


Review of Environmental Factors Decision Statement

Bungendore High School Temporary North Campus

Table 1: REF Details

Document Name	Review of Environmental Factors – Bungendore High School Temporary North Campus
REF Date	19 August 2025
REF Version No.	Revision 2
Portal Reference No.	P5-2025-73
Location	4-6 and 10 Majara Street, Bungendore, part of Mick Sherd Oval and part of the Majara Street road reserve
Summary of Proposed Activity	Construction and operation of the new Bungendore High School Temporary North Campus including building upgrades, new buildings and structures, landscaping, public domain and ancillary works.
Prepared by	Erin Crane, Urbis 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&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>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, parking and access
- Contamination
- Noise
- Design Quality
- Heritage

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 24 June 2025 until 21 July 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 17 June 2025, as well as relevant State government agencies and service providers on 17 June 2025.

Six submissions were received during the exhibition period, comprising four submissions from government agencies, including the 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, amended and deleted measures are listed in Attachment 1.

The additional mitigation measure has been included to:

- ensure that detailed design, specifically lighting signs and reflective materials, would consider the rail operations of the adjoining rail corridor

Mitigation measures have been amended or deleted to:

- ensure that construction lighting, signage and any reflective materials used would have minimal impact on the rail operations of the adjoining rail corridor
- address and respond to Transport for NSW comments in relation to a Travel Access Guide
- remove duplication of the requirement for a School Transport Plan

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 need for temporary educational facilities in this location until the permanent high school is operational;
- 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 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 4-6 and 10 Majara Street, Bungendore, part of Mick Sherd Oval and part of the Majara Street road reserve 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:

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

Yvette Buchli

Yvette Buchli, Executive Director
Planning and Assessments
17 September 2025

Attachment 1

Additional Measures

VAMM3 Design of lighting, signs and reflective materials (to be added after VAMM2) (design)

The design, installation and use of lights, signs and reflective materials visible from the adjacent rail corridor is to limit glare and reflectivity and is not to incorporate the use of red, amber or green lighting colours.

Amended Measures

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

CMM12 Construction lighting (amended)

All construction lighting shall not cause a nuisance to adjoining neighbours and comply with *AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting*.

The design, installation and use of construction lights, signs and reflective materials visible from the adjacent rail corridor is to limit glare and reflectivity and is not to incorporate the use of red, amber or green lighting colours.

OPTMM1 School Transport Plan (amended)

Prior to the commencement of operations, a School Transport Plan, **including a Travel Access Guide**, must be prepared to the satisfaction of 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, 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.

TTM8 School Transport Plan (delete)

~~Prior to the commencement of operation, a School Transport Plan must be prepared 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.~~