

Review of Environmental Factors Decision Statement

New Gledswood Hills High School

Table 1: REF Details

Document Name	New Gledswood Hills High School
REF Date	14 April 2025
REF Version No.	Version 3
Portal Reference No.	P5-2025-34
Location	9 Gregory Hills Road, Gledswood Hills (Lot 2 in DP 1262720)
Summary of Proposed Activity	Construction and operation of a new high school at Gledswood Hills
Prepared by	Matthew Thrum (Senior Urbanist) and Chris McGillick (Director), Ethos Urban
Assessments Director Endorsement	<p>I certify that I have reviewed and endorsed the contents of the REF document and the Decision Statement and, to the best of my knowledge, it is in accordance with the <i>Environmental Planning and Assessment Act 1979</i>, the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) and the Guidelines approved under section 170 of the EP&A Regulation and the information it contains is neither false nor misleading.</p> <p><i>Sarah Kelly</i></p> <p>Sarah Kelly, Director Assessments</p>

The Review of Environmental Factors (**REF**) has been assessed and considered in accordance with the requirements of sections 1.7, 5.5, 5.7 and 5.10 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), sections 171 and 171A of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**) and the Guidelines approved under section 170 EP&A Regulation.

In considering the activity and for the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, the NSW Department of Education (**the department**) has examined and taken into account to the fullest extent possible, all matters affecting or likely to affect the environment arising from the activity, as addressed in the REF including any necessary mitigation or management measures.

The REF is supported by specialist investigations and studies that have assessed the following key matters and impacts:

- Traffic, Parking and Access
- Stormwater and Drainage
- Design Quality

The REF provides an environmental assessment of the activity against the requirements of Division 5.1 of the EP&A Act and the EP&A Regulation, including but not limited to:

- *Guidelines for Division 5.1 Assessments*, prepared by the Department of Planning and Environment (DPE), June 2022; and
- *Guidelines for Division 5.1 assessments—Consideration of Environmental Factors for Health Services Facilities and Schools* prepared by Department of Planning, Housing and Environment (DPHI), October 2024.

Notification of the activity occurred in accordance with s3.38A of State *Environmental Planning Policy (Transport and Infrastructure)* 2021 (**TI SEPP**) and having regard to:

- the *Stakeholder and Community Participation Plan for New Health Services Facilities and Schools* published by DPHI in October 2024; and
- the *Stakeholder and Community Participation Plan* published by the NSW Department of Education in October 2024.

The REF was publicly exhibited on the NSW Planning Portal for 28 days from 17 February 2025 until 16 March 2025. Written notice was provided to neighbouring and nearby property owners and/or occupants in vicinity of the proposal. Camden Council was provided written notice of the proposed activity on 10 February 2025, as well as relevant State and Commonwealth government agencies and service providers on 10 February 2025.

Six (6) submissions were received during this exhibition period, including one (1) submission from the public and five (5) submissions from government authorities including Camden Council. Two late submissions from government agencies (NSW State Emergency Service (SES) and Transport for NSW) were also received. These late submissions were not addressed in the final REF but were considered as part of the assessment and determination of the project.

The activity has considered the issues raised in submissions received during the consultation period and these submissions have been addressed in the assessment of the proposed activity. As the determining authority, the department is satisfied that appropriate consultation has been undertaken, having regard to the relevant stakeholder and community participation plans.

This determination is made following consideration of the matters in sections 1.7, 5.5, 5.7 and 5.10 of the EP&A Act, and section 171 and section 171A of the EP&A Regulation. This determination is also made following consideration of the design quality of the development, evaluated in accordance with the design quality principles set out in schedule 8 of the TI SEPP and the design principles set out in the *Design Guide for Schools* (May 2018) published by the NSW Government Architect.

The REF has considered the potential impacts arising from the proposal, including any impacts on critical habitat and threatened species, populations and ecological communities and their habitats in accordance with Part 7 of the *Biodiversity Conservation Act 2016*. The REF has also assessed the need for referral to the Commonwealth Minister for the Environment under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The REF identifies a range of environmental outcomes and safeguards as mitigation measures that would be required to avoid or reduce environmental impacts. The mitigation measures for the proposal are included at **Appendix 1 of the REF**. Additional and amended measures are listed in **Attachment 1**.

The additional and amended measures have been included to:

- (i) ensure that the Flood Emergency Response Plan aligns with contemporary terminology and SES recommendations;
- (ii) ensure Dial before you Dig processes are followed as part of the construction process;
- (iii) ensure that the Construction Traffic Management Plan is developed in consultation with TfNSW
- (iv) ensure that the School Transport Plan includes measures to discourage parents from using the right of way to improve pedestrian safety and is developed in consultation with TfNSW; and
- (v) ensure that traffic and pedestrian signage and marking is installed in accordance with the TfNSW guidelines and specifications and subject to TfNSW approval / authorisation where required.

As an authorised person on behalf of the department who did not prepare the REF, I discharge the duty as a determining authority under section 5.1 of the EP&A Act and conclude that based on the REF document and other information provided:

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement and/or Biodiversity Development Assessment Report is not required;
- the proposed activity may proceed as it responds to an existing need for secondary education facilities in this part of South West Sydney and it generally complies with, or is consistent with all relevant legislation, plans and policies;
- mitigation measures are required to eliminate, minimise or manage environmental impacts and have been addressed at **Appendix 1** of the REF and at **Attachment 1** of this Decision Statement, and endorsed by the Director Assessments at **Table 1** of this Decision Statement; and
- the proposed activity is not likely to have a significant impact on matters of national environmental significance, or on the environment of Commonwealth land, and therefore referral to the Minister under the EPBC Act is not required.

Having regard to the above, and having the power to exercise the functions of the determining authority under Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979* and Part 8, Division 1 of the *Environmental Planning and Assessment Regulation 2021*, the proposal as described in the REF at 9 Gregory Hills Road, Gledswood Hills (Lot 2 in DP 1262720) is **APPROVED** on behalf of the department and may proceed without the need for further assessment, subject to compliance with and implementation of the following:

1. The REF and associated appendices.
2. The Mitigation Measures included at **Appendix 1** of the REF and the additional and amended measures listed in **Attachment 1**; and
3. All other relevant statutory requirements, including approvals, licences, notifications, permits, and authorisations.



Yvette Buchli
Executive Director, Planning and Assessments
14 May 2025

Attachment 1

Additional Mitigation Measures

GM01* (new measure to be inserted before GM-1)

Contact “Dial Before You Dig on 1100” to obtain a Service Diagram. The sequence number obtained from “Dial Before You Dig” is to be provided to the Project Lead.

Amended Mitigation Measures

(amendments in ~~strike through~~ and **bold text**)

CM-TT1

Prior to construction commencing, finalise a Construction Traffic Management Plan **in consultation with TfNSW** and ~~to the satisfaction of~~ Camden Council, including preparation of traffic guidance schemes where required.

D/O-TT3

School Zone signage, speed management signage and ~~associated~~ pavement marking must be ~~constructed and approved by~~ **installed in accordance with TfNSW guidelines and specifications and subject to TfNSW approval / authorisation where required.**

D/O -TT5

Update the School Transport Plan to provide further details in relation to the management of the kiss ‘n drop zone **and the measures to discourage parents from using the Right of Way.**

D/O -TT14

Prior to the commencement of operations, a School Transport Plan must be prepared **in consultation with TfNSW** and to the satisfaction of the DoE Transport Planning Team. **The plan must include consideration of active sustainable transport for staff and students.** If the school already has a School Transport Plan, the existing plan is to be reviewed and updated if necessary to reflect the impacts of the REF works to the satisfaction of the DoE Transport Planning Team. A copy of the School Transport Plan is to be provided to the relevant DoE Project Lead for Implementation during operations.

D/O-FL1

Prior to the commencement of operation, the Flood Emergency Response Plan (FERP) is to be incorporated with the Emergency Management Plan and **updated to** include the following **in consultation with the SES (noting that SES does not have the authority to endorse or approve the FERP):**

- **Reflect current SES terminology and procedures as set out in the Principles Outlined in the Support for Emergency Management Planning Guideline (NSW Government 2023)**

- **Align evacuation actionable triggers with Australian Warning System (AWS) warning levels or Bureau of Meteorology (BOM) warnings.**
- **Consider closing the school early, prior to the start of the school day, on receipt of advice which indicates there is a risk of significant flooding to reduce the risk of carers or students entering floodwater.**
~~(a) Prioritise evacuation and avoid shelter in place by closing the school before the school day if flood events are forecasted and SES advises.~~
- ~~(b)~~ School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April);
- ~~(c)~~ School administration to undertake responsibilities as set out in the FERP; and
- Ensure that the Flood Warning Notice is maintained and permanently visible.