

An aerial photograph of a school campus, featuring various buildings, green spaces, and a swimming pool. A large, semi-transparent blue geometric shape, resembling a stylized 'E' or a series of overlapping rectangles, is overlaid on the top left portion of the image. The text is centered in the lower half of the image.

REVIEW OF ENVIRONMENTAL FACTORS

DEMOLITION OF BUILDINGS AND PAVEMENT AREAS

**ONESCHOOL GLOBAL
216 PENNANT HILLS ROAD, OATLANDS**

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Project Revision History:

Rev	Prepared By	Reviewer	Date	Scope of Revision
A	A Näreneva	S Earp	21/10/24	Initial REF issue – for Authorisation

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1 Introduction

1.1 Overview

This Review of Environmental Factors (REF) has been prepared by EPM Projects on behalf of OneSchool Global (the school) and assesses the potential environmental impacts which could arise from the demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement at the OneSchool Global at 216 Pennant Hills Road and 19 Gibbons Street, Oatlands (the site). The proposed development is 'development permitted without consent' under the provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) and proposed to be undertaken pursuant to Section 3.37 of T&I SEPP.

The works comprise of demolition of existing Blocks C and D, a church building, three demountable classrooms, and all associated pavement to the western portion of the site boundary. The overall area of property including hardstand and courtyards is approximately 8,833m².

OneSchool Global is a 'registered non-government school' (RNS) as registered under Part 7 of the *Education Act 1990*. In accordance with Section 5(1)(b) of Schedule 1 of the EP&A Regulation, the proprietor of a RNS is a 'public authority' for the purposes of being the determining authority for 'development permitted without consent' under section 3.37 of the T&I SEPP on land within a prescribed zone. The site is zoned part R2 Low Density Residential (the R2 zone), and part SP2 Infrastructure (the SP2 zone) under the *Parramatta Local Environmental Plan 2023* (the Parramatta LEP). The proposed works are contained within the R2 zone, which is a prescribed zone as defined under section 3.34(1) of the T&I SEPP.

Under Division 5.1 of the *Environmental Planning & Assessment Act* (EP&A Act), a public authority can assess the environmental impact of certain activities that they are carrying out themselves. These activities are defined as "development permitted without consent" under an environmental planning instrument (EPI). As required under Division 5.1 of the EP&A Act, the environmental impacts of the proposed activity are assessed using a Review of Environmental Factors (REF). It is a statutory requirement under section 5.5 of the EP&A Act that the REF assesses the impacts to the "fullest extent possible" all matters affecting or likely to affect the environment, for the purpose of the protection and enhancement of the environment. This REF has been prepared to fulfil the school's duties under the EP&A Act.

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

- Has a capital investment value (CIV) of more than \$5 million, or
- Requires an approval or permit for the activity under Fisheries Management Act 1994 (FM Act), Heritage Act 1977, National Parks and Wildlife Act 1974 (NPW Act) or Protection of the Environment Operations Act 1997 (POEO Act), or
- If the determining authority considers it in the public interest to publish the REF.

The proposed activity has a CIV of less than \$5 million, does not require an approval or permit under the FM Act, Heritage Act, NPW Act or POEO Act and therefore, a copy of the REF is not required to be published pursuant to section 171(4) of the EP&A Regulation.

In accordance with section 198(1)(b) of the EP&A Regulation, a RNS is required to comply with the requirements of the *NSW Code of Practice for Part 5 activities for registered non-government schools* (August 2017) (the Code of Practice). This REF describes how the mandatory provisions of the Code of Practice have been addressed. As required under the Code of Practice, a copy of the REF will be made available on the school's website.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), T&I SEPP, *Biodiversity Conservation Act 2016* (BC Act), *Fisheries Management Act 1994* (FM Act) and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It has also been prepared with regard to the Department of Planning and Environment (DPE)'s *Guidelines for Division 5.1*

Assessments, June 2022 (the Division 5.1 Guidelines), which have been made pursuant to Section 170 of the EP&A Regulation, and the Code of Practice.

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 **Section 6**, it is unlikely that there would be significant environmental impacts associated with the proposal 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, a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not required.

1.2 Other works

Other works at OneSchool Global comprise:

- CD/753/2024: Construction of a new 3 storey primary and high school building with an undercroft space at 19 Gibbons Street, Oatlands NSW 2117 (Lot 2 DP 1201342).
- Following the demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement, the provision of open space, parking and other required facilities are proposed under separate planning pathways.

1.3 Certification

This Review of Environmental Factors (REF) has been prepared on behalf of OneSchool Global and assesses the potential environmental impacts which could arise from the demolition of three (3) existing sheds at OneSchool Global, 216 Pennant Hills Road and 19 Gibbons Street, Oatlands.

This REF has been prepared in accordance with the *Guidelines for Division 5.1 Assessments* (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). It is has also been prepared with regard to the requirements of *NSW Code of Practice for Part 5 activities for registered non-government schools* (August 2017).

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

Persons who prepared the REF:	Aino Näreneva
Position and Qualifications:	Senior Planner BSc (Hons) Urban Planning, Design and Management, UK MSc Town and Country Planning, UK IAP2
Person who reviewed the REF:	Stephen Earp
Position and Qualifications:	Head of Planning B. Planning (Hons), UWS Registered Planner Plus (EIA)

Signature:



Date: 21 October 2024

I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.

Name:

Position Title:

OneSchool Global:

Date:

1.4 School Information

Table 1 OneSchool Global	
Detail	Description
School Name	OneSchool Global
School Address	216 Pennant Hills Road and 19 Gibbons Street, Oatlands
Lot(s) And DP(s)	Lot 1 Deposited Plan (DP) 611214 and Lot 2 DP 1201342
Local Government Area	City of Parramatta Council
Location of Proposed Works	The western portion of the site. The works are located on Lot 1 DP 611214.
Land Owner	Met-Oatlands Campus Pty Limited
Easements and Covenants	<u>Lot 1 DP 611214</u> • Reservations and conditions in the Crown Grant(s) • J351582 Easement for batter 0.455 metre(s) wide and variable affecting the part(s) shown so burdened in the title diagram • DP611214 Easement for sewerage purposes over existing line of pipes appurtenant to the land above described • S42941 Covenant

A copy of the Certificate of Title and other property documents for the site is provided as **Appendix C** to this REF.

1.5 Scope of works and assessment requirements

Table 2 Scope of works and assessment requirements	
Detail	Description
What are the proposed works?	Demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement
Does the project involve works outside the existing school campus?	No
Will the project facilitate any increase in student numbers?	No
Assessment of Class of Activity	Class 1: Minor School Development works (refer to Section 3.3.1)

1.6 Site Information

1.6.1 Site Description

The OneSchool Global site comprises two (2) allotments being Lot 1 DP 611214 and Lot 2 DP 1201342. The site the subject of this assessment is located at Lot 1 DP 611214 at 216 Pennant Hills Road, Oatlands (the site) and contains an existing school being OneSchool Global. The site has a total area of approximately 1.271 hectares (source: Sixmaps) and is bound by Pennant Hills Road to the north, Gibbons Road to the east, the adjoining Lot 2 DP 1201342 to the south and Sydney Bible Baptist College to the west (**Figure 1**).

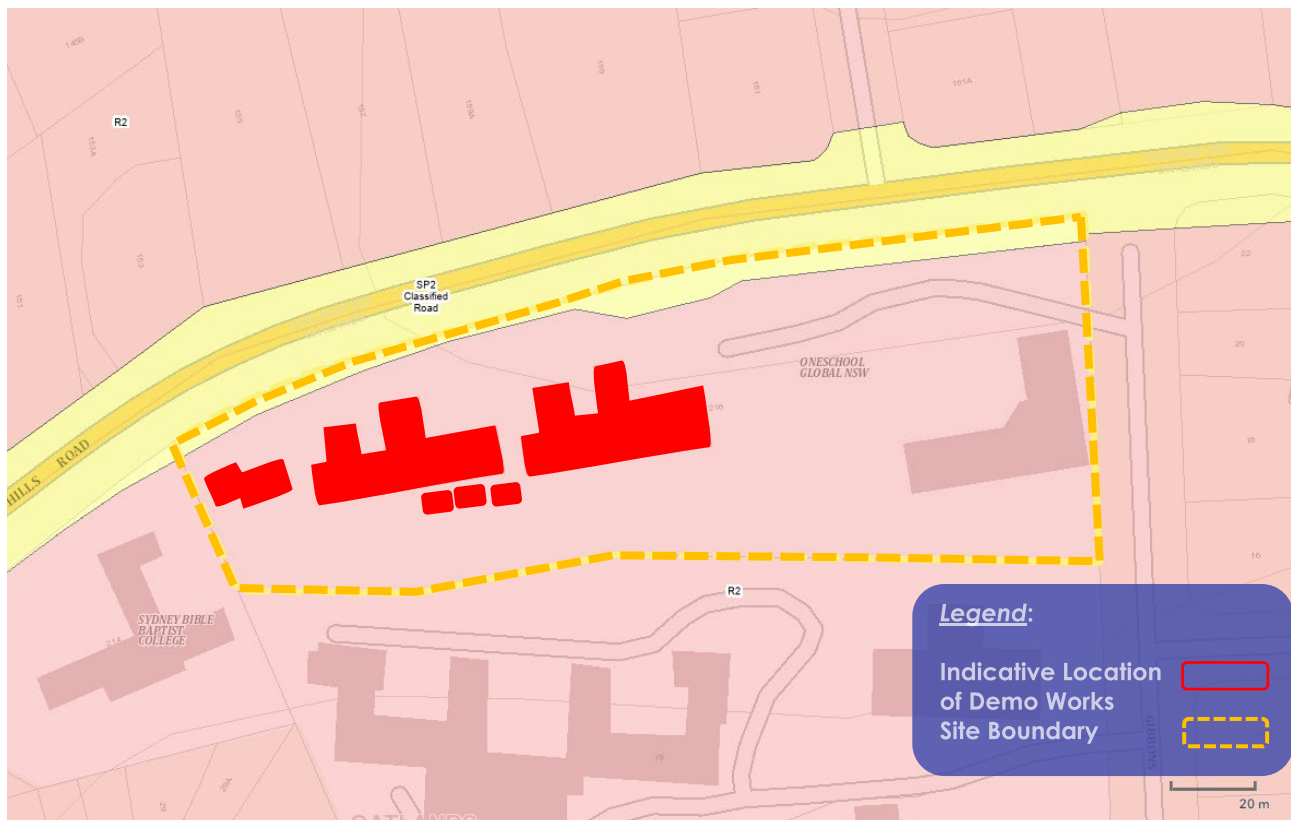


Figure 1: Location Plan (source: Planning Portal Spatial Viewer)

OneSchool Global is an existing co-educational Christian School from Year 3 through to Year 12. Existing buildings on the site comprise a mix of one (1) storey and one partly two (2) storey brick buildings, along with formal and informal play fields, landscape areas and on-site parking for staff and visitors. The main entry to the school is from

Gibbons Street. There are two (2) vehicular access points on Pennant Hills Road and the main vehicular access from Pennant Hills Road.

Figure 2 is an aerial photograph of the overall site and its immediate surrounds.



Figure 2: Aerial photo of the site with the site boundary marked in yellow (source: Nearmap 25 February 2024)

The site of the works is located on the western portion of the site and are contained within Lot 1 DP 611214. The Blocks C and D are existing single storey brick buildings and a 1-2 storey brick church building. The demountable classrooms are of single storey construction.



Figure 3: Aerial photograph of site of the proposed works, marked in red. (source: Nearmap, 2024)

1.6.2 Surrounding Development

The site adjoins Lot 2 DP 1201342 to the south. East of the site is the Sydney Bible Baptist College and low-density residential development beyond predominantly consisting of single and two storey dwellings. West of the site is

low density residential development predominantly consisting of single and two storey dwellings. To the south is low density residential development predominantly consisting of single and two storey dwellings and Vineyard Creek Reserve beyond.

1.7 Previous Development Consents

A review of City of Parramatta Council's DA Tracker has identified the following previous development consents for the site (**Appendix D**).

Table 3 Previous Development Consents		
DA Reference	Date	Description of Development
DA/713/2011	18/10/2011	Demolition of two buildings (non-heritage items), tree removal and construction of a tennis court.
DA/21005/1992	15/10/1992	Erection of lighting to games court area - for use by college

2 Proposed Works

2.1 Justification of Proposal

OneSchool Global is proposing to demolish existing Blocks C and D, church building, three demountable classrooms, and all associated pavement at the western portion of the site. The proposed work will release land for a future oval, parking and a replacement church. The proposed activity will facilitate the installation of a replacement church in future, car parking and an oval.

The demolition of structures or buildings (unless a State heritage item or local heritage item) within the boundaries of an existing school are permitted without consent pursuant to s. 3.37(1)I of the T&I SEPP.

2.2 Definition of Proposed Works

For the purposes of the T&I SEPP, the proposed works are defined as 'development permitted without consent'. For the purposes of Part 5 of the EP&A Act, the proposal is defined as 'works' or an 'activity'. Any references to 'works' or an 'activity' is considered to have the same meaning for the purposes of this assessment.

2.3 Summary of Proposed Works

The proposed works comprise of the demolition of:

- Block C
- Block D
- Church building (former dwelling)
- Three (3) demountable classrooms
- All associated pavement areas.

The demolition works will remove all improvements down to existing ground level.

Future works will be carried out under separate planning pathways, however the scope of this work includes management of the impacted area of works at the completion of demolition works, though to the commencement of any further works.

No trees are proposed to be removed to facilitate the proposed demolition works. All existing trees will be retained and protected in accordance with the requirements of AS 4970 – 2009 *Protection of Trees on Development Sites*.

A Demolition Management Plan has been prepared by FDC Construction (**Appendix A**). **Figure 4** and **Figure 5** are an extract of the demolition plan and site plan from Leaf Architects (**Appendix H**).



Figure 4: Demolition Schedule (source: Leaf Architecture, 2024))



Figure 5: Proposed Site Plan (source: Leaf Architecture, 2024))

The following sections of the REF provide additional details in relation to the proposed activity.

2.3.1 Demolition Methodology and Activities

A Demolition Management Plan has been prepared by FDC Constructions to describe the proposed demolition methodology, traffic management and access, and site management procedures (**Appendix A**).

2.3.2 Demolition Sequencing

The work is proposed to be sequenced as follows:

1. Site establishment.
2. Hazmat removal.
3. Soft strip out.
4. Building / structural demolition.
5. Load out.
6. Demobilize.

2.3.3 Demolition Hours

Generally, demolition activities and deliveries will occur in accordance with the normal construction hours under the *Protection of the Environment Operations Act 1997* (PoEO Act), being:

- Monday – Friday 7am to 6pm
- Saturday – 8am to 1pm

No work will occur on Sundays or Public Holidays.

2.3.4 Demolition Traffic and Parking

Vehicle access to the demolition site will be via the driveway from Gibbons Street. No demolition vehicles will use the vehicle entries from Pennant Hills Road. All demolition vehicles will park within the existing site.

2.3.5 Working around staff and students

During the works, staff and students will continue to attend the school. No access to the demolition and construction works zones will be permitted for students and staff, with exception of the school's maintenance team.

2.4 Alternatives Considered

The Division 5.1 Guidelines require that the REF describe any alternatives considered with sufficient detail to understand the differences between the proposal and the alternatives (including the “do nothing” alternative). The following table provides a summary of alternative options considered by the OneSchool Global.

Table 4 Alternative Options Considered	
Option	Description
1	Do Nothing: The Blocks C and D, church building and the three demountable classrooms are no longer needed due to upgrade works on the southern lot. The school will be short of outdoor space for the school and so there is no benefit to the school in retaining buildings no longer fit for purpose.
2	Locate Elsewhere on Site: The relocation of these facilities to an alternative location on site is not a feasible option as they have become redundant due to development on the southern lot.
3	Amend Design to Reduce Impacts: If there are any adverse environmental impacts arising from the project then it may be prudent to consider amending the design to reduce these impacts. However, as the proposal does not result in any unacceptable impacts, there is no impetus to amend the design.

3 Statutory Framework

The proposed works as described in **Section 2** are required to be assessed “to the fullest extent possible” 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.

This section of the REF will provide an overview of the planning context of the site.

3.1 Planning Overview

The following table provides an overview of the planning context of the site.

Table 5 Planning Overview	
Planning Matter	Assessment
Local Environmental Plan (LEP)	Parramatta Local Environmental Plan 2023 (Parramatta LEP)
Zoning	The site is zoned part R2 Low Density Residential (the R2 zone) and part SP2 Infrastructure: Classified Road (the SP2 zone) under Parramatta Local Environmental Plan 2023. The works are located on the part of the site zoned R2.
Permissibility	Educational Establishments are permitted with consent within the R2 zone under Parramatta LEP
Floor Space Ratio (FSR) Control	0.5:1
Acid Sulfate Soils	Class 5
Height of Building (HOB) Control	9m
Is the site flood prone land?	The land is considered by Council to be above the 1 in 100 year mainstream flood level.
Is the site 'environmentally sensitive land' under any environmental planning instrument?	No – The site is not mapped as Environmentally Sensitive Land under Parramatta LEP.
Does the site comprise bushfire prone land?	No – The land is not bushfire prone land.
Is the site listed as a heritage item or is it within a heritage conservation area?	Yes, Lot 1 DP 611214 contains Heritage Item I448, Church Cottage, under Parramatta LEP 2023, which includes both the “Jubilee Building” and the “Woolwich Building”.
List any other environmental constraints identified as applying to the site.	N/A

A Section 10.7(2)&(5) Planning Certificate has been obtained from City of Parramatta Council dated 7th November 2022 and is provided as **Appendix D** to this REF.

3.2 Environmental Planning and Assessment Act 1979

Part 5 of the EP&A Act permits activities to be assessed by a determining authority. Pursuant to Section 5.1 of the EP&A Act, the proposal is an “activity”. For the purposes of the proposal, the OneSchool Global is the proponent and determining authority.

Section 5.5(1) of the EP&A Act states as follows:

For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Therefore, OneSchool Global is required to examine and take into account to the fullest extent possible, all matters affecting or likely to affect the environment by reason of that activity.

Section 6.28 of the EP&A Act applies to the works as they are being carried out on behalf of a public authority; and requires that the works do not commence unless it is certified to "comply with the Building Code of Australia". As the works comprise demolition only, a Crown Certificate is required only to confirm no conflict arises with the BCA.

3.3 Environmental Planning and Assessment Regulation 2021

In conducting its assessment under Part 5 of the EP&A Act, the School is required to consider the environmental factors listed in the Division 5.1 Guidelines, which are also listed in Section 171(2) of the EP&A Regulation. These are addressed in **Section 5.3** of this REF.

In accordance with Section 171(4) of the EP&A Regulation, a REF must be published on the determining authority's website or the NSW Planning Portal only if:

- (a) The activity has a capital investment value of more than \$5 million, or
- (b) The activity requires an approval or permit as referred to in any of the following provisions before it may be carried out –
 - (i) Fisheries Management Act 1994, section 144, 200, 205 or 219,
 - (ii) Heritage Act 1977, section 57,
 - (iii) National Parks and Wildlife Act 1974, section 90,
 - (iv) Protection of the Environment Operation Act 1997, sections 47-49 or 122, or
- (c) The determining authority considers that it is in the public interest to publish the review.

The proposed activity has a CIV of less than \$5 million and doesn't require any approvals or permits under the FM Act, Heritage Act, NPW Act or POEO Act. Therefore the REF is not required to be published in accordance with this section.

Section 171A of the EP&A Regulation requires consideration of the likely impact of an activity that is carried out in a regulated catchment. The site is not located within any regulated catchment as defined under Schedule 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (B&C SEPP).

3.3.1 Code of Practice for Part 5 activities for Registered Non Government Schools

As the activity is being undertaken as 'development permitted without consent' by a Registered Non-Government School, it is a requirement of section 198(1)(b) of the EP&A Regulation that the RNS complies with the requirements of the Approved Code being the NSW Code of Practice for Part 5 activities for registered non-government schools (August 2017). Section 6 of the Code of Practice identifies the mandatory requirements of the Code. A review against the mandatory requirements under the Code of Practice is provided in **Table 6**.

Table 6 Assessment against the Code of Practice Mandatory Requirements		
Requirement	Assessment	Complies
Section 3.3.3: Consultation	In accordance with Section 3 of the Code of Practice, the proposed activity has been defined as 'Class 1 Minor School Development Works'. This is because the activity will have a minimal environment impact. In accordance with Section 3.3.3 of the Code of Practice, the school will make a copy of the REF available on its website.	Yes
Section 3.4.1: REF Documentation	This REF has been prepared with regard to the mandatory assessment documentation listed under section 3.4.1 of the Code of Practice. It has also been prepared in accordance with the Division 5.1 Guidelines and the relevant requirements of the EP&A Act and EP&A Regulation.	Yes
Section 3.5.1: Determination Documentation	A Decision Statement will be signed by an authorised person on behalf of the RNS. A copy of the Decision Statement will be published on the school's website alongside the REF.	Yes

Table 6 Assessment against the Code of Practice Mandatory Requirements		
Requirement	Assessment	Complies
Section 5.1: Record Keeping Requirements	The school will be required to make the REF and Decision Statement publicly available on their website prior to the commencement of the proposed activity, and ensure that they remain available for a period of five (5) years from the date of the Decision Statement.	Capable
Section 5.2 Public Access to records requirements	In accordance with section 5.2 of the Code of Practice, the school will provide a copy of the REF and any associated documentation to any member of the public who makes a request in accordance with the procedure outlined in the Code of Practice.	Capable
Section 6.2: Reporting procedures	As required under Section 6.2 of the Code of Practice, the school will report any breaches of the mandatory requirements of the Code of Practice to the NSW Department of Planning & Environment (DPE) in accordance with the procedure outlined in this section.	Capable
Section 6.3.1: Audit Obligations	The school acknowledges their audit obligations under section 6.3.1 of the Code of Practice.	Capable

3.4 State Environmental Planning Policies

3.4.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

The works are proposed to be carried out as development permitted without consent pursuant to the provisions of the T&I SEPP.

The following tables provides an assessment of the proposal against the relevant provisions of Part 3.4 of the T&I SEPP:

Table 7 Part 3.4 Schools – specific development controls		
Relevant Provision	Assessment	Complies
<i>s3.34 Interpretation</i>	The R2 Low Density Residential zone is a prescribed zone for the purposes of schools pursuant to section 3.34 of the T&I SEPP.	Yes
<i>s3.35 Development for the purposes of campus student accommodation</i>	The proposed activity does not comprise campus student accommodation.	N/A
<i>s3.36 Schools – development permitted with consent</i>	The proposed activity does not constitute development permitted with consent. Further assessment against the provisions of section 3.36 of the T&I SEPP is not required.	N/A
<i>s3.37 Schools – development permitted without consent</i>	Refer to Table 8 below.	Yes
<i>s3.38 Notification of carrying out of certain development without consent</i>	Section 3.38 of the T&I SEPP sets out consultation requirements for development permitted without consent including consultation with the Council for the area in which the land is located as well as occupiers of adjoining sites. These provisions are discussed in Section 4 of this REF.	N/A
<i>s3.39 Existing and approved schools – exempt development</i>	The proposed activity does not comprise exempt development pursuant to section 3.39 of the T&I SEPP.	N/A
<i>s3.40 Existing and approved schools – complying development</i>	The works are not being undertaken as complying development.	N/A

Table 7 Part 3.4 Schools – specific development controls		
Relevant Provision	Assessment	Complies
s3.41 School-based child care – complying development	The works are not being undertaken as complying development.	N/A
s3.42 Complying development certificates – additional conditions	The works are not being undertaken as complying development.	N/A
s3.43 State significant development for the purposes of schools – application of development standards in environmental planning instruments.	This section relates to development that is being undertaken as State Significant development and therefore, the provisions are not applicable.	N/A

Table 8 provides an assessment of the proposal against the relevant provisions of Section 3.37 of the T&I SEPP is provided in the following table:

Table 8 Assessment against Section 3.37 of the T&I SEPP		
Relevant Provision	Assessment	Complies
Section 3.37 Schools – development permitted without consent		
(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing or approved school—	The works are being carried out within the boundaries of an existing school, being OneSchool Global.	Yes
(e) demolition of structures or buildings (unless a State heritage item or local heritage item).	The proposed works are proposed to be undertaken pursuant to section 3.37(1)(e) of the T&I SEPP as they comprise of demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement.	Yes
(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.	There are no changes proposed to the existing traffic arrangements on site.	Yes
(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers	The proposed activity will not result in a prohibited increase in student or staff as defined in section 3.37(7) of the T&I SEPP.	Yes
(4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to	A review of the development consents currently operating for the site (refer to Section 1.7 and Appendix D) has not identified any relevant conditions of consent relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers. Therefore, the proposed activity will not result in the contravention of any existing conditions of any development consent currently operating on the site.	Yes

Table 8 Assessment against Section 3.37 of the T&I SEPP

Relevant Provision	Assessment	Complies
hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.		
(5) A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c).	The proposed development is not in relation to subsection (1)(a), (b) or (c).	N/A
(6) This section does not apply to development for the purposes of campus student accommodation.	This proposal is for the demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement within the school grounds and is not for the purpose of campus student accommodation.	N/A
(7) In this section— prohibited increase in student or staff numbers means— (a) an increase in the number of students that the school can accommodate that is more than the greater of 10% or 30 students, compared with the average number of students for the 12 months immediately before the commencement of the development, or (b) an increase in the number of staff employed at the school that is more than 10%, compared with the average number of staff for the 12 months immediately before the commencement of the development.	The proposed activity will not result in a prohibited increase in student or staff as defined in section 3.37(7) of the T&I SEPP.	N/A
3.38 Notification of carrying out of certain development without consent		
(1) This section applies to development to which section 3.37(1)(a) applies.	The proposed works are proposed to be undertaken pursuant to section 3.37(1)(e) of the T&I SEPP as they comprise of demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement. Therefore, there are no requirements to notify Council or occupiers of adjoining properties in accordance with Section 3.38 of the T&I SEPP (refer to Section 4).	N/A

3.4.2 Any other SEPPs that are relevant

Other State Environmental Planning Policies (SEPPs) that are relevant to the proposed activity comprise:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (B&C SEPP)
 - Chapter 2: Vegetation in non-rural areas
 - Chapter 6: Water Catchments
- *State Environmental Planning Policy (Resilience and Hazards) 2021* (R&H SEPP)
 - Chapter 4: Remediation

The following sections of the REF consider the aims and objectives of the relevant SEPPs.

3.4.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

The aims of Chapter 2 of the B&C SEPP are to protect the biodiversity values of trees and other vegetation in non-rural areas of NSW and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposed activity is consistent with these aims as no trees or vegetation are proposed to be removed to facilitate the activity. A mitigation measure is proposed to ensure that any trees located within the vicinity of the works or the construction accessway are protected in accordance with AS 4970-2009 *Protection of Trees on Development Sites*.

Chapter 6: Water catchments

The site is located within a regulated catchment being the Sydney Harbour Catchment under Chapter 6 of the B&C SEPP. In accordance with section 171A, the determining authority is required to consider the matters under Sections 6.6, 6.7, 6.8 and 6.9 of the B&C SEPP (**Table 9**).

Table 9 Matters for consideration under Chapter 6 of the B&C SEPP		
Relevant Provision	Assessment	Consistent
6.6 Water Quality and Quantity	Appropriate erosion and sediment control measures will be installed prior to the commencement of the activity. These will protect the quality and minimise the quantity of any surface water run-off from the demolition works. It is considered that the proposed activity will have a neutral effect on the quality of water entering the Sydney Harbour Catchment.	Yes
6.7 Aquatic Ecology	The works are located approximately 415m from Vineyard Creek (Figure 6) and do not include the removal of any existing vegetation. Therefore, the proposed activity is unlikely to have any direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation. The proposed development will not have any direct, indirect or cumulative adverse impacts on aquatic reserves. A controlled activity approval is not required under the <i>Water Management Act 2000</i> and a permit is not required under the <i>Fisheries Management Act 1994</i> .	Yes
6.8 Flooding	The site is not mapped as containing flood liable land (Figure 7). The proposed activity will not have any impacts on periodic flooding that benefits wetland and other riverine ecosystems.	Yes
6.9 Recreation and Public Access	The proposed activity will not have any impacts on any recreational land uses in the regulated catchment. The proposed activity will not have any impacts on public access to or around foreshores.	Yes

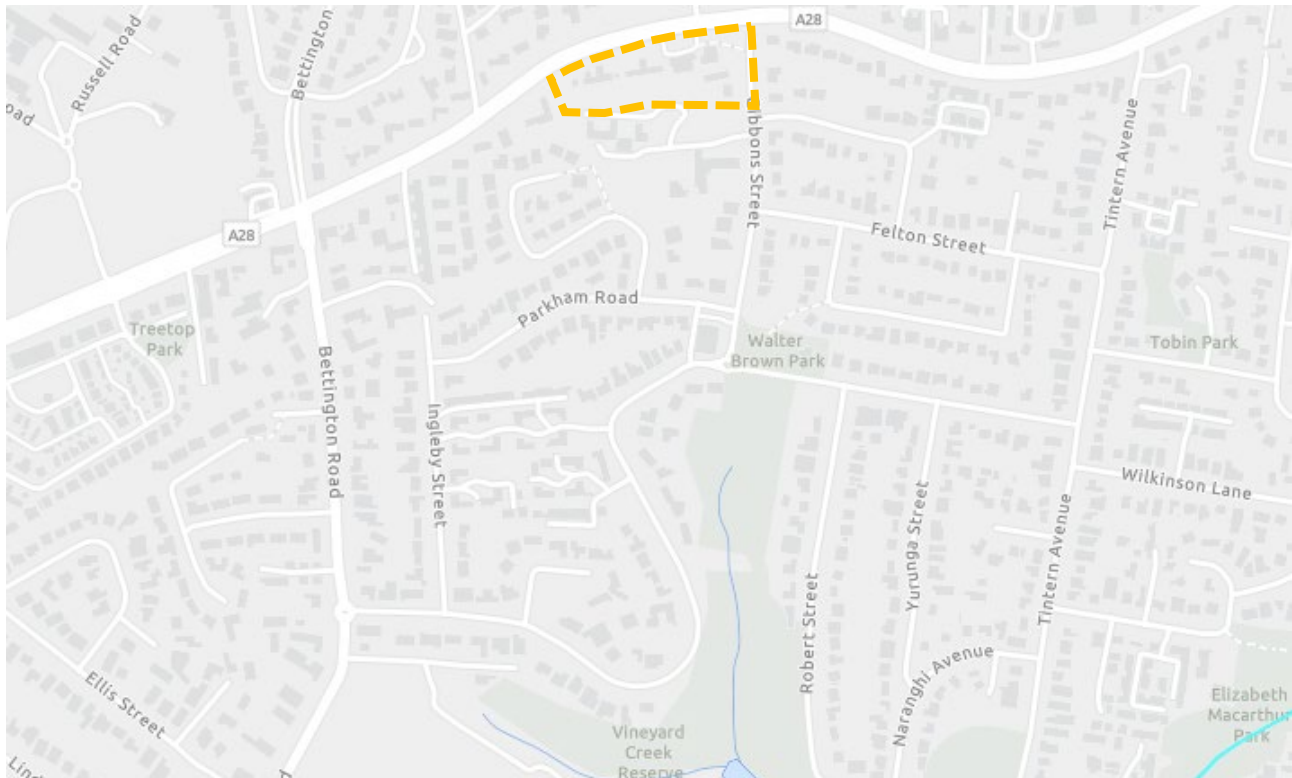


Figure 6: Vineyard Creek hydroline (source: Water Management Regulation 2018 Hydro Line Spatial Data)

3.4.4 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the R&H SEPP provides for the remediation of contaminated land and requires, amongst other thing, investigations to be undertaken as part of the development assessment process to determine whether the subject site is likely to be contaminated and if so, what remediation work is required.

The site is not located on the NSW Environmental Protection Authority's list of notified contaminated sites under section 60 of the *Contaminated Land Management Act 1997*. The proposed activity does not comprise a change of use of the site or involve extension excavation.

Any contaminated materials or substances are to be managed in accordance with all relevant legislation, regulations, codes of practice and guidelines, including work health and safety legislation and regulations including SafeWork NSW Codes of Practice and NSW Environmental Protection Authority (EPA) requirements. The construction management plan should document procedures relating to the management, disposal and remediation of any hazardous materials.

3.5 Parramatta Local Environmental Plan 2023

The site is zoned R2 Low Density Residential (the R2 zone) and partially SP2 Infrastructure Classified Road under the Parramatta Local Environmental Plan 2023 (the Parramatta LEP). The proposed development is located wholly within the R2 zone. As the proposed development is proposed to be undertaken under Part 5 of the EP&A Act, the provisions of the T&I SEPP supersede any provisions under the Parramatta LEP. Nevertheless, the following provisions of the Parramatta LEP are relevant to the environmental assessment of the proposed activity:

- **Clause 4.3 Height of buildings:** The site is identified as impacted by a building height limit of 9m. The proposed works comprise demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement and in the nature of demolition works will not encroach on the imposed building height limit for the site.
- **Clause 4.4 Floor Space ratio:** The site is identified as impacted by a floor space ratio of 0.5:1. The proposed works is for demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement and will not result in any uplift to the floor space ratio for the site. Further assessment is not warranted in this regard.

- Clause 6.2 Earthworks: The proposed activity includes minor earthworks to facilitate the demolition of the maintenance sheds and removal of existing concrete floor base. The proposed works will not result in any disruption of, or any detrimental effects, on existing drainage patterns or soil stability; will not affect the likely future use or redevelopment of the site; will not impact on the existing and likely amenity of adjoining properties.

3.6 Parramatta Development Control Plans

Parramatta Development Control Plan 2023 (the DCP) provides a broad range of development and precinct planning controls. There are no controls which apply specifically to educational establishments, although general controls apply to all development including bushfire, flooding risk, demolition of existing development and stormwater management.

It is noted that assessment against the DCP is not a mandatory consideration as the T&I SEPP is the relevant planning instrument for the proposed works and development without consent is not subject to local planning controls.

3.7 Additional Relevant Legislation

The following legislation is applicable to the works proposed at OneSchool Global. The works are not inconsistent with the relevant provisions of the following legislation (where applicable):

- NSW Legislation:
 - *Local Government Act 1993*
 - *Work Health and Safety Act 2011*
 - *Work Health Safety Regulation 2017*
 - *Biodiversity Conservation Act 2016 (the BC Act)*
 - *Waste Avoidance and Resource Recovery Act 2011*
 - *Water Management Act 2000*
 - *Australian Standard AS 2061-1991 – Demolition of Structures*
- Commonwealth Legislation:
 - *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*
 - *Disability Discrimination Act 1992*

Overall, the assessment concludes that the proposed activity can be undertaken, and the environmental impacts can be managed through appropriate mitigation measures. Further details of the legislative assessments have been provided in the sections below.

3.7.1 Environment Protection and Biodiversity Conservation Act 1999

Under the Commonwealth EPBC Act, a referral is required to the Australian Government for proposed actions that have the potential to significantly impact on matters of national environmental significance or the environment of Commonwealth land.

The EPBC Act aims to protect the environment, especially matters of national environmental significance (MNES), conserve Australian biodiversity and heritage, provide a co-operative approach to the protection and management of the environment to assist in the co-operative implementation of Australia's international environmental responsibilities, promote ecologically sustainable development, recognise the role of Indigenous people and promote the use of their knowledge of biodiversity.

As outlined below, a referral for assessment and approval under the EPBC Act is not required in this instance as the proposed activity will not significantly affect any nationally listed species, populations, endangered ecological communities, and migratory species. Further, the proposed activity will not significantly impact a Commonwealth marine area, the Great Barrier Reef Marine Park, or water resources, and will not involve a nuclear action.

Further, the provisions of the EPBC Act do not affect the proposed activity as it is not development that takes place on or affects Commonwealth land or waters, is not development carried out by Commonwealth agencies, nor will the proposed activity significantly impact a matter considered to be of national environmental significance.

An assessment against the relevant MNES is provided in the table below.

Table 10 Matters of National Environmental Significance	
Factor	Triggered
Any significant impact on a declared World Heritage Property?	Nil
Any significant impact on a National Heritage place?	Nil
Any significant impact on a declared RAMSAR wetland?	Nil
Any significant impact on Commonwealth listed threatened species or endangered community?	Nil
Any significant impact on Commonwealth listed migratory species?	Nil
Does any part of the proposal involve nuclear actions?	Nil
Any significant impact on Commonwealth marine areas?	Nil
Any significant impact on the Great Barrier Reef Marine Park?	Nil
Any significant impact on Commonwealth land?	Nil

3.7.2 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (the BC Act) commenced on 25 August 2017 and repealed the *Threatened Species Conservation Act 1995*, *Nature Conservation Trust Act 2001* and *Native Vegetation Act 2003*.

Section 7.8 of the BC Act relates to biodiversity assessment for a Part 5 activities and provides that an activity under Part 5 of the EP&A Act that is "likely to significantly affected threatened species" is considered to be an activity that is "likely to significantly affect the environment". The site doesn't contain any items of biodiversity value and doesn't seek to remove any vegetation. Therefore, the proposed activity is unlikely to significantly affect any biodiversity environments and the preparation of a BDAR is not required.

3.7.3 Fisheries Management Act 1994

Under section 221ZX of the FM Act, an activity under Part 5 of the EP&A Act that is "likely to significantly 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 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. The site doesn't contain any marine or aquatic environments, is located approximately 250m from Vineyard Creek and doesn't seek to remove any vegetation. Therefore, in accordance with the test outlined in section 220ZZ(2A) of the FM Act, it is considered that the proposed activity is unlikely to significantly affect any marine or aquatic environments and the preparation of a BDAR or SIS is not required.

3.7.4 Rural Fires Act 1997

Under section 63 of the RF Act, public authorities must take all practicable steps to prevent the occurrence and spread of bush fires on or from land vested in or under its control or management.

Section 100B of the Rural Fires Act 1997 (RF Act) provides that schools are development for a special fire protection purpose (SFPP) and as such, school development within bushfire prone land requires a Bushfire Safety Authority (BFSa). The site is not identified as bush fire prone land on City of Parramatta Council's Bush Fire Prone Land Map

3.7.5 Protection of the Environment Operations Act 1997

The *Protection of Environment Operations Act 1997* (the PoEO Act) seeks to protect, restore and enhance the environment in NSW and to promote public access to information and involvement in the environment protection.

If a pollution event that causes or threatens material harm to the environment occurs during the course of carrying out the activity, the person carrying out that activity must notify the appropriate regulatory authority (as defined under section 148 of the Act).

Mitigation measures are provided in **Section 6** to this REF to ensure that demolition activities will not cause a pollution event that causes or threatens material harm to the environment. In particular, a preliminary Construction Management Plan has been prepared by OneSchool Global to outline the relevant management measures required. A licence under the PoEO Act is not required.

3.8 Strategic Context

Section 171(2)(g) of the EP&A Regulation and the Division 5.1 Guidelines require that any applicable local strategic planning statement (LSPS), regional strategic plans or district strategic plans made under Division 3.1 of the EP&A Act are taken into account as part of the environmental assessment of the proposed activity.

The following strategic plans are relevant to the proposed activity:

- The Greater Sydney Region Plan, *A Metropolis of Three Cities* (March 2018)
- Central City District Plan (March 2018)
- City of Parramatta Local Strategic Planning Statement - City Plan 2036 (March 2020).
- Parramatta Community Strategic Plan 2018-2038

The following table provides a summary of any issues, objectives, policies and actions that are relevant to the proposal in the applicable local and regional strategic plans.

Table 11 Strategic Context	
Strategic Plan	Summary
The Greater Sydney Region Plan	The proposal is generally consistent with the Greater Sydney Region Plan: A Metropolis of Three Cities, specifically 'Objective 6 – Services and infrastructure meet communities' changing needs': • <i>Schools are essential local infrastructure. The NSW Department of Education estimates that an extra 270,000 students will need to be accommodated in government and non-government schools in Greater Sydney by 2036. Demand for school places will vary across Greater Sydney. The Department of Education's high-level School Assets Strategic Plan Summary coordinates planning for, and delivery of, both new and expanded schools. It encourages the joint and shared use of facilities with local governments and the private sector to develop innovative ways to provide school infrastructure.</i> • <i>The NSW Government will spend \$4.2 billion over the next four years on building and upgrading schools, including the addition of more than 1,500 new classrooms providing places for 32,000 students. Many new and expanded schools will be in growth areas including Camden, Riverstone, Penrith and Bella Vista. Innovations such as contemporary design, flexible learning spaces and more efficient use of land will be essential responses to growth and changing demand. Shared use of facilities and increased opportunities for students to walk and cycle to school will better connect schools with local communities.</i> The proposed activity is consistent with Objective 6 as it seeks to demolish existing Blocks C and D, church building, three demountable classrooms, and all associated pavement to make room for a future oval, car parking and a replacement church.

Table 11 Strategic Context

Strategic Plan	Summary
Central City District Plan Greater Cities Commission (2018)	The site is located within the Central City District Plan area, which applies to Blacktown, Cumberland, Parramatta and The Hills. The Central City District Plan contains the planning priorities and actions for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local strategic planning. The proposed development is generally consistent with the following planning priorities identified in the Central City District Plan: • <u>Planning Priority C1 Planning for a city supported by infrastructure</u>: The proposed works comprises the demolition of existing non heritage listed buildings to allow for future upgrades of existing infrastructure. • <u>Planning Priority C3 Providing services and social infrastructure to meet people's changing needs</u>: The proposed works is part of maintaining and improving existing infrastructure to meet the school's community's changing needs. • <u>Planning Priority C4 Fostering healthy, creative, culturally rich and socially connected communities</u>: The proposed works is for the demolition of existing buildings is to create more open space. The removal of buildings from the school grounds will ensure the future health of school staff and students. • <u>Planning Priority C17 Delivering high quality open space</u>: The proposed demolition of the buildings and all pavement will enable the school to provide additional open space areas and recreation for the students and staff and enhance the heritage setting of two local heritage items on site.
City of Parramatta Local Strategic Planning Statement – City Plan 2036	The proposal is generally consistent with the Parramatta Local Strategic Planning Statement, specifically 'Planning Priority 9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community need'. The proposed activity is consistent with Planning Priority 9 in that it forms part of upgrade works to the facilities of the school and enhances the setting of the locally significant heritage items on site.
Parramatta Community Strategic Plan 2018-2038	The proposal is generally consistent with the Parramatta Community Strategic Plan, specifically 'Strategic Objective F.1 Our spaces and facilities meet our needs and support health and wellbeing': • <i>Facilitate equitable provision of quality public spaces, community infrastructure and services that enhance community health, wellbeing and resilience.</i> The proposed activity is consistent with Strategic Objective F1 as it seeks to demolish buildings on the existing school site to deliver open space and parking.

4 Consultation and Notification

4.1 General

Part 3.2 Division 1 of the T&I SEPP establishes the requirements for consultation with Council and other public authorities for development undertaken as development permitted without consent by public authorities. There are also notification requirements for certain types of development permitted without consent under section 3.38 of the T&I SEPP.

Table 12 provides an assessment against the relevant provisions of sections 3.8, 3.9, 3.10, 3.11 and 3.12 of the T&I SEPP.

Table 12 Consultation and Notification Requirements		
Provision	Assessment	Applies /Complies
Part 3.2 General Division 1: Consultation and Notification		
s3.8 Consultation with Councils – development with impacts on council-related infrastructure or services	The proposed activity will not have a substantial impact on any Council managed stormwater management services. The proposed activity is not likely to generate traffic that will adversely impact the capacity of the existing road network. The site is not connected to a Council owned sewage system or water supply system. The proposed activity does not involve the installation of any temporary structures or enclosing of public places that would likely cause a disruption to pedestrian or vehicular traffic. The proposed activity does not include any excavation adjacent to a public road. Therefore, consultation with Council is not required pursuant to this section.	N/A
s3.9 Consultation with Councils – Development with impacts on local heritage	The site is located within the vicinity of locally listed heritage items (refer to Appendix G), however will not involve the demolition of any heritage items or elements that contribute to the heritage setting of those items. The proposed demolition is considered to have an overall positive impact on the heritage value of the site as it would reinstate open space and remove built forms which may compete with the historical prominence of the two heritage items; Jubilee and Woolwich.	N/A
s3.10 Notification of councils and State Emergency Services – Development on Flood Liable Land	The proposed activity is not located on flood liable land (refer to Section 5.2.1).	N/A
s3.11 Consideration of Planning for Bush Fire Protection	The site does not contain bushfire prone land.	N/A
s3.12 Consultation with public authorities other than councils.	The site is not located adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> (NPW Act) or a rail corridor. The site is not located within the dark sky region and is not located within a mine subsidence district. Consultation with Transport for NSW (TFNSW) is not required:	N/A

Table 12 Consultation and Notification Requirements

Provision	Assessment	Applies /Complies
	- As the development will not result in the school being able to accommodate 50 or more students; and - The site does not have access to a classified road and is not located within 90m of an access point to a classified road; and - The site will not result in the provision of 200 or more car parking spaces; and - The proposed activity will not result in a new or relocated vehicular or pedestrian access point to the school; and - The proposed activity does not involve excavation to a depth of three (3) or more metres on land within or adjacent to a classified road.	

In addition, Section 3.38 provides additional notification requirements for development to which Section 3.37(1)(a) applies. In this case, the proponent must –

- (2)(a) *give written notice of the intention to carry out the development to the council for the area in which the land is located and to the occupiers of adjoining land, and*
- (b) *take into consideration any response to the notice that is received within 21 days after the notice is given.*

Pursuant to the assessment carried out in **Section 3**, the proposed works relate to demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement and is captured by Section 3.37(1)(e). Accordingly, the consultation and notification period under Section 3.38(1) of the T&I SEPP does not apply.

As described in Section 3.3.1 of this REF, the proposed activity does not trigger the consultation requirements under the Code of Practice. However, as required by the Code of Practice, a copy of the REF package and decision statement will be made available on the school's website.

5 Environmental Assessment

This section of the REF will carry out an environmental impact assessment of the proposed works, applying an assessment methodology of considering the potential for environmental risk arising from the site constraints, identifying potential risks associated with the carrying out of the proposed works, and identifying mitigation procedures and control measures appropriate to respond to these risks.

An assessment of the works against the factors which must be taken into account when assessing the impact of an activity on the environment pursuant to Section 171 of the EP&A Regulation is then provided in the following section.

5.1 Assessment method

Under the Division 5.1 Guidelines, the proponent is required to identify, analyse and evaluate the activity's likely environmental impacts of the proposed activity including the direct, indirect and cumulative impacts. Each likely environmental impact has been assessed individually for its level of significance. Key assessment considerations include:

- Type of impact – The characteristics of the impact likely to affect the environment.
- Extent – The area and population expected to be affected.
- Size – The estimated area, amount, quantity or volume of impact.
- Duration – When the impact is expected to occur, for instance, whether only over particular project phases or permanent.
- Severity – The likely degree of change (e.g. negligible, minor, moderate, major), which could depend on how vulnerable or resilient the affected environment, feature or population is to the impact. It may be appropriate to consider how the change compares with relevant standards, codes and/or policies.
- Importance – Any long-held values; whether the environment is rare, unique or readily replaceable; the importance to the community's identity, health and/or welfare; or any listings as being of national, state or local significance.
- Level of concern/interest – The concern or interest of the community and whether information is available to enable people to understand the impacts.

Each of the potential impacts of the proposed activity is evaluated by considering the significance of the impact, considering the aggregation of all of the impacts of the activity and consideration of the cumulative impacts. This will enable the consideration of the impacts of the proposed activity to the fullest extent possible.

Measures to mitigate the impacts of the proposed activity are detailed in **Section 6** of the REF.

5.2 Environmental Impact Assessment

The assessment carried out under this REF has considered a range of potential constraints for the site, including matters relating to bushfire, contamination, flooding, biodiversity, Aboriginal cultural significance, heritage, acid sulfate soils, and other matters.

The primary site constraints relevant to this assessment is in relation to flooding and contamination, which is discussed below.

5.2.1 Flood

The site is not mapped as flood prone land under City of Parramatta Council's flood planning mapping (0). The proposed works are not located on land that is mapped as flood prone land and it is unlikely that the proposed demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement will have any impacts on existing flood behaviour of the wider area.



Figure 7: Extract of flood mapping (area of works marked in red) (Source: Parramatta Council ePlanning).

5.2.2 Bushfire

As discussed in **Section 3.7.4**, the site is not mapped as bushfire prone land on the Parramatta Bushfire Prone Land map and RFS Bush Fire Prone Land mapping.

5.2.3 Biodiversity and Tree Protection

A desktop review of the site has identified that the site does not contain any items of biodiversity value or a threatened ecological community. It is considered that the proposed activity is unlikely to have an adverse impact on any threatened species or ecological communities or their habitats.

Prior to works occurring on site, tree protection measures should be established in relation to all trees and significant vegetation located within the vicinity of the works. The tree protection measures should be established in accordance with *Australian Standard AS 4970 – 2009 (Amendment 1) Protection of trees on development sites*.

5.2.4 Contamination and Hazardous Materials

The site is not subject to any contamination orders under the CLM Act or is not identified as significantly contaminated. The site has been used as an educational establishment since 1988.

As the works are minor and contained within the existing educational establishment site boundaries, the only environmental risk relevant to the carrying out of the works is in the handling of demolition waste. All waste materials being removed from the site are required to be classified in accordance with the NSW Environment Protection Authority's (EPA) Waste Classification guidelines. Mitigation measures are included to ensure waste is handled such that it is not an element of environmental risk.

Any contaminated materials or substances that are found during demolition are to be managed in accordance with the relevant legislation, regulations, codes of practice and guidelines, including work and health safety legislation and regulations include SafeWork NSW Codes of Practice and EPA requirements.

5.2.5 Heritage, Built Form and Visual Impacts

A Heritage Impact Statement is provided as **Appendix G**. The demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement is contained within the school grounds. The reinstatement of the area to open space would be considered a positive result for the overall heritage value of the site as it removes built forms which may compete with the historical prominence of the Jubilee and Woolwich and their presentation to Pennant Hills Road.

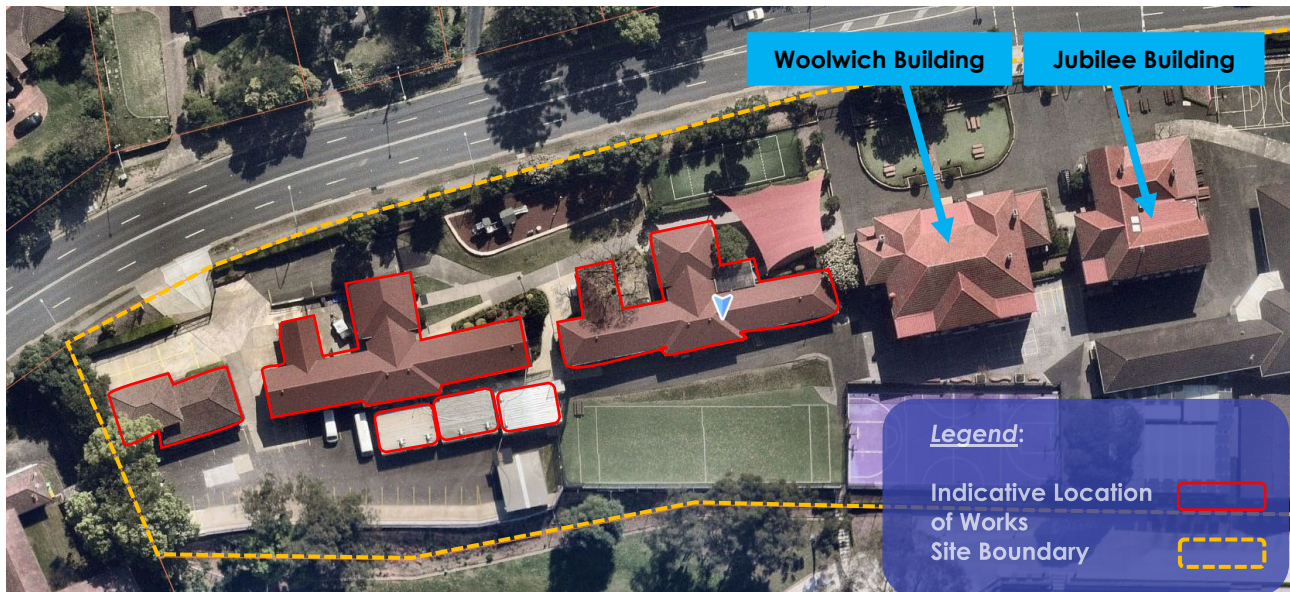


Figure 8: Current built form with buildings proposed to be demolished and the neighbouring Heritage Items on site (source: Nearmap, markup by EPM 2024)

5.2.6 Noise and Vibration

During the proposed demolition, the works may result in potential impacts on the acoustic amenity of surrounding sensitive receivers, including staff and students using nearby school facilities as well as residents living on Pennant Hills Road to the north and Volmer Street to the southwest.

Due to the nature of the demolition the impacts will be short term impacts only.

The Demolition Management Plan prepared by FDC Constructions (**Appendix A**) identifies a number of mitigation measures to mitigate the acoustic impacts of the demolition works, including:

- All demolition activities will be within normal construction hours as specified under the PoEO Act, being:
 - Monday – Friday 7am to 6pm
 - Saturday 8am – 1 pm
 - No work on Sundays or public holidays
- Workers will arrive on site prior to the normal construction hours but will be required to minimise noise during the time between arrival and commencing work
- Where possible, noisy works to occur early morning on weekdays, or on Saturdays to minimise noise disruption to school classes.
- Prior to demolition, notice of the proposed demolition will be provided to the school's neighbours.

A mitigation measure has been incorporated in **Section 6** requiring the inclusion of procedures to manage demolition noise and vibration as part of the Demolition Management Plan. In addition, the activity must be

undertaken in accordance with the construction noise management levels outlined in the former Department of Environment and Climate Change's (DECC) *Interim Construction Noise Guidelines* (2009).

5.2.7 Traffic and Parking

Due to the modest scale of the proposed activity, it is unlikely that the demolition works will generate a substantial quantity of additional traffic that will impact upon the surrounding road network. Access for demolition vehicles will be via Gibbons Street to avoid impacting Pennant Hills Road traffic.

Parking for demolition vehicles is provided close to the demolition works zone. No demolition vehicles will be permitted to park elsewhere within the school site or in the surrounding streets.

5.2.8 Waste Management

As set out in the Demolition Management Plan prepared by the FDC Constructions (**Appendix A**):

Materials to Be Recovered

The following lists of materials have been identified on site as being those which can be practically and economically recovered for reuse or recycling.

Concrete, bricks, Steel, Ferrous and Non-Ferrous Metals

Materials to Landfill

The following list of materials have been identified on site as being those which will go to landfill as neither the infrastructure nor markets are in place to provide for practical or economic recovery.

Insulation materials, general building waste, treated timber materials, broken or poor-quality timber.

Landfill: Transported to licensed landfill facility for disposal.

Recovery Plan

Materials to be recovered will be treated in the following manner:

Concrete: Transported to Concrete Recyclers in Camellia for crushing and screening to produce alternatives to quarry products.

Metal: Transported to Sell & Parker, Banksmeadow for recycling

In addition, any materials or soils requiring off-site disposal will need a waste classification undertaken in accordance with the relevant requirements of the PoEO Act and NSW EPA Waste Classification Guidelines. Mitigation measures relating to the management of demolition waste are provided in **Section 6**.

5.2.9 Erosion and Sediment Control

Prior to any works commencing on site, erosion prevention and sediment control measures will be established on site to prevent contamination of the downstream stormwater system and tracking of grit and sediment onto the roadway. An Erosion and Sediment Control Plan has been prepared by AT&L that identifies the proposed location of these measures (**Appendix F**). They have been designed in accordance with Landcom's Managing Urban Stormwater: Soils and construction – Volume 1 (the Blue Book).

5.2.10 Cumulative Impacts

Under the Division 5.1 Guidelines the following definition of 'cumulative impact' is provided:

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.

Relevant future projects are defined under the Guidelines as:

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 current proposal forms part of future work to upgrade the school's open space provision, parking and a replacement church building. The existing Blocks C and D, church building, and three demountable classrooms, are to be demolished as they are no longer fit-for purpose and are in poor condition. The school has undergone upgrade works to the adjoining southern Lot 2 providing new facilities. Following the demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement, it is proposed to deliver open space, parking and a replacement Church Building under a separate planning pathway.

Other future development on the school development site includes a new primary school building and playground / open space areas. These works are located on a different part of the site. The works the subject of this REF will be completed prior to carrying out of any works proposed under alternative planning pathways for this area of the site, and therefore there will be no cumulative impacts.

The scope of works of this REF are minor and the impacts are short-term only, therefore any cumulative impacts resulting from the activity are likely to negligible. Further, the potential for cumulative impacts to arise if new projects are proposed in the coming months is considered to be low to minimal. The current scope of work is for the upgrade the school grounds and to enhance the heritage setting of Woolwich and Jubilee Buildings.

Therefore, on the basis that there will be no accumulation of effects from past, current or relevant future projects, it is determined that further assessment or mitigation of cumulative impacts is not warranted for the purposes of this work.

5.3 Division 5.1 Guidelines Environmental Factors

The Division 5.1 Guidelines and Section 171(2) of the EP&A Regulation details factors that must be taken into account when assessing the impact of an activity on the environment. **Table 13** provides an assessment of these considerations.

Table 13 Division 5.1 Guidelines Environmental Factors to be considered

Environmental Factor	Assessment	Mitigation Required
(a) the environmental impact on the community, (Social, economic and cultural impacts)	Community impacts that could arise as a result of the proposed works include short-term impacts associated with traffic, noise, dust and waste. Suitable mitigation measures have been identified in ion 6 of this REF to ensure potential impacts are minimised. Long-term, the proposed activity will have a beneficial impact for the school community by facilitating the installation of a new maintenance shed.	Mitigation measures have been detailed in Section 6.
(b) the transformation of the locality, (Human and non-human environment)	There will be some short-term impacts on the immediate locality of the activity during the demolition works such as construction noise and traffic impacts. These impacts can be appropriately managed by the implementation of the measures detailed in the REF. Long-term the proposed activity does not result in the transformation of the existing locality as they are not visible from the public domain and do not result in a change of use for the site.	Mitigation measures have been detailed in Section 6.
(c) the environmental impact on the ecosystems of the locality, (Flora, fauna, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil)	The proposed activity will not result in in environmental impacts on the ecosystems of the locality provided the mitigation measures relating to erosion and sediment control, removal of hazardous materials and tree protection measures are implemented.	Mitigation measures have been detailed in Section 6.
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality, (Visual, recreational, scientific and other)	The proposed works will only be visible from within the site and will not reduce aesthetic, recreational, scientific or other environmental quality or value of the locality.	Nil
(e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations, (Aboriginal heritage (including intangible cultural significance), architectural heritage, social/community values and identity, scenic values and other)	As the proposed demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement demolished on the existing school site, it will not result in any such effects on a locality, place or building.	Nil

Table 13 Division 5.1 Guidelines Environmental Factors to be considered

Environmental Factor	Assessment	Mitigation Required
(f) the impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016, (Listed species and habitat requirements / critical habitat)	The demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement will not result in any impact on the habitat of any protected animals.	Nil
(g) the endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air, (Listed species, non-listed species and key threatening processes)	The demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement will not endanger any species of animal, plants or other form of life. Nevertheless, tree protection measures will be established on any trees located within the vicinity of the works during the demolition process.	Mitigation measures have been detailed in Section 6.
(h) long-term effects on the environment, (Ecological, social and economic)	The proposed activity will not result in any long-term effects on the environment.	Nil
(i) degradation of the quality of the environment, (Ecological, social and economic)	The proposed activity will not result in degradation of the quality of the environment.	Nil
(j) risk to the safety of the environment, (Public health, contamination, bushfire, sea level rise, flood, storm surge, wind speeds, extreme heat and climate change adaptation)	The proposal has been designed in accordance with the environmental constraints of the site and will not result in any risks to the safety of the environment.	Mitigation measures have been detailed in Section 6.
(k) reduction in the range of beneficial uses of the environment, (Natural resources, community resources and existing uses)	The proposed activity will not result in the reduction in the range of beneficial uses of the environment.	Nil
(l) pollution of the environment, (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); or light pollution)	The proposal will not result in pollution of the environment. Stormwater, water quality and noise and vibration impacts have been considered and appropriate mitigation measures have been provided to protect the environment.	Mitigation measures have been detailed in Section 6.

Table 13 Division 5.1 Guidelines Environmental Factors to be considered

Environmental Factor	Assessment	Mitigation Required
(m) <i>environmental problems associated with the disposal of waste,</i> (Transportation, disposal and contamination)	Mitigation measures have been identified to manage any environmental problems associated with the disposal of waste from the site.	Mitigation measures have been detailed in Section 6.
(n) <i>increased demands on natural or other resources that are, or are likely to become, in short supply,</i> (Land, soil, water, air, minerals and energy)	The proposed minor works will not result in any increased demands on resources.	Nil
(o) <i>the cumulative environmental effect with other existing or likely future activities,</i> (Existing activities and future activities)	The existing and future use of the site will remain as an educational establishment as a result of these works and therefore there will be no cumulative environmental effect arising from the works.	Nil
(p) <i>the impact on coastal processes and coastal hazards, including those under projected climate change conditions,</i> (Coastal process 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 works will have no impact on coastal processes or hazards.	Nil
(q) <i>applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,</i> (Issues, objectives, policies and actions identified in local, district and regional plans)	As detailed in Section 3.8 , the proposed activity is generally consistent with the relevant aims, objectives and planning priorities detailed in the <i>Sydney Region Plan, Central City District Plan and Parramatta Local Strategic Planning Statement</i> .	Nil
(r) <i>other relevant environmental factors.</i> (Any other factors relevant in assessing impacts on the environment to the fullets)	There are no other relevant environmental factors that require assessment in relation to the proposed minor works.	Nil

6 Mitigation Measures

6.1 Part A – General Measures

6.1.1 Obligation to Prevent Impacts to The Environment

In addition to meeting all of the conditions/mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the construction and on-going operation of the approved activity.

6.1.2 Development in Accordance with Plans and Documentation

The activity must be carried out in accordance with the REF dated 18 October 2024 prepared by EPM Projects, and in accordance with the following plans and supporting documentation, except where a condition/mitigation measure expressly requires otherwise:

Table 14 Approved Plans and Supporting Documents			
Plan #	Rev	Name	Date
Site Survey prepared by John Lowe & Associates (Ref: 39031-100265) dated 18 July 2023			
Demolition Management Plan prepared by FDC Constructions (undated)			
Heritage Impact Statement prepared by Heritage 21 (Ref: 9995 – HIL) dated 21 October 2024			
Sediment Control Plan prepared by AT&L, including:			
24-1240-SKC002	P1	Erosion and Sediment Control Plan	17.10.24
24-1240-SKC003	P1	Erosion and Sediment Control Details	17.10.24

6.1.3 Copies of Approved Plans and Conditions/Mitigation Measures to be Kept On-site

A copy of the approved plans and conditions/mitigation measures must be kept at an appropriate location on-site where the works are taking place and must be available for inspection on request.

6.1.4 Copies of REF to be Kept on School Website

In accordance with the requirements of the *NSW Code of Practice of Part 5 activities for registered non-government schools* (August 2017):

- A copy of the REF and Decision Statement are to be published on the school's website for a minimum period of 5 years from the commencement of the works.
- A copy of the REF and Decision Statement are to be provided to any member of the public who requests a copy in accordance with the requirements of Section 5.2 of the Code of Practice.

6.1.5 Amendment Tracking

Where a minor amendment to a plan approved under condition/mitigation measure **6.1.2** or an amendment to an approved condition/mitigation measure forming part of this REF determination to correct a typo is required, an amendment register for the REF must outline the proposed amendment, demonstrate the need for the proposed amendment and demonstrate why the proposed amendment is considered to be substantially the same as the approved REF. If amending a plan approved under condition/mitigation measure **6.1.2**, the amendment register must also outline how the environmental impacts of the proposed amendment have already been considered and how it will reduce the overall environmental impact of the approved REF. Each amendment is required to be endorsed by the school and is required to be published on the school's website along with the REF and Decision Statement.

6.1.6 Compliance With Conditions/Mitigation Measures

All relevant personnel, including contractors and their subcontractors must be made aware of these conditions/mitigation measures and the requirement to undertake the works as per these conditions/mitigation measures.

6.1.7 Demolition

Any demolition work must be undertaken in accordance with the provisions of Australian Standard AS 2601-2001 The Demolition of Structures.

Any contaminated materials or substances that are found during demolition are to be managed in accordance with the relevant legislation, regulations, codes of practice and guidelines, including work and health safety legislation and regulations include SafeWork NSW Codes of Practice and EPA requirements.

No demolition works are permitted to take place to the heritage listed buildings on the site, including the Jubilee Building and the Woolwich Building. All activities and movements associated the demolition works are to be carried out such that no direct impact results upon these buildings.

6.1.8 Erosion and Sediment Control

Erosion and sediment controls must be implemented in accordance with the Landcom/Department of Housing *Managing Urban Stormwater, Soils and Construction Guidelines* (Blue Book) prior to work commencing. The controls must be in place, inspected and managed until the works are complete and all exposed erodible materials are stable. Inspection records must be kept and provided on request.

6.2 Part B - Prior to Commencement of Any Demolition Work

Note: The following conditions/mitigation measures are to be complied with prior to the commencement of any construction work.

6.2.1 Works Notification

Prior to the commencement of any construction work, Council and the occupiers of any land within 80 metres of the site boundaries must be notified in writing of the project. The notice must outline the works to be undertaken, the expected timing for commencement and expected timing for completion of construction works. A minimum period of 48 hours notification prior to the commencement of any construction work shall be given.

6.2.2 Site Notice Board

Prior to the commencement of any construction work, a site notice board must be located at eye level at the entrance or other appropriate location at the site in a prominent position for the benefit of the community. The site notice must be displayed throughout the entire construction period, be A1 sized, durable, weatherproof and include the following information:

- a) 24-hour contact person for the site;
- b) Telephone and email addresses;
- c) Site works and timeframes; and
- d) Details of where accessible project information can be sourced.

6.2.3 Complaints Handling

Prior to commencement of any construction work, a Complaints Register is to be developed to record the details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available on request. On receiving a complaint, it is to be recorded and provided to the relevant authorised person and reviewed to determine whether issues relating to the complaint can be resolved, avoided or minimised. A response approved by the relevant authorised person shall be provided to the complainant within 7 days of receiving the complaint explaining what remedial actions (if any) were taken.

6.2.4 Demolition Management Plan

Prior to the commencement of any demolition work, the Demolition Management Plan (DMP) as referenced in condition/mitigation measure **6.1.2** is to be reviewed, and if necessary, updated, before being implemented for the carrying out of the works.

6.2.5 Demolition Waste Management

Management of construction and demolition waste should be undertaken in accordance with the DMP as referenced in condition/mitigation measure **6.1.2**, and the Department of Environment and Climate Change

(DECC) Waste Classification Guidelines (2008) and the *Protection of the Environment Operations Act 1997*. The following mitigation measures should be implemented on site:

- The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of the works;
- Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed waste disposal site. Frequency of collection should be identified and records maintained;
- No burning or burying of waste is permitted on the site;
- Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the site boundary;
- No materials will be used in a manner that will pose a risk to public safety and waste generated from the works will be recycled wherever possible;
- All loose material stockpiles are to be stored within the temporary construction compounds and are to be protected from possible erosion;
- Unnecessary resource consumption will be avoided;
- All soils and materials (liquid and solid) to be removed from the site must be analysed and classified by an appropriately qualified consultant in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* and related guidelines, in particular the NSW EPA Waste Classification Guidelines, prior to offsite disposal; and
- All waste must be disposed of at an appropriately licensed waste facility suitable for the specific waste. Receipts for the disposal of the waste must be submitted to the school within 14 days of the waste being disposed.

6.2.6 Tree Protection Measures

Prior to the commencement of any construction work, trees not approved to be pruned or removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites. The tree protection measures are to remain in place until the completion of all work. No tree removal forms part of this REF. Any proposed tree removal must be sought under a separate tree removal application.

6.3 Part C - During Demolition Work

Note: The following conditions/mitigation measures are to be complied with during demolition work.

6.3.1 Demolition Management

The site and all demolition works are to be managed and carried out in accordance with:

- The DMP and all of its associated plans, protocols and procedures, which were required to the satisfaction of condition/mitigation measure **6.2.4**
- The approved REF, plans and supporting documents approved under condition/mitigation measure **6.1.2**; and
- Any other licences, permits, approvals and land owners consents as required under any other legislation.

6.3.2 No Obstruction of Public Way

Building materials, machinery, vehicles, refuse, skip bins or the like must not be stored or placed in the public way (outside of any approved construction works zone) under any circumstances.

6.3.3 Pedestrian Access

Safe pedestrian access in and around the site shall remain unimpeded at all times. Required informative signage and directional information must be provided in appropriate locations. Where necessary, traffic control measures will be implemented.

6.3.4 Work Hours

The undertaking of any demolition work, including the entry and exiting of demolition and delivery vehicles at the site, is restricted to the following standard work hours:

- Monday to Friday inclusive: Between 7.00am to 6.00pm;
- Saturday: Between 8.00am to 1.00pm; and
- Sunday and Public Holidays: No work permitted.

6.3.5 Services and Utilities

All services and utilities in the demolition area must be appropriately disconnected and reconnected as required. The contractor is required (if necessary) to consult with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, they are to be appropriately augmented, subject to obtaining any required approvals or permits.

6.3.6 Asbestos Handling

Prior to the commencement of any demolition work where asbestos or asbestos-containing material is to be impacted or uncovered, compliance with SafeWork NSW requirements shall be adhered to. Asbestos shall be removed by a suitably qualified and experienced contractor, licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW and the material transported and disposed of in accordance with NSW Environment Protection Authority requirements.

6.3.7 Unexpected Site Contamination

During demolition works, should any contamination information or contaminants be identified which have the potential to alter previous site contamination assessments and recommendations, the relevant SINSW Project Manager must be immediately notified and works must cease in the location of the contamination. Works must not recommence until a suitably qualified contamination consultant has investigated the unexpected contamination and provided recommendations for the necessary remedial work required to render the site suitable for the activity. Following completion of the remediation, a Site Remediation and Validation Report is to be submitted to a NSW EPA-Accredited Site Auditor to confirm site suitability. A copy of the Site Remediation and Validation Report is also to be provided to the relevant authorised person. A notice of completion of remediation work must also be given in accordance with Section 4.14 and Section 4.15 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

6.3.8 Aboriginal Heritage

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

6.3.9 Human Remains

If human remains are identified, work must cease and the area around where the remains are found must be protected from all disturbance. Finds are not to be displaced from the location where they are found. The school is to be notified and a specialist archaeologist engaged to assess the find. If human skeletal material less than 100 years old is discovered, the NSW Police are to be contacted in accordance with the *Coroners Act 2009*. Aboriginal burials (older than 100 years) are protected under the *National Parks and Wildlife Act 1974* and should not be disturbed. Should the skeletal material prove to be archaeological Aboriginal remains, Heritage NSW and the Local Aboriginal Land Council must be notified. Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*.

7 Conclusion

The proposed demolition of existing Blocks C and D, church building, three demountable classrooms, and all associated pavement at OneSchool Global, 216 Pennant Hills Road, Oatlands, is subject to assessment under Part 5 of the EP&A Act. This REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. This has included consideration of flood, bushfire, biodiversity, contamination, hazardous materials, noise, traffic and waste management impacts.

A number of potential environmental impacts from the proposal have been avoided or reduced during the development of concept design and options assessment for the proposal. The proposal as described in this REF best meets the project objectives but would still result in some short-term impacts during the demolition. Mitigation measures as detailed in this REF would avoid, ameliorate or minimise these expected impacts. The proposal would also facilitate the installation of a future open space, parking and a replacement church building under a separate planning pathway. On balance the proposal is considered justified.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an environmental impact statement to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 Division 5.2 of the EP&A Act.

The proposal is unlikely to affect threatened species, populations or ecological communities or their habitats, within the meaning of the BC Act and/or FM Act. Therefore, a species impact statement or biodiversity development assessment report is not required. The proposal does not affect the environment of Commonwealth land or have an impact on any matters of national environmental significance.

Glossary and Abbreviations

ACHAR	Aboriginal Cultural Heritage Assessment Report
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
ARI	Average recurrence interval
AS	Australian Standard
ASS	Acid Sulfate Soils
BAL	Bushfire Attack Level
BC Act	NSW <i>Biodiversity Conservation Act 2016</i>
BCA	Building Code of Australia
BDAR	Biodiversity Development Assessment Report
BFA	Bushfire Safety Authority
CIV	Capital Investment Value
Council	City of Parramatta Council
Code of Practice	NSW <i>Code of Practice for Part 5 activities for registered non-government schools</i> (August 2017)
Determining Authority	A Minister or public authority and, in relation to any active, the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out.
DCP	Development Control Plan
DoE	NSW Department of Education
DPE	NSW Department of Planning and Environment
EEC	Endangered Ecological Communities
EIS	Environmental Impact Statement
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	NSW <i>Environmental Planning and Assessment Regulation 2021</i>
EPI	Environmental Planning Instrument
EPM	EPM Projects
FERP	Flood Emergency Response Plan
FFL	Finished Floor Level
FM Act	NSW <i>Fisheries Management Act 1994</i>
FPL	Flood Planning Level
FSR	Flood Space Ratio
GFA	Gross Floor Area
Division Guidelines	5.1 Department of Planning and Environment Guidelines for Division 5.1 assessments (June 2022)
Heritage Act	NSW <i>Heritage Act 1977</i>
HIS	Heritage Impact Statement
LEP	Local Environmental Plan
LGA	Local Government Area

NPW Act	<i>NSW National Parks and Wildlife Act 1974</i>
PBP 2019	<i>Planning for Bushfire Protection 2019</i>
PCT	Plant Community Type
PMF	Probable Maximum Flood
Public Authority	Government departments, statutory bodies and registered non-government schools pursuant to Schedule 1 of the EP&A Regulation.
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
RFS	NSW Rural Fire Service
RNS	Registered Non-government schools
SEPP	State Environmental Planning Policy
SES	State Emergency Services
SIS	Species Impact Statement
TfNSW	Transport for NSW
WM Act	<i>Water Management Act 2000</i>