


# Review of Environmental Factors Decision Statement

## New High School for Googong

**Table 1: REF Details**

Document Name	Review of Environmental Factors – New High School for Googong
REF Date	3/06/2025
REF Version No.	7.0
Portal Reference No.	P5-2025-51
Location	200 Wellsvale Drive, Googong
Summary of Proposed Activity	Construction and operation of a new high school
Prepared by	Alistair Smith, Mecone Group Pty Ltd
Assessments Manager 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&amp;A Regulation) and the Guidelines approved under section 170 of the EP&amp;A Regulation and the information it contains is neither false nor misleading.</p>  <p>Jenny Chu, Manager 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 matters and key impacts:

- Transport, traffic and access
- Operational noise
- 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, June 2022; and
- *Guidelines for Division 5.1 assessments—Consideration of Environmental Factors for Health Services Facilities and Schools* prepared by 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 Department of Education in October 2024.

The REF was publicly exhibited on the NSW Planning Portal for 28 days from 19 March 2025 until 15 April 2025. Written notice was provided to neighbouring and nearby property owners and/or occupants in vicinity of the proposal. Queanbeyan-Palerang Regional Council (Council) was provided written notice of the proposed activity on 15 April 2025, as well as relevant State and Commonwealth government agencies and service providers on 18 March 2025. Seven submissions were received during the exhibition period, comprising five submissions from government agencies, including Council, and two submissions from the community. There were no late submissions.

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 2025) 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* (**BC 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**, and additional and amended measures are listed in **Attachment 1** of this decision statement.

The additional mitigation measure has been included to ensure, where reasonable and feasible, any noise impact associated with school use is managed to minimise impact on sensitive residential receivers (OPMM8).

Two mitigation measures have been amended to ensure that:

- the location of the bus stop will be finalised in consultation with TfNSW and Council and would safely interact with the kiss and drop zone (CEMM6)
- where impacts on school carparking near Brooks Oval is to occur, the School Transport Plan is to be updated in consultation with Council to manage and minimise impacts, as required (OPTMM1).

As an authorised person on behalf of the department who did not prepare the REF, I discharge the duty as a determining authority under Division 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 the ongoing demand for educational facilities in this locality;
- 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 and amended by the Assessments Manager 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* (EP&A Regulation), the proposal as described in the REF at 200 Wellsvale Drive, Googong 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*

**Yvette Buchli**  
Executive Director, Planning and Assessments  
24 June 2025

## Attachment 1

### Additional Measures

#### **OPMM8 Operational noise limits** (new measure to be included after OPMM7)

Short term noise monitoring must be undertaken within 12 months of the commencement of operation and when the school reaches 700 students. The short term noise monitoring must be undertaken in accordance with the Noise Policy for Industry (2017) to identify whether the use of the school impacts the nearest sensitive residential receivers due to an exceedance of the predicted noise levels identified in Appendix 20, Noise and Vibration Assessment Report. Where exceedances in the predicted noise levels are recorded implement, where reasonable and feasible, noise attenuation measures to reduce the impact to sensitive residential receivers.

### Amended Measures

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

#### **CEMM6 Consultation with Council and TfNSW regarding bus stop location and design**

The school bus stop **location and** design and school bus services are to be ~~determined~~ **finalised with consideration to the safe operation of the kiss and drop zone on Glenrock Drive**, in consultation with:

- Transport for New South Wales Bus Team, and
- Queanbeyan-Palerang Regional Council.

#### **OPTMM1 School Transport Plan**

Prior to the commencement of operations, a School Transport Plan must be prepared in consultation with the DoE Transport Planning Team. ~~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, in consultation with 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. **During the implementation of the School Transport Plan, where it is found that school carparking impacts Brooks Oval, update the plan in consultation with Council to minimise impact on Brooks Oval.**