrecorded Aboriginal objects, PADs or archaeologically sensitive landforms were identified during background research or survey of the site.

In consideration of previous disturbance, the archaeological context, and the significance of the identified Aboriginal sites within the site, it was determined that no further investigation is required. Accordingly, subject to implementation of the Standard Mitigation Measures (**Appendix 1**), the activity will not result in significant impacts to Aboriginal heritage.

7.6 Ecology and Landscape

7.6.1 Ecology and Biodiversity

A Biodiversity Assessment Report (BAR) was prepared to assess the potential for impacts on the biodiversity values at the site, with particular emphasis on threatened ecological communities (TECs), populations and species listed in the NSW Biodiversity Conservation Act 2016 (BC Act), NSW Fisheries Management Act 1994 (FM Act) and Matters of National Environmental Significance (MNES) listed under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).

A desktop assessment was undertaken to identify threatened flora and fauna species, populations and ecological communities listed under the BC Act and MNES that may occur or utilise the site. Database records relating to the site and locality were reviewed, along with relevant reports and mapping. A site inspection was also completed to identify the presence of any threatened flora, threatened fauna (and their habitats), and TECs.

The site contains native vegetation identified as PCT 3262 which is commensurate with Sydney Turpentine – Ironbark Forest in the Sydney Basin Bioregion, which is listed as a critically endangered ecological community (CEEC) under the BC Act. This community is also identified as an entity at risk of serious and irreversible impacts under the Biodiversity Assessment Method (BAM). This vegetation was found to be in moderate condition during the site inspection, as mature canopy species are present. Most of the CEEC on the site contains a ground layer dominated by exotic species however there are some areas with a native midstorey and/or ground layer along the western boundary. Given that the vegetation is commensurate with the CEEC listed under the BC Act, this native vegetation is considered to have a high biodiversity value and proposed activities should aim to avoid impacts on this vegetation where possible.

A mix of native and non-local native planted trees and shrubs in garden beds were found on the site that have moderate biodiversity values and as a result present a moderate constraint to development. Four (4) Wallangarra White Gum trees (*Eucalyptus scoparia*), a commonly planted species which does not naturally occur in the local area, were recorded along the northern boundary of the site. Despite the species being listed as Endangered under the BC Act and Vulnerable under the EPBC Act the Wallangarra White Gum trees only pose a moderate constraint to development due to its ability to provide roosting and foraging resources to native fauna.

Large parts of the site contain exotic trees, exotic lawns with no native vegetation, hardstand areas and buildings. These areas are considered to provide little habitat value to native fauna and have a low biodiversity value and are a low constraint to development.

While some large trees exist on site, none were observed to have hollows. One stick nest was observed in a Wallangarra White Gum on the northern boundary of the site (see **Figure 46**). An Australian Brush-turkey mound was also observed on the site, with two Australian Brush-turkeys observed nearby. The site contains fauna habitat and is likely predominantly used by mobile and generalist species (both native and exotic).

The BAR states that the site is of low overall biodiversity value. Nevertheless, the design has been developed to avoid biodiversity values identified in the broader site. The primary biodiversity concern of the proposed activity is the native vegetation, specifically the Sydney Turpentine-Ironbark Forest. As a result of the design process, this community has been largely avoided with direct impacts anticipated to be limited to 0.02 ha of exotic grassland. Several landscaped gardens with a mix of planted exotic and native species also occur within the site that are not anticipated to be directly impacted.

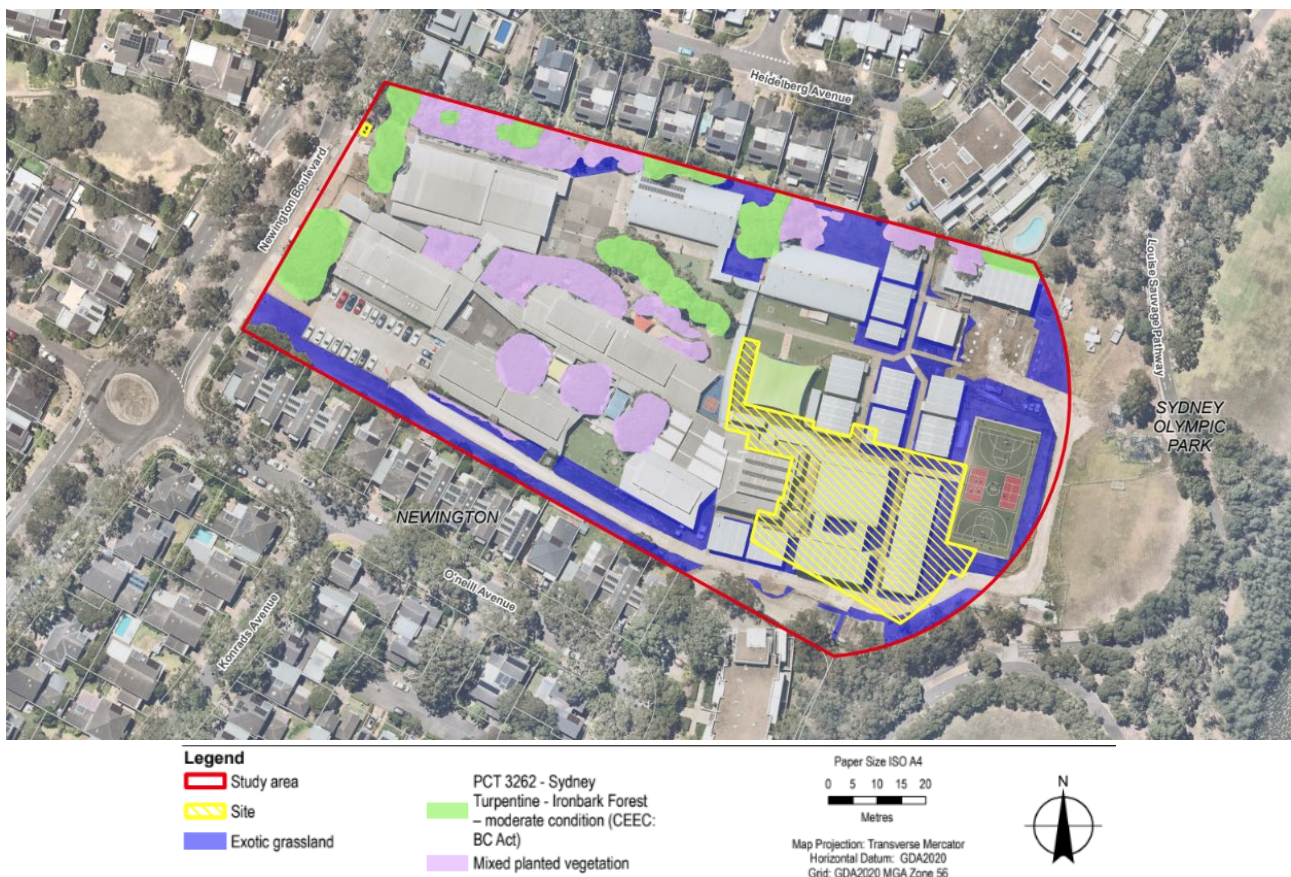


Figure 46: Mapped areas of vegetation (Source: GHD)

The site provides minimal habitat for threatened and migratory fauna, with habitat consisting of exotic grasslands and existing buildings. Newington Public School occurs approximately 70 m from Haslams Creek which connects onto larger tributaries and wetlands including Parramatta River and Narawang Wetlands. These aquatic habitats support a diverse range of threatened and migratory species including Green and Golden Bell Frogs, Curlew Sandpiper, Common Greenshank and potentially Swamp Oak Forest. The proximity of the proposed activity to these

areas has the potential to indirectly impact these entities, however this impact was determined unlikely to be significant.

The BAR assessed the likelihood of impacts on any threatened biota and concluded that the proposed development will not result in significant impacts and as a result a BDAR and statutory offsets will not be required.

7.6.2 Landscape

An Arboricultural Impact Assessment (AIA) was prepared. Thirty-five (35) trees and tree groups were assessed on site, neighbouring properties and public domain. No trees are required to be removed for the proposed activity.

The AIA includes a tree protection plan as show in **Figure 47**.

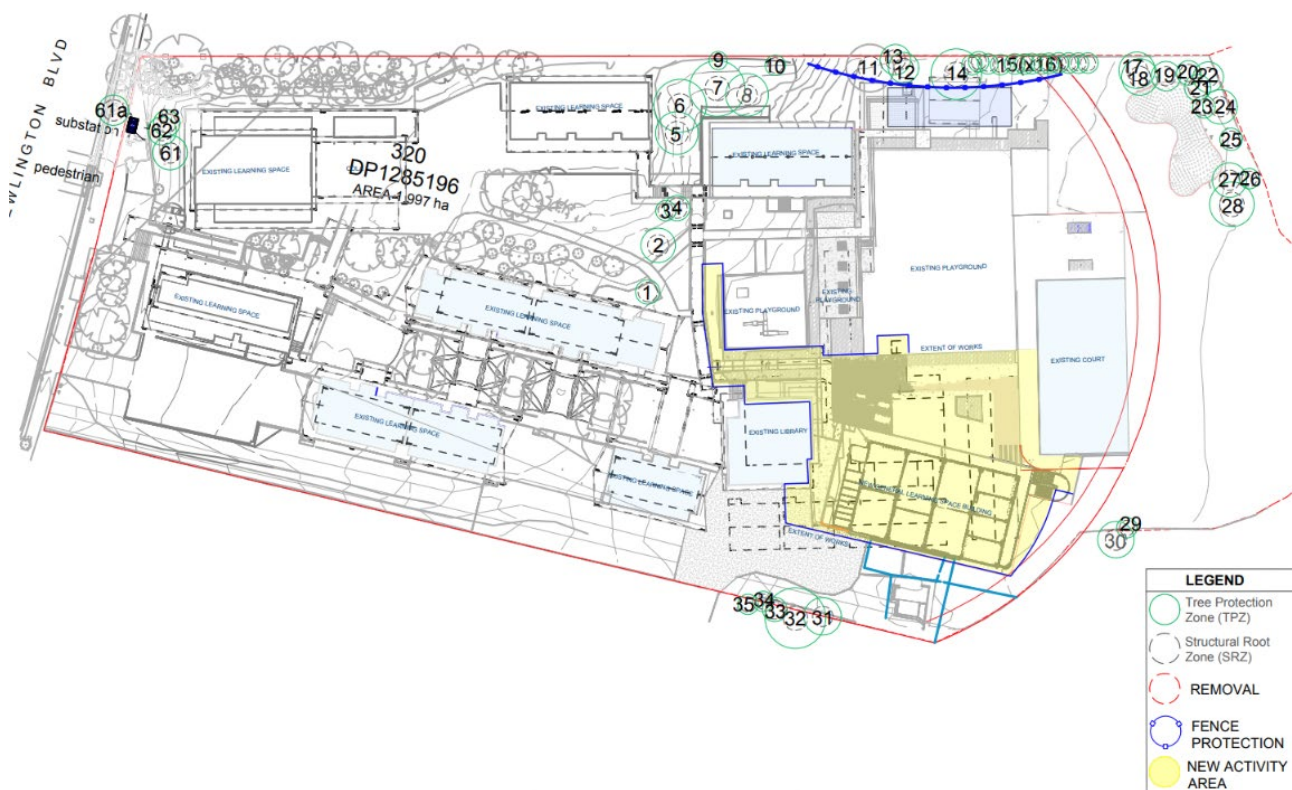


Figure 47: Proposed tree management plan (Source: McArdle)

A Landscape Plan has been prepared by Architectus. Planting of trees is proposed, a new covered accessible ramp and walkway, and a new outdoor learning space with sandstone block terrace seating, as shown in **Figure 48**. The propose planting schedule is shown in **Figure 49**.

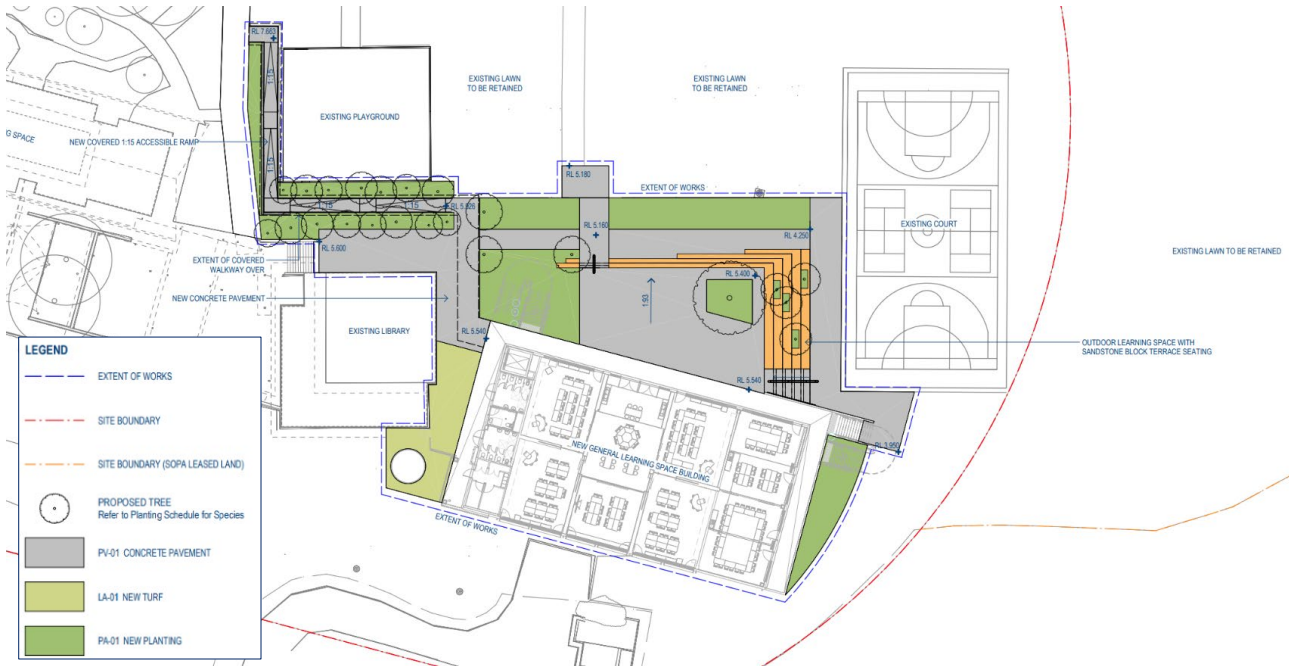


Figure 48: Indicative proposed landscape plan (Source: Architectus)

PLANT SCHEDULE										
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (m)	MATURE WIDTH (m)	HEIGHT AT PLANTING (m)	WIDTH AT PLANTING (m)	POT SIZE	SPACING (mm)	QUANTITY	
Trees										
ANG cos	<i>Angophora costata</i>	Sydney Red Gum	8	4	2.5	0.8	75L	As Shown	1	
BAC myr	<i>Backhousia myrtifolia</i>	Grey Myrtle	30	20	4	3	100L	As Shown	11	
BAN int	<i>Banksia integrifolia</i>	Lantern Banksia	15	10	2	1.5	45L	As Shown	3	
SYZ res	<i>Syzygium australe 'Resilience'</i>	Lilly Pilly	3	2	2	1.5	45L	As Shown	8	
WAT flo	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	15 - 20	2 - 3	2.5 - 3.5	1 - 2	100L	As Shown	4	
Feature										
DOR exc	<i>Doryanthes excelsa</i>	Gynea Lily	3	3	1	1	400mm	As Shown	20	
Shrubs and Groundcovers										
ACT hel	<i>Actinotus helianthi</i>	Flannel Flower	0.3	0.5	0.3	0.3	140mm	450mm	950	
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	1.5	1.5	0.55	0.55	140mm	450mm		
ASP aus	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5	1.5	0.5	0.5	140mm	450mm		
BAN can	<i>Banksia spinulosa 'Birthday Candles'</i>	Birthday Candles	0.5	1	0.3	0.3	140mm	450mm		
GRE lin	<i>Grevillea linearifolia</i>	White Spider Flower	1.5	2	0.5	0.5	140mm	450mm		
GRE ser	<i>Grevillea sericea</i>	Pink Spider Flower	2.5	2	0.5	0.5	140mm	450mm		
HAR vio	<i>Hardenbergia violacea</i>	False Sasparrilla	3	1	0.3	0.3	140mm	450mm		
HIB asp	<i>Hibbertia aspera</i>	Rough Guinea Flower	0.3	1	0.2	0.3	140mm	450mm		
HIB dif	<i>Hibbertia diffusa</i>	Wedge Guinea Flower	0.3	1	0.2	0.3	140mm	450mm		
HIB sca	<i>Hibbertia scandens</i>	Golden Guinea Vine	1	3	0.3	0.3	140mm	450mm		
KEN rub	<i>Kennedia rubicunda</i>	Dusky Coral Pea	2	1	1	0.5	140mm	450mm	2850	
PAN pan	<i>Pandorea pandorana</i>	Wonga Wonga Vine	0.4	1	0.2	0.5	140mm	450mm		
SCA alb	<i>Scaevola alba</i>	White Fan Flower	0.3	1.5	0.1	0.5	140mm	450mm		
VIO hed	<i>Viola hederacea</i>	Australian Violet	0.1	0.5	0.06	0.2	140mm	450mm		
WAL com	<i>Wahlenbergia communis</i>	Tufted Bluebell	0.2	0.2	0.1	0.1	140mm	450mm		
Grasses										
DIA cae	<i>Dianella caerulea</i>	Blue-Flax Lily	1	1	0.2	0.1-0.2	Virotube	300mm	2850	
DIA lon	<i>Dianella longifolia</i>	Flax Lily	0.75	1	0.2	0.1-0.2	Virotube	300mm		
DIA rev	<i>Dianella revoluta</i>	Mauve Flax Lily	0.75	1	0.2	0.1-0.2	Virotube	300mm		
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1	0.2	0.2	0.1-0.2	Virotube	300mm		
LOM fil	<i>Lomandra filiformis</i>	Wattle Mat Rush	0.3	0.6	0.2	0.1-0.2	Virotube	300mm		
LOM kat	<i>Lomandra longifolia 'Katrinus'</i>	Spiny-headed Mat-rush	1.2	1	0.2	0.1-0.2	Virotube	300mm		
LOM pbr	<i>Lomandra longifolia 'LM400' PBR</i>	Nyalla TM	1	1	0.2	0.1-0.2	Virotube	300mm		
LOM tal	<i>Lomandra longifolia TANIKA™ 'LM300'</i>	Lomandra Tanika	0.5	0.5	0.2	0.1-0.2	Virotube	300mm		
LOM ver	<i>Lomandra longifolia 'Verday'</i>	Lomandra Verday	0.45	0.5	0.2	0.1-0.2	Virotube	300mm		
POA lab	<i>Poa labillardierei</i>	Tussock Grass	2	1.5	0.2	0.1-0.2	Virotube	300mm		
THE tri	<i>Themeda triandra</i>	Kangaroo Grass	1.5	0.5	0.2	0.1-0.2	Virotube	300mm		
Lawn										
	Species TBC		0.1	n/a	0.1		1m2 rolls	N/A		

Figure 49: Indicative proposed planting schedule (Source: Architectus)

7.6.3 Mitigation Measures – Ecology and Landscape

Mitigation Measures	Timing
Protocols to prevent and manage introduction or spread of plant and animal disease pathogens such as Phytophthora, Myrtle Rust and Chytrid fungus must be implemented following the OEH Hygiene guidelines for the control of flora and fauna disease (DPIE 2020). In addition, general mitigation measures would include the following: a. follow hygiene protocol outlined in the standard MM E5 b. exclusion zones around retained areas of native vegetation. (E7*)	During Construction
Tree Nos. 11 to 15 (x16), as indicated on Tree Protection Plan in the Arboricultural Impact Assessment (AIA) prepared by McArdle Arboricultural Consultancy for the activity (dated 11 March 2026, Version 12), shall be protected with suitable tree protection fencing and other associated measures specified in the AIA. Protections are to remain in place until the completion of all construction work in the vicinity of the protected trees. (E8*)	Prior to commencement of construction and during construction

7.7 Built Form & Design Principles

The proposal utilises materials that are robust, hardy, tactile and responsive to the local environment. Colours have been selected to reflect the existing built form on site. Indicative materials and colours are illustrated in **Figure 14** above.

The proposed buildings are two (2) storey buildings in compliance with section 3.37(2) of TI SEPP.

7.7.1 Design Guide and Design Quality Principles

The built form of the proposed school upgrade responds effectively to the design quality principles outlined in Schedule 8 of the TI SEPP and the Design Guide for Schools. Architectus prepared and Architectural Design Report, which responds to these principles as follows:

Table 12: Response to Design Quality Principles in Schedule 8 of TI SEPP

Design Quality Principle	Response
1 Context, Built Form and Landscape	The design of the new building at Newington Public School embraces the concept of connectivity through water. This unifying principle harmonizes the built environment, learning spaces, landscape, and culture, deeply rooting the design in its surroundings. Movement across the site is facilitated by guiding flow towards the creek, creating a spatial rhythm that mirrors the natural topography. This approach aligns with the Connecting with Country framework, fostering connections between people, place, and culture, and cultivating a school environment where students learn in harmony with Country. A key aspect of this design is its response to existing site elements. The low-height walls in the existing circulation are blue, and this is echoed in the new building through the blue flowing ribbon of the balustrade, which in turn responds to the flow

Design Quality Principle	Response
	of the creek. This aesthetic choice reinforces the connection to the natural environment and integrates the building seamlessly with the landscape. Furthermore, the materiality and colour of the facades have been considered in response to the existing structures. By utilizing the form of School Infrastructure's Patternbook, the design achieves a cohesive visual language that respects the existing architecture while using standardised elements. Such considerations ensure that the new building complements its context, enhancing the school campus.
2 Sustainable, Efficient and Durable	Aligned with School Infrastructure policies, the new building will aim to achieve a 5-Star Green Star rating. A range of sustainable practices are integrated into the building and landscape design, with the following initiatives identified during Concept Design: 1. Glazing and Building Fabric: The east, west, and north façades will feature shading and glazing strategies to minimize solar heat gain and reduce direct solar exposure, such as increased performance glazing and overhangs to the roof. This enhances overall energy performance, maintains comfortable indoor conditions, and limits glare for occupants throughout the day. 2. Onsite Renewable Energy: Available roof space will be utilized for installing 67kW solar PV arrays, offsetting electricity consumption and demand from the utility network. 3. High-Performance Building Systems: Energy usage will be reduced by designing for high-efficiency building services, including high-efficiency thermal systems, intelligent lighting control, and heat-recovery mechanical systems. 4. Biophilic Design: Occupant comfort will be improved through biophilic design initiatives, such as access to views, natural lighting, and ventilation. 5. Water Efficiency: Potable water usage will be reduced through specification of efficient fixtures and rainwater harvesting. 6. Climate Change Resilience: The building is being designed to withstand, adapt to, and recover from climate-related events, including considerations around risk of flooding associated with the nearby creek. 7. Embodied Carbon Reduction: Building embodied carbon emissions will be reduced through the use of recycled and low-carbon materials, along with low GWP refrigerants.
3 Accessible and Inclusive	The design embraces the Connecting with Country framework, fostering inclusivity by celebrating the diverse cultures of Newington students and acknowledging the creek's historical role in connecting Indigenous communities along the foreshores of the local waterways. The landscape design incorporates a site circulation strategy with terraced ramps that respond to the existing topography, providing accessible connections. This ensures an inclusive path of travel from the site entrance to the new building.
4 Health and Safety	Secure lines around the site are unchanged. Site lines for surveillance within playground areas has been considered within the Architectural and Landscape Design. The internal layouts follow the Patternbook, so provide views from the General

Design Quality Principle	Response
	Learning Spaces over the adjacent Learning Commons.
5 Amenity	The new building at Newington Public School is designed to be both functional and comfortable. Building orientation is optimized to maximize natural light and energy efficiency, while prioritising views towards the surrounding Reserve and playground, promoting biophilic design principles. High-performance glazing and shading strategies minimize solar heat gain, ensuring energy efficiency and maintaining comfortable indoor conditions through optimising natural lighting and using mixed mode ventilation. Flexible learning spaces allow for adaptable configurations that support diverse educational activities.
6 Whole of Life, Flexible and Adaptive	The design follows School Infrastructure's Patternbook which offers flexible and adaptable learning spaces by leveraging standardization. The spaces can be easily reconfigured to meet diverse educational needs, supporting various teaching methods and learning styles. By utilizing a consistent framework, the design integrates technology and provides collaborative areas within the Learning Commons, fostering an environment that encourages innovation and interaction. Use of standardized elements and layouts provides equity and simplifies maintenance, while still allowing for customization to reflect the unique identity and culture of each school community. This balance of consistency and adaptability ensures that learning environments remain responsive to evolving educational demands.
7 Aesthetics	Overlaid in front the standardised Patternbook facades, the balustrade serves as a key design element in the new building, referencing the concept of connectivity through water along the circulation lines of the school. The blue flowing ribbon design echoes the existing low-height walls and the natural flow of the creek, creating a visual and thematic link between the built environment and the landscape. The balustrade's design enhances the overall visual appeal, serving as a unifying feature that ties together the architectural and environmental elements of the site.

This comprehensive response ensures the built form meets the design principles and creates a high-quality, functional and sustainable educational facility.

7.8 Social Impact

Social impacts have been considered to ensure the project minimises any potential negative impacts and enhances positive impacts. Social impacts are considered before and after implementation of the mitigation measures outlined throughout this REF, which are to be incorporated in the planning, construction and operation of the project.

Table 13 provides consideration of social impacts.

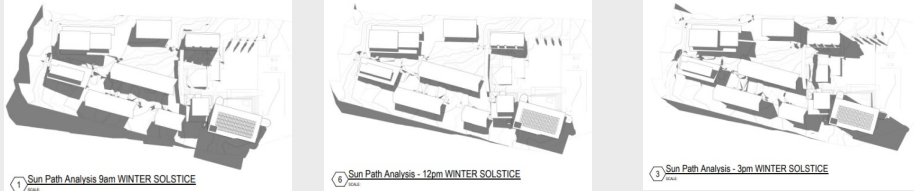
Table 13: Social Impact

Type of Impact	Describe the impacts on the community and how they might be experienced, either positively or negatively	Discussion
Impacts on access – will there be an improvement to the quality of provision and a response to	By providing new school facilities on existing school site will enable the school community to access	The proposed design is assessed to have high positive impact for the community as the

Type of Impact	Describe the impacts on the community and how they might be experienced, either positively or negatively	Discussion
emerging and changing needs?	an essential infrastructure for the community.	siting of the new proposed buildings provides better access and play space for the established school site. The school facilities will include accessible paths of travel to learning spaces on all levels.
Impacts on privacy, overshadowing, peace and quiet, and visual amenity (views / vistas) - will there be significant change for neighbours and the local area during both construction and operation?	The built form of the proposed activity is carefully designed and sited to be sympathetic to the surrounding residential development and landscape. The proposed activity is situated in the south-east portion of the site. The mass of the school is setback with a responsive street setback from the south-east boundary line. The proposed design has no overshadowing impact on neighbouring properties.	The proposed activity is not considered to impact negatively on the neighbouring development.
Impacts on sense of place - will there be effects on community cohesion or how people feel connected to the place and its character?	The impacts to the community are anticipated to be low due to the site being an existing operational school. The upgrade of Newington Public School will reduce the existing building footprint due to the removal of a number of demountable classrooms.	The architectural approach incorporates the colours of the existing school site buildings. The landscape design creates a sense of place. The proposed activity has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) and the CPTED principles are embedded in the design, including natural surveillance, access control, and territorial reinforcement.
Impacts on the way people get around – will there be changes associated with traffic or parking in the area?	The proposed activity will not alter the existing parking or access arrangements. The activity will improve the internal accessibility of the school.	The proposed building will be accessed via new accessible paths.
Impacts on wellbeing - will there be benefits for students and the community associated with better school facilities, sporting facilities and grounds, and active transport options?	The proposed activity delivers two (2) new school buildings replacing infrastructure such as demountable classrooms and a building. The design of the proposed activity maximises open space provision and accessibility.	The upgrade of Newington Public School will provide a modern, flexible learning environment to support current and future students in the community. The design provides good access to open space.

7.9 Other issues

Table 14: Other Issues

Issue	Consideration
Visual Amenity and Privacy	The proposal utilises materials that are robust, hardy, tactile and responsive to the local environment. Colours have been selected to reflect the existing built form on site. The design addresses the visual amenity of the surrounding development through responsive setbacks to the neighbouring residential development to the south. The design also retains a large number of existing mature trees and proposes to plant trees and other landscaping to filter views to and from the site and mitigate the bulk and scale of the built form. As the site is an existing school site, the proposed activity is considered to have a low to moderate visual impact on the surrounding development.  Figure 50: Indicative birds eye perspective looking south (Source: Architectus)
Overshadowing	Shadow diagrams have been prepared by Architectus, which indicate that the school will not result in an increase in overshadowing impacts for neighbouring residents. The new proposed building will overshadow the access point to the south.  Winter 9am Winter 12pm Winter 3pm Figure 51: Indicative shadow diagrams (Source: Architectus)
Waste	Construction Waste A Construction Waste Management Plan has been prepared. The waste bin collection point adjacent to the existing staff car park will be accessible for waste collection vehicles. All waste not being reused on-site will be removed during, or at the completion of,

Issue	Consideration						
	the construction stage. In order to manage noise levels, collection of waste from the construction site will only occur during hours approved for construction work. Operational Waste An Operational Waste Management Plan has been prepared. The proposed activity will utilise the existing waste arrangements on site. <table> <tr> <th>Mitigation Measures</th><th>Timing</th></tr> <tr> <td>The contractor is to ensure that all construction and demolition vehicle movements, including waste collection and skip exchange, do not occur during school drop-off and pick-up periods (8:00–9:30 am and 2:30–4:00 pm) for the duration of works. (C11*)</td><td>During Construction and Demolition</td></tr> <tr> <td>All construction and demolition waste is to be managed in accordance with the approved Construction and Demolition Waste Management Plan, including the implementation of appropriate waste recovery and recycling strategies identified for each waste stream. (C12*)</td><td>During Construction and Demolition</td></tr> </table>	Mitigation Measures	Timing	The contractor is to ensure that all construction and demolition vehicle movements, including waste collection and skip exchange, do not occur during school drop-off and pick-up periods (8:00–9:30 am and 2:30–4:00 pm) for the duration of works. (C11*)	During Construction and Demolition	All construction and demolition waste is to be managed in accordance with the approved Construction and Demolition Waste Management Plan, including the implementation of appropriate waste recovery and recycling strategies identified for each waste stream. (C12*)	During Construction and Demolition
Mitigation Measures	Timing						
The contractor is to ensure that all construction and demolition vehicle movements, including waste collection and skip exchange, do not occur during school drop-off and pick-up periods (8:00–9:30 am and 2:30–4:00 pm) for the duration of works. (C11*)	During Construction and Demolition						
All construction and demolition waste is to be managed in accordance with the approved Construction and Demolition Waste Management Plan, including the implementation of appropriate waste recovery and recycling strategies identified for each waste stream. (C12*)	During Construction and Demolition						
Land Use	The site is zoned R3 Medium Density Residential, and the proposed upgrades to the educational establishment is permissible with consent in the zone. The proposed activity will ensure the long-term provision of essential social infrastructure to the community that will accommodate the current and future students.						
Coastal Risks	The site is not affected by coastal processes and hazards. The effects of climate change have been considered and modelled (within the Flood Impact and Risk Assessment) to ensure no long-term implications to impact of risk. Climate change impacts have also been accounted for to ensure the proposed activity does not pose any future risks to occupants or neighbouring properties. The proposed activity would have negligible to nil impact on coastal processes and coastal hazards.						

7.10 Cumulative Impact

As defined in Part 5.1 Guidelines, 'Cumulative Impact' is defined as the following:

Impacts that are a result of incremental, sustained and combined effects of human action and natural variations over time, both positive and negative, or by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and relevant future projects. Refer to definition for 'relevant future projects' to understand scope of projects to be included.

The term 'relevant future projects' is defined under the guidelines as comprising:

The following types of development are 'relevant future projects':

- other State significant development and State significant infrastructure projects
- projects classified as designated development and require an EIS
- projects that require assessment under Division 5.1 of the EP&A Act that are likely to significantly affect the environment and require an EIS

- projects that have been declared to be controlled actions under the EPBC Act
- any major greenfield and urban renewal developments that are scheduled for the area (e.g. new areas zoned for urban development).

These types of projects are generally large in scale and could potentially contribute to or compound material impacts. They are also generally publicly notified and should therefore be known or reasonably foreseeable.

The primary cumulative impact associated with the works relates to the potential impacts associated with construction works being carried out at the same time as other construction works in the vicinity. No simultaneous construction works in the vicinity of the site were identified.

The construction phase of the proposed activity is temporary and likely to occur for 12-24 months. The construction works will be mitigated through the measures described in **Appendix 1**.

The ongoing operation of Newington Public School will deliver important social infrastructure to the community catering for the local population. Accordingly, the impacts have been anticipated and are considered acceptable.

7.11 Consideration of Environmental Factors

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

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

The assessment provided in the sections above has been prepared to provide a detailed consideration of the factors that must be taken into account for an assessment under Division 5.1 of the EP&A Act. These factors are summarised at **Table 15** and where mitigation measures have been proposed in response to the factor, these have been identified in **Appendix 1**.

Table 15: Environmental Factors considered

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
(a) Any environmental impact on a community?	(a1) Impact during construction – such as noise, vibration, traffic, construction vehicle routes, access and parking, pollution/dust, water and stormwater flow, sediment and run-off, waste removal, servicing arrangements, bushfire, flooding, contamination, other construction occurring in the area. (a2) impact post-construction (including from any development, activity, public-address systems and sirens, signage, events, hours of operation, or out of hours use of facilities, helicopter facilities, emergency facilities) which may include: (i) water flow/water quality, downstream impacts (ii) flooding impact, flood evacuation routes, changes to flood risk and patterns (iii) bushfire impact, bushfire evacuation routes, changes to bushfire risk and patterns (iv) impact, during a flood or bushfire event, on existing infrastructure such as roads, etc (v) impact on emergency response to existing Communities (vi) waste and servicing arrangements (vii) traffic and parking impacts, pedestrian and road safety (including pedestrian and cyclist conflict and safety), operation of the surrounding road network, impact on road capacity, including peak hour, intersection performance and any cumulative impact from surrounding approved developments, impacts of potential queuing in drop-off/pick-up zones and bus bays during peak periods, emergency drop-offs, servicing and loading/unloading areas, large vehicles and height clearances, parking arrangements and rates. Consider in the context of availability, frequency, location and convenience of public transport and consequences of parking overflowing into adjoining streets (viii) existing utility infrastructure and service provider assets	The proposed activity will not have a significant environmental impact on the community. However, traffic, noise and vibration, parking, air quality and visual impact may arise from the proposed activity. These impacts have been considered as part of this REF report, and where necessary mitigation measures have been included to minimise potential impact where they are unable to be avoided. Long-term, the proposed activity will have a beneficial impact for the community by redeveloping the existing public school with a modern and fit-for purpose school facility that meets sustainability measures and has been designed to be resilient to impacts from flood and climate change.	Multiple. Refer to Appendix 1.

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
	(a3) impact on flight paths of nearby airport, airfield, or helicopter landing sites (a4) other environmental impacts (social, economic or cultural) on the community not mentioned above (a5) cumulative impacts from the development and other surrounding approved developments		
(b) Any transformation of a locality?	(b1) impact on the existing and future character of the neighbourhood, streetscape and local area (b2) impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses (b3) visual impact from key viewpoints and views to key viewpoints (b4) cumulative impacts from the development, and other approved developments, on the locality	The proposed activity for the redevelopment of Newington Public School will provide essential social infrastructure for the local community. The proposed activity will have a positive impact on the locality. Once operational, the educational establishment will modernise much-needed infrastructure for the community and local students to their local public school. Being an established public school site, as well as being designed to complement the character the locality, the proposed activity will not result in any adverse impact on either the existing or future character of the neighbourhood	VA1
(c) Any environmental impact on the ecosystems of the locality?	(c1) impact on the existing and future ecosystem (flora, fauna, habitats, biodiversity, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil) (c2) long- and short-term impact of: (i) loss or harm to trees or other vegetation (ii) removed canopy cover (iii) landscape setting in respect of the site and streetscape (iv) impacts of the above on urban heat island effect and urban and	The proposed activity will not result in significant impacts on the ecosystem of the locality. The proposal is unlikely to affect any threatened species, populations or ecological communities. Mitigation measures have been identified to minimise any indirect or potential impacts arising from sediment, dust, groundwater and saline and sodic soils. The proposed removal of grassed areas required for the proposed activity includes	E1-E5, E7* OM8

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
	internal comfort levels on and off-site (c3) impact from introducing new trees and vegetation species (c4) cumulative impacts on the ecosystem	no loss of native vegetation.	
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	(d1) impacts onto adjoining properties and public spaces (particularly in residential areas) such as lighting impacts and light spill, acoustic, visual privacy, noise and vibration (including from helicopters and ambulances), visual amenity, solar access, view loss and view sharing, vistas, overshadowing, local character, streetscape, weather factors such as wind impacts (i) the above should be considered from any proposed development or activity on the development site, public-address system, ambulance siren, flashing signage, event, hours of operation, or out of hours use of school facility, helicopter facility, emergency facility, research centre where hazardous material is being used or stored and any potential incident, etc. (d2) impacts on connectivity, permeability and accessibility of public spaces and areas surrounding the development, this includes impacts on arterial and other thoroughfares and green corridors and wayfinding (d3) impacts on other aesthetic, recreational, scientific or other environmental quality or value of the locality not mentioned above or in (a) and the cumulative impacts	The proposal will not result in a reduction of the aesthetic, recreational, or scientific values of the locality. The activity is to be constructed on an existing school site. The upgrade of the school will enhance the locality with a new and modern educational facility that has been designed with landscaping and open spaces that will contribute to the aesthetics of the locality. Furthermore, having regard to the site's context, the activity has been sited and designed to satisfactorily minimise impacts on adjoining properties and public domain in terms of visual and acoustic privacy, visual amenity and solar access	Multiple. Refer to Appendix 1.
(e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other	(e1) impacts on heritage items (local, state and commonwealth), conservation areas and Aboriginal heritage (including intangible cultural significance), draft and interim items. Both at / or near the site (e2) impacts on Aboriginal cultural heritage values on the land and connection to Country (e3) direct or indirect impacts on the heritage significance of environmental heritage, impacts to archaeological resources (e4) impacts on aesthetic, anthropological, architectural, cultural, historical, community values and identity, scenic values, scientific or	The site is not located within a local or State heritage item nor is it located within a heritage conservation area, nor is the site listed in the Section 170 Heritage Register. The site has not been identified as being affected by aboriginal heritage. Notwithstanding, an Unexpected Finds Protocol will be prepared if any Aboriginal objects or relics were discovered during the construction phase. The proposed activity	H1

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
special value for present or future generations?	social significant items, or items of other special value for present or future generations	incorporates cultural narratives and principles from the CWC process into the school environment to reflect its importance and education purposes.	
(f) Any impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016?	(f1) impacts on listed protected fauna at and in the vicinity of the site, and their habitat.	The site provides minimal habitat for threatened and migratory fauna, with habitat consisting of exotic grasslands and existing buildings. Despite this, no impacts will occur to mixed planted vegetation and PCT 3262 in the study area which will continue to provide foraging and movement habitat for the species.	N/A
(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	Several landscaped gardens with a mix of planted exotic and native species also occur within the site that are not anticipated to be directly impacted. Site investigations suggest that the site is of low overall biodiversity value, and as a result a BDAR and statutory offsets will not be required. Similar to the above, the BAR assessed the likelihood of impacts to biota and fauna to be minimal, and concluded that the proposed activity will not result in significant impacts.	E1, E4, E7*
(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	The proposed activity will have a long-term positive effect on the local environment by providing a social infrastructure that has been designed to serve the community's current and future students. Furthermore, as previously discussed, the proposed activity is not anticipated to have any adverse long-term impacts on relevant environmental matters such as flooding,	Multiple. Refer to Appendix 1.

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
	(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, manage, reuse, recycle and safely dispose of waste (h3) long term ecological, social and economic Effects	flora and fauna. In addition, the activity has been designed to meet the relevant building and environmental performance standards, namely targeting a 5-Star Green Star Rating.	
(i) Any degradation of the quality of the environment?	No specific factors – to be assessed by the determining authority if relevant	The proposed activity will not degrade the environment. Erosion and sediment control measures will be in place during construction as well as suitable waste management measures. Landscape planting will be provided across the site to improve the quality of the environment, utilising native endemic species.	Multiple. Refer to Appendix 1.
(j) Any risk to the safety of the environment?	(j1) whether the development will have adverse environmental impacts (flood or stormwater runoff, storm surge, bushfire, ongoing maintenance of landscaping within the Asset Protection Zone, contamination leak, wind speeds, extreme heat, urban heat, climate change adaptation) on the surrounding area, particularly in sensitive environmental, cultural areas or residential neighbourhoods. (j2) impacts on soil resources and related infrastructure and riparian lands on and near the site, soil erosion, salinity and acid sulfate soils, surface water resources (quality and quantity), hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses, groundwater resources.	The proposed activity will be carried out within an established school site using standard construction practices and environmental controls to manage dust, noise, erosion, and waste. The site has minimal potential impact on acid sulfate soils. Standard mitigation measures will be adhered to. There are no hazardous materials proposed or expected to be uncovered.	Multiple. Refer to Appendix 1.
(k) Any reduction in the	No specific factors – to be assessed by the determining authority if	The proposed activity is situated on the	C1-C10

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
range of beneficial uses of the environment?	relevant	existing school site and therefore will not reduce the range of beneficial uses of the environment. The proposal for an educational establishment is permissible within the R3 Medium Density Residential zone and will provide modern, flexible educational facilities that have been designed with ESD principles and site-specific climate conditions in mind to support the educational needs of current and future generations.	
(l) Any pollution of the environment?	(l1) any pollution during construction and post construction e.g. air (including odours and greenhouse gases); water (including runoff patterns, flooding/tidal regimes, water quality health); soil (including contamination, erosion, instability risks); noise and vibration (including consideration of sensitive receptors); light pollution; waste, including hazardous waste (l2) impact of contamination spill, movement or disturbance during and post construction, and into the long term (l3) impact of a potential rainfall or flood event during construction (e.g. storage of fuel for construction vehicles, stock piles of soil, etc) (l4) dangerous goods and hazardous materials associated with the development (i.e. labs)	Mitigation measures will be implemented during the construction and operational phases of the activity to manage any pollution such as air, noise, vibration and water quality.	Multiple. Refer to Appendix 1.
(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	MRA Consulting Group has considered the waste generated from the construction and operational phases of the activity. A Construction Waste Management Plan has been prepared that suitably addresses the disposal of waste during construction to ensure that there are no adverse impacts on the environment. Furthermore, mitigation measures will be implemented to address	Multiple. Refer to Appendix 1.

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
		the matter of waste. Operational waste generated by the activity will utilise the existing school waste arrangements and no changes are proposed to the existing operational waste management. The proposed activity will not increase the student numbers, therefore, existing arrangements are satisfactory for the proposed activity.	
(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	During the construction phase, any materials will be sorted and identified for reuse on site or recycled. Energy and water efficient fixtures and fittings are proposed throughout the activity, along with solar panels to reduce reliance on fossil fuels. It is unlikely that the proposal will result in any increased demands on resources.	C1, C2, OM1-OM2 S1
(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 cumulative impacts are likely to be short-term during construction, however, can be suitably managed through the implementation of mitigation measures. The long-term operation of the public school will be a positive environmental effect. Refer to cumulative impact discussion in Section 7.10 of this REF.	Multiple. Refer to Appendix 1 .
(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	(p1) coastal processes and hazards (impacts arising from the proposed activity on coastal processes and hazards and impacts on the proposed activity from coastal processes and hazards), climate scenarios	The site is not affected by coastal processes and hazards. The effects of climate change have been considered and modelled (within the Flood Impact and Risk Assessment) to ensure no long-term implications to impact of risk. Climate change impacts have also been	N/A

Environmental Factor	Division Factors for school developments Guidelines for Division 5.1 assessments (Dec 2025), incl. consideration of environmental factors for health services facilities and schools under Attachment B	Response/Assessment	Mitigation Measure Reference
		accounted for to ensure the proposed activity does not pose any future risks to occupants or neighbouring properties. The proposed activity would have negligible to nil impact on coastal processes and coastal hazards.	
(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	The proposed activity is generally consistent with the provisions of the Greater Sydney Region Plan, Future Transport Strategy 2056, Central City District Plan, City of Parramatta Local Strategic Planning Statement 2036, Better Placed: Design Guide for Schools, and Sydney Olympic Park Master Plan 2050. Refer to discussion in Section 5.4 of this REF.	N/A
(r) Any other relevant environmental factors?	(r1) health or safety risk to children, visitors, patients or staff of the development (r2) developments compatibility with neighbouring land uses, including proximity to: (i) restricted premises, injecting rooms, drug clinics, premises licensed for alcohol or gambling, sex services premises (for schools) (ii) hazardous land uses, waste transfer depots or landfill sites, service stations, air pollutant generating uses, noise or odour generating uses, extractive industries, industrial uses (iii) intensive agriculture, agricultural spraying activities and sources (iv) adjacent to or on land in a pipeline corridor (v) sites which, due to prevailing land use zoning, may in the future accommodate the above uses. (r3) noise/air pollution, vibration and safety impacts from the below on	There are no other environmental factors that would result in an unacceptable impact to the environment. The site is located directly above the Sydney Metro running tunnels, which are approximately 30 m below the existing ground surface at this location. The proposed activity comprises a new two-storey school building with no basement level. The building is to be supported on piles, with the proposed pile toe levels extending within the Second Reserve but maintaining a minimum clearance of 9 m from the Sydney Metro substratum. The presence of the tunnel does not adversely impact the proposed activity.	N/A

State Environmental Planning Policy (Biodiversity and Conservation) 2021			
Division 2 Controls on development generally			
6.6 Water quality and quantity	(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following— (a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway, (b) whether the development will have an adverse impact on water flow in a natural waterbody, (c) whether the development will increase the amount of stormwater run-off from a site, (d) whether the development will incorporate on-site stormwater retention, infiltration or reuse, (e) the impact of the development on the level and quality of the water table, (f) the cumulative environmental impact of the development on the regulated catchment, (g) whether the development makes adequate provision to protect the quality and quantity of ground water. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures— (a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and (b) the impact on water flow in a natural waterbody will be minimised.	The site is located within a regulated catchment. The proposed activity will have a neutral or beneficial effect on the quality of water entering a waterway, have no adverse impact on water flow in a natural waterbody, and will not increase stormwater runoff from the site.	Multiple. Refer to Appendix 1.
6.7 Aquatic ecology	(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following— (a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation, (b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require— (i) a controlled activity approval under the Water Management Act 2000,	The proposed activity will not have an adverse impact on terrestrial, aquatic or migratory animals or vegetation, will not involve clearing of riparian vegetation, minimise or avoid erosion and sedimentation or have an adverse impact on wetlands.	Multiple. Refer to Appendix 1.

State Environmental Planning Policy (Biodiversity and Conservation) 2021			
	or (ii) a permit under the Fisheries Management Act 1994, (c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody, (d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area, (e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology, (f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following— (a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development, (b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves, (c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained, (d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised, (e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.		
6.8 Flooding	(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems. (2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is	The likely impact of the activity on periodic flooding that benefits wetlands and other riverine ecosystems is considered to be low or negligent.	Multiple. Refer to Appendix 1.

State Environmental Planning Policy (Biodiversity and Conservation) 2021			
	satisfied the development will not— (a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or (b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.		
6.9 Recreation and public access	(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider— (a) the likely impact of the development on recreational land uses in the regulated catchment, and (b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following— (a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation, (b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe, (c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.	The proposed activity is located within the boundaries of an existing school and will not impact on recreational land uses nor public access to and around foreshores.	N/A
Division 3 Development in Foreshores and Waterways Area			
6.28(1) General	(1) In deciding whether to grant development consent to development in the Foreshores and Waterways Area, the consent authority must consider the following— (a) whether the development is consistent with the following principles— (i) Sydney Harbour is a public resource, owned by the public, to be protected for the public good,	The proposed activity is located within the boundaries of an existing school and will not have an impact on Sydney Harbour as a public resource.	N/A

State Environmental Planning Policy (Biodiversity and Conservation) 2021

	(ii) the public good has precedence over the private good, (iii) the protection of the natural assets of Sydney Harbour has precedence over all other interests, (b) whether the development will promote the equitable use of the Foreshores and Waterways Area, including use by passive recreation craft, (c) whether the development will have an adverse impact on the Foreshores and Waterways Area, including on commercial and recreational uses of the Foreshores and Waterways Area, (d) whether the development promotes water-dependent land uses over other land uses, (e) whether the development will minimise risk to the development from rising sea levels or changing flood patterns as a result of climate change, (f) whether the development will protect or reinstate natural intertidal foreshore areas, natural landforms and native vegetation, (g) whether the development protects or enhances terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to or shading of aquatic vegetation, (h) whether the development will protect, maintain or rehabilitate watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity.		
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8. Justification and Conclusion

The proposed upgrade of Newington Public School at 49A Newington Boulevard, Newington is subject to assessment under Division 5.1 of the EP&A Act. The REF has examined and taken into account, in a manner that is proportionate to the nature and risk of the activity, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

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

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

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

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

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