

Review of Environmental Factors Decision Statement (Major)

New Primary School in Worrigeer

Table 1: REF Details

Document Name	Review of Environmental Factors – New Primary School in Worrigeer
REF Date	10 July 2026
REF Version No.	6
Mitigation Measures	Version 6, dated 10 July 2026
Portal Reference No.	P5-2026-61
Location	9 Worrigeer Road, Worrigeer
Summary of Proposed Activity	Construction and operation of a new government school, including buildings and structures, landscaping, sport and play spaces, and associated supporting infrastructure
Prepared by	Henry Burnett, DFP Planning
Assessments Manager Endorsement	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 issued under section 170 of the EP&A Regulation and the information it contains is neither false nor misleading.  Jenny Chu, Manager Assessments

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 Act 1979* (EP&A Regulation) and the Guidelines issued under section 170 of the EP&A Regulation and the information it contains is neither false nor misleading.

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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 environmental impacts in a manner that is proportionate to the nature and risk of 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:

- Land-use conflict
- Transport, traffic and access
- Aboriginal heritage
- Flooding
- 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 (**the Guidelines**), published by the Department of Planning, Housing and Infrastructure (**DPHI**).

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; and
- the Stakeholder and Community Participation Plan published by the Department of Education.

The REF was publicly exhibited on the NSW Planning Portal for 28 days from 14 May 2026 until 11 June 2026. Written notice was provided to neighbouring and nearby property owners and/or occupants in vicinity of the proposal. The relevant local council Shoalhaven City Council was provided written notice of the proposed activity on 13 May 2026, as well as relevant State and Commonwealth government agencies and service providers on 13 May 2026.

Fifty-two submissions were received during the exhibition period, comprising five submissions from government agencies and 47 submissions from the community. A late submission from the Department of Climate Change, Energy the Environment and Water was also received.

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 the Design Guide for Schools 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**). 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 or amended measures are listed in Attachment 1.

The additional mitigation measures have been included to:

- ensure that parents recognise the existing agricultural uses near the school.

Mitigation measures have been amended or deleted to:

- ensure the Flood Emergency Response Plan is finalised in consultation with NSW State Emergency Services and consistent with the adjoining preschool
- manage intersection performance and road safety
- require the Transport Working Group to consider line marking as a road safety measures on Booligal Road.

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 is not within or nearby to a wilderness area (within the meaning of the *Wilderness Act 1987*) and therefore will not have an effect on any wilderness area;
- the proposed activity may proceed as provides social infrastructure for the community;
- 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 as 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 9 Worrigee Road, Worrigee 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 and amended measures listed in **Attachment 1**; and
- All other relevant statutory requirements, including approvals, licences, notifications, permits, and authorisations.



Yvette Buchli
Executive Director, Planning and Assessments
31 July 2026

Attachment 1

Additional Measure

OM9* Welcome Pack

(new measure to be inserted after OM8)

A welcome pack is to be distributed to the new primary school community before the start of every year, notifying the school community of the surrounding agricultural land uses and their known operations.

Amended Measures

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

OM5* Flood Emergency Response Plan

~~Prior to the commencement of operation, the Flood Emergency Response Plan (FERP) (Appendix 8) is to be finalised in consultation with the NSW Department of Education's Emergency Response Team. The final FERP must be to the satisfaction of the NSW Department of Education's Emergency Response Team and include the following:~~ **The draft Flood Emergency Response Plan (FERP) must be updated and finalised in consultation with the DoE Emergency Management Team and NSW SES. The FERP is to include:**

- (a) ~~The FERP for the New Primary School in Worrigee and the adjoining preschool must be consolidated to provide a~~ **consistent** ~~single emergency response protocol for the~~ **school and the adjoining preschool** ~~collective site.~~
- (b) **measures to ensure that** ~~T~~the school must pre-emptively close when a local or mainstream flood event is forecasted or SES advises;
- (c) outline procedures to be followed in the case of local flooding occurring while the school is occupied and a warning has been issued for potential mainstream flooding of the site;
- (d) procedures must ensure that there will be no chance of children and teachers being in the school when mainstream flooding of the site occurs;
- (e) a simplified description of flood behaviour, including potential flood levels and associated frequencies within the site and within the adjoining road system;
- (f) ~~provides~~ clear emergency management triggers and responses, including rainfall and water level and NSW SES alerts and Bureau of Meteorology warnings that require pre-emptive closure of the school;
- (g) **measures to ensure that** ~~S~~**school** administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April);
- (h) **measures to ensure that** ~~S~~**school** administration to undertake responsibilities as set out in the FERP;
- (i) **measures to ensure** that the Flood Warning Notice is maintained and permanently visible;
- (j) ~~include~~ details of awareness training for employees, contractors, parents and induction of new staff members; and
- ~~(a)~~ **(k)** ~~Provide~~ clear messaging and communication protocols, including but not limited to, staff and parents.

TA1 School Transport Plan

A School Transport Plan (STP) must be prepared to the satisfaction of DoE's Transport Planning Team- **and include the following:**

- a) **consideration of staggered drop-off / pick-up times for the primary school if the Greenwell Point Road, Worrigee Road and Millbank Road intersection upgrade has not been completed**
- b) **operational management procedures to safely manage Special Learning Unit spaces so that no vehicles are required to queue for these spaces**
- c) **a Travel Access Guide (TAG) to be provided to staff, students and parents at the start of each year that includes an outline of staff car park and boom gate access arrangements and safe vehicular drop-off / pick-up routes including on Booligal Road.**

A copy of the School Transport Plan is to be provided to the Accountable Lead and DoE's Transport Planning Team for implementation during Operations.

TA4 Design of Road Safety Measures

Transport Working Group (TWG) meetings (including Shoalhaven City Council and Transport for NSW) must be facilitated to finalise the design of road safety measures, including consideration of:

- a) New single lane mountable roundabout at the intersection of Worrigee Road, Booligal Road and Golden Grove
- b) Two raised pedestrian priority crossings (wombat):
 - On Worrigee Road across the northern approach to the intersection with Golden Grove and Booligal Road
 - On Booligal Road across the eastern approach to the intersection with Golden Grove and Worrigee Road (delivered as part of the separate preschool activity)
- c) One new on-grade painted pedestrian crossings (zebra):
 - On Golden Grove across the western approach to the intersection with Worrigee Road and Booligal Road
- d) Request Transport for NSW Implement school zone travel speed restrictions along Greenwell Point Road, Worrigee Road and side streets
- e) Road verge widths and path designs along Worrigee Road
- (f) double solid centre lines on Booligal Road to prevent vehicles conducting U-turn movements directly from the pick-up / drop-off spaces.**