

# Review of Environmental Factors

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New Primary School in Worrigeer

Document version: 6

Date: 10/07/2026

## Acknowledgement of Country

The NSW Department of Education acknowledges the Dharawal, Wandjiman and Jerrinja peoples the traditional custodians of the land on which the New Primary School in Worrigee is proposed.

We pay our respects to their Elders past and present and celebrate the diversity of Aboriginal people and their ongoing cultures and connections to the lands and waters of Australia.

The NSW Department of Education is committed to honouring Aboriginal peoples' cultural and spiritual connections to the land, waters and seas and their rich contribution to society.

The NSW Department of Education recognises that by acknowledging our past, we are laying the groundwork for a future that embraces all Australians; a future based on mutual respect and shared responsibility.

## Declaration

This Review of Environmental Factors (REF) has been prepared by DFP Planning on behalf of the NSW Department of Education (department) and assesses the potential environmental impacts which could arise from the New Primary School in Worrigee at 9 Worrigee Road, Worrigee.

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).

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 and Attachment B of the Guidelines, the EP&A Regulation and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

In preparing the REF I have declared any possible conflict of interests (real, potential or perceived) and I do not consider I have any personal interests that would affect my professional judgement.

|                      |                                                                                     |
|----------------------|-------------------------------------------------------------------------------------|
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| <b>Date</b>          | 10 July 2026                                                                        |

# Document Control

Document version: 6

Date: 10/07/2026

## Version history

| Version | Date       | Description     | Prepared by                                       | Approved by |
|---------|------------|-----------------|---------------------------------------------------|-------------|
| 1       | 20/03/2026 | WIP             | H. Burnett<br>N. Bartley<br>E. Calvar<br>M. James | H. Burnett  |
| 2       | 27/03/2026 | Draft           | H. Burnett                                        | H. Burnett  |
| 3       | 01/04/2026 | Draft           | H. Burnett                                        | H. Burnett  |
| 4       | 17/04/2026 | Draft           | H. Burnett<br>M. James                            | H. Burnett  |
| 5       | 11/05/2026 | Final           | H. Burnett                                        | H. Burnett  |
| 6       | 10/07/2026 | Post-Exhibition | M. James                                          | H. Burnett  |



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## Appendices

| Appendix | Name                                           | Version | Date       |
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| 2        | Transport and Accessibility Impact Assessment  | D       | 23/04/2026 |
| 3        | Aboriginal Cultural Heritage Assessment Report | 5       | 24/03/2026 |
| 4        | Flora and Fauna Assessment*                    | 6       | 26/06/2026 |
| 5        | Detailed Site Investigation (DSI)              | 1       | 18/03/2026 |
| 6        | Arboricultural Impact Assessment               | 3       | 23/03/2026 |
| 7        | Flood Impact and Risk Assessment               | 4       | 21/04/2026 |
| 8        | Flood Emergency Response Plan*                 | 4       | 03/07/2026 |
| 9        | Noise and Vibration Impact Assessment          | 5       | 17/03/2026 |
| 10       | Geotechnical Report                            | 1       | 25/02/2026 |
| 11       | Remediation Action Plan                        | 1       | 29/05/2026 |
| 12       | Submissions Report                             | 2       | 10/07/2026 |

\*Note: Appendices updated as part of the Submissions Report.

## Abbreviations

| Abbreviation               | Description                                                                       |
|----------------------------|-----------------------------------------------------------------------------------|
| <b>ABS</b>                 | Australian Bureau of Statistics                                                   |
| <b>ACHAR</b>               | Aboriginal Cultural Heritage Assessment Report                                    |
| <b>AEP</b>                 | Annual Exceedance Probability                                                     |
| <b>AHD</b>                 | Australian Height Datum                                                           |
| <b>AHIMS</b>               | Aboriginal Heritage Information Management System                                 |
| <b>AHIP</b>                | Aboriginal Heritage Impact Permit                                                 |
| <b>AIA</b>                 | Arboricultural Impact Assessment                                                  |
| <b>BC Act 2016</b>         | <i>Biodiversity Conservation Act 2016</i>                                         |
| <b>BC Regulation</b>       | <i>Biodiversity Conservation Regulation 2017</i>                                  |
| <b>BCA</b>                 | Building Code of Australia                                                        |
| <b>BDAR</b>                | Biodiversity Development Assessment Report                                        |
| <b>CA</b>                  | Certifying Authority                                                              |
| <b>CCAP</b>                | Climate Change Adaptation Plan                                                    |
| <b>CM Act</b>              | <i>Coastal Management Act 2016</i>                                                |
| <b>CEMP</b>                | Construction Environmental Management Plan                                        |
| <b>CLM</b>                 | Contaminated Lands Management Act 1997                                            |
| <b>CPTED</b>               | Crime Prevention Through Environmental Design                                     |
| <b>CTMP</b>                | Construction Traffic Management Plan                                              |
| <b>CWC</b>                 | Connecting with Country                                                           |
| <b>The department</b>      | NSW Department of Education                                                       |
| <b>DBYD</b>                | Dial Before You Dig                                                               |
| <b>DCCEEW</b>              | Department of Climate Change, Energy, the Environment and Water                   |
| <b>DCP</b>                 | Development Control Plan                                                          |
| <b>DPC</b>                 | Department of Premier and Cabinet                                                 |
| <b>DPHI</b>                | Department of Planning, Housing and Infrastructure                                |
| <b>Design Guide</b>        | <i>Design Guide for Schools</i> published by the Government Architect in May 2018 |
| <b>DOPU</b>                | Drop-Off and Pick-Up                                                              |
| <b>DSI</b>                 | Detailed Site Investigation                                                       |
| <b>EIS</b>                 | Environmental Impact Statement                                                    |
| <b>ENSA</b>                | East Nowra Sub-Arterial                                                           |
| <b>EPA</b>                 | Environment Protection Authority                                                  |
| <b>EP&amp;A Act</b>        | <i>Environmental Planning and Assessment Act 1979</i>                             |
| <b>EP&amp;A Regulation</b> | <i>Environmental Planning and Assessment Regulation 2021</i>                      |
| <b>EPBC Act</b>            | <i>Environment Protection and Biodiversity Conservation Act 1999</i>              |
| <b>EPI</b>                 | Environmental Planning Instrument                                                 |

| Abbreviation                 | Description                                                                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EPL</b>                   | Environment Protection License                                                                                                                                                 |
| <b>ESD</b>                   | Ecologically Sustainable Development                                                                                                                                           |
| <b>FERP</b>                  | Flood Emergency Response Plan                                                                                                                                                  |
| <b>FFA</b>                   | Flora and Fauna Assessment                                                                                                                                                     |
| <b>FFL</b>                   | Finished Floor Level                                                                                                                                                           |
| <b>FIA</b>                   | Flood Impact Assessment                                                                                                                                                        |
| <b>FM Act</b>                | <i>Fisheries Management Act 1994</i>                                                                                                                                           |
| <b>GBCA</b>                  | Green Building Council of Australia                                                                                                                                            |
| <b>Ha</b>                    | Hectares                                                                                                                                                                       |
| <b>LEP</b>                   | Local Environmental Plan                                                                                                                                                       |
| <b>LGA</b>                   | Local Government Area                                                                                                                                                          |
| <b>LoS</b>                   | Level of Service                                                                                                                                                               |
| <b>MNES</b>                  | Matters of National Environmental Significance                                                                                                                                 |
| <b>NCC</b>                   | National Construction Code                                                                                                                                                     |
| <b>NPW Act</b>               | <i>National Parks and Wildlife Act 1974</i>                                                                                                                                    |
| <b>NPW Regulation</b>        | <i>National Parks and Wildlife Regulation 2009</i>                                                                                                                             |
| <b>NPWS</b>                  | <i>National Parks and Wildlife Service (part of EES)</i>                                                                                                                       |
| <b>NSW RFS</b>               | NSW Rural Fire Service                                                                                                                                                         |
| <b>NT Act (Cth)</b>          | <i>Commonwealth Native Title Act 1993</i>                                                                                                                                      |
| <b>OEH</b>                   | (Former) Office of Environment and Heritage                                                                                                                                    |
| <b>Planning Systems SEPP</b> | <i>State Environmental Planning Policy (Planning Systems) 2021</i>                                                                                                             |
| <b>PBP</b>                   | Planning For Bushfire Protection Act 2019                                                                                                                                      |
| <b>PMF</b>                   | Probable Maximum Flood                                                                                                                                                         |
| <b>POEO Act</b>              | <i>Protection of the Environment Operations Act 1997</i>                                                                                                                       |
| <b>Proponent</b>             | NSW Department of Education                                                                                                                                                    |
| <b>PSI</b>                   | Preliminary Site Investigation                                                                                                                                                 |
| <b>RAP</b>                   | Remediation Action Plan                                                                                                                                                        |
| <b>REF</b>                   | Review of Environmental Factors                                                                                                                                                |
| <b>RF Act</b>                | <i>Rural Fires Act 1997</i>                                                                                                                                                    |
| <b>RH SEPP</b>               | State Environmental Planning Policy (Resilience and Hazards) 2021                                                                                                              |
| <b>Roads Act</b>             | <i>Roads Act 1993</i>                                                                                                                                                          |
| <b>SCPP DoE</b>              | <i>Stakeholder and community participation plan</i> , published by the NSW Department of Education October 2024                                                                |
| <b>SCPP DPHI</b>             | <i>Stakeholder and community participation for new health services facilities and schools</i> published by the Department of Planning, Housing and Infrastructure October 2024 |
| <b>SDP</b>                   | Sustainable Development Plan                                                                                                                                                   |
| <b>SDRP</b>                  | State Design Review Panel                                                                                                                                                      |



| Abbreviation   | Description                                                             |
|----------------|-------------------------------------------------------------------------|
| <b>SEPP</b>    | State Environmental Planning Policy                                     |
| <b>SES</b>     | State Emergency Service                                                 |
| <b>SLU</b>     | Support Learning Unit                                                   |
| <b>SOHI</b>    | Statement of Heritage Impact                                            |
| <b>TAFE</b>    | Technical and Further Education                                         |
| <b>TAIA</b>    | Transport and Accessibility Impact Assessment                           |
| <b>TI SEPP</b> | State Environmental Planning Policy (Transport and Infrastructure) 2021 |
| <b>TfNSW</b>   | Transport for New South Wales                                           |
| <b>TPZ</b>     | Tree Protection Zone                                                    |
| <b>WSUD</b>    | Water Sensitive Urban Design                                            |
| <b>WM Act</b>  | <i>Water Management Act 2000</i>                                        |
| <b>WMP</b>     | Waste Management Plan                                                   |

# Executive Summary

## The Proposal

The proposal relates to the construction and operation of the New Primary School in Worrigee with a capacity of 582 students as set out in **Section 3** of this Review of Environmental Factors (REF).

The proposed activity is located at 9 Worrigee Road, Worrigee, which is legally described as Lot 1 DP576975. The proposed activity also includes public domain works in the adjacent road reserve.

The site is trapezoidal in shape with three street frontages inclusive of Greenwell Point Road to the north, Worrigee Road to the west and Booligal Road to the south. The site is 2 hectares (by title) and is well located within proximity to growing residential areas and is adequately separated from adjacent rural land uses.

The site is mapped as containing biodiversity and is subject to minor overland flooding but not riverine flooding.

## Planning Pathway

The proposal involves the construction and operation of a new government school by the Department of Education (the department) (a public authority) on land that does not contain an existing or approved school and is in a prescribed zone. Accordingly, pursuant to Sections 3.37A of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP), the proposed works are classified as a development which may be carried out without consent.

Therefore, the proposal is considered an 'activity' for the purposes of Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and is subject to an environmental assessment. For the purposes of this proposal, the department is the proponent and the determining authority, and the required environmental assessment is in the form of a Review of Environmental Factors (REF). The REF has been prepared in the accordance with the *Guidelines for Division 5.1 Assessments* (DPHI, December 2025).

## Consultation

Consultation has been undertaken with in accordance with statutory requirements under the TI SEPP and having regard to the *Stakeholder and community participation plan for new health services facilities and schools* (Department of Planning Housing and Infrastructure (DPHI), October 2024) (SCPP DPHI) and the *Stakeholder and Community participation plan For new schools and major school upgrade projects undertaken under Division 5.1 of the EP&A Act 1979* (Department of Education, October 2024) (SCPP DoE).

Comments received have been carefully considered and responded to in a Submissions Report (**Appendix 12**).

In addition, non-statutory consultation has been undertaken with a range of community and government stakeholders throughout the planning and design process.

## Environmental Impacts

As set out in **Section 7** of this REF, the key environmental impacts relate to:

- **Traffic and Parking**

A Transport and Accessibility Impact Assessment (TAIA) has been prepared by WSP (**Appendix 2**). The activity will result in additional vehicle movements during construction

and ongoing operation. Key intersections are currently operating at a Level of Service (LoS) 'A'. The operation of the school will result in a LoS A and C in the AM and PM Peaks which remains a satisfactory level of service.

The mode share targets focus on private vehicle or active transport, with a lower reliance on public transport. The activity will be provided with adequate on-site staff parking, on-street drop-off and pick-up (DOPU) zones, bus zones, short-stay parking and active transport infrastructure to achieve the mode share targets.

Road reserve works proposed as part of the activity primarily relate to Worrigee Road. Minor works are proposed to Greenwell Point Road. Road reserve works relating to Booligal Road are subject to a separate activity (preschool). Road reserve works for a roundabout at the intersection of Greenwell Point Road, Worrigee Road and Millbank Road are to be undertaken by Shoalhaven City Council in 2027.

- **Aboriginal Heritage**

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Apex Archaeology (**Appendix 3**). Items of Aboriginal cultural value were uncovered during archaeological investigations. The items cannot be avoided by the proposed activity however they have been documented and re-buried. An Aboriginal Heritage Impact Permit (AHIP) will be obtained to follow due process and allow for the proposed activity to proceed.

- **Contamination**

A Detailed Site Investigation (DSI) (**Appendix 5**) has been prepared by Douglas Partners. The site has been found to contain localised contamination including traces of heavy metals due to the presence of fly-tipped material during previous ownership. The DSI requires that a Remediation Action Plan (RAP) guide the remediation of the site during construction works.

- **Flooding**

A Flood Impact Risk Assessment and Flood Emergency Response Plan has been prepared by Water Technology (**Appendix 7** and **Appendix 8**). The site is situated above riverine flood levels however is subject to minor overland flooding during extreme rainfall events. The finished floor levels (FFLs) will be constructed above the Probably Maximum Flood (PMF) level to reduce flooding risks. The recommended emergency response strategy is early closure and or evacuation when extreme rainfall or a flooding event is forecast.

- **Biodiversity**

An Arboricultural Impact Assessment (AIA) and Flora and Fauna Assessment (FFA) has been prepared by Eco Logical Australia (**Appendix 6** and **Appendix 4**). Of the 123 trees assessed on the site, 46 require removal to accommodate the proposed activity including some in areas mapped as containing biodiversity values. The FFA has determined that the area of the site mapped as containing biodiversity values contains degraded Shoalhaven Lowland Spotted Gum-Paperbark Forest. The remnant forest was in low condition with no understorey and ground layer remaining. No threatened flora or fauna species were found on site. Nest boxes are proposed to assist in mitigating the impact of the loss of any hollow bearing trees.

- **Noise and Vibration**

A Noise and Vibration Impact Assessment has been prepared by Lucid (**Appendix 9**).

Noise monitoring was undertaken to establish baseline data of existing site conditions, and noise modelling undertaken to establish potential impacts of noise from the activity on the locality. Four (4) surrounding receivers are expected to be highly noise affected during early phases of construction, requiring additional mitigation strategies including enhanced hoardings and strategically located temporary structures to provide additional acoustic barriers.

Operational noise levels including outdoor play are expected to comply with relevant noise criteria at all receivers. Other impacts have been considered as detailed in this REF.

### **Justification and Conclusion**

Based on the environmental assessment undertaken as part of this REF, it has been determined that the proposal will not result in any significant or long-term detrimental impacts. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an Environmental Impact Statement (EIS) to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Part 5.1 of the EP&A Act. The proposed development will not have any effect on Matters of National Environmental Significance and approval of the Activity under the Commonwealth EPBC Act is not required.

On this basis, it is recommended that the department determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.

# 1. Introduction

The NSW Department of Education (the department) proposes to build the New Primary School in Worrigeer (the activity) at 9 Worrigeer Road, Worrigeer (the site).

As part of the NSW Government's plan to rebuild public education, the NSW Budget is delivering \$2.1 billion for new and upgraded schools in regional NSW. The proposal to build a New Primary School in Worrigeer will deliver essential infrastructure to Worrigeer and create local employment opportunities.



**Figure 1: Indicative Render of New Primary School in Worrigeer**

This Review of Environmental Factors (REF) has been prepared by DFP Planning on behalf of the department to determine the environmental impacts of the proposed activity. For the purposes of these works, the department is the proponent and the determining authority under Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this REF is to describe the proposal, examine and take into account all matters affecting or likely to affect the environment and to detail mitigation measures to be implemented to manage impacts.

The potential environmental impacts have been assessed in the accordance with the *Guidelines for Division 5.1 Assessments* (DPHI, December 2025), and the relevant provisions of the EP&A Act, the *Environmental Planning and Assessment Regulation 2021*, and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The assessment contained within the REF has been prepared having regard to:

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an Environmental Impact Statement (EIS) to be prepared and approval to be sought from the Minister for Planning and Public Spaces under Division 5.2 of the EP&A Act; and

- The potential for the proposal to significantly impact Matters of National Environmental Significance (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.



## 2. The Site

The site is legally described as Lot 1 in Deposited Plan 576975, with a street address of 9 Worrigee Road, Worrigee, located in the Shoalhaven Local Government Area.

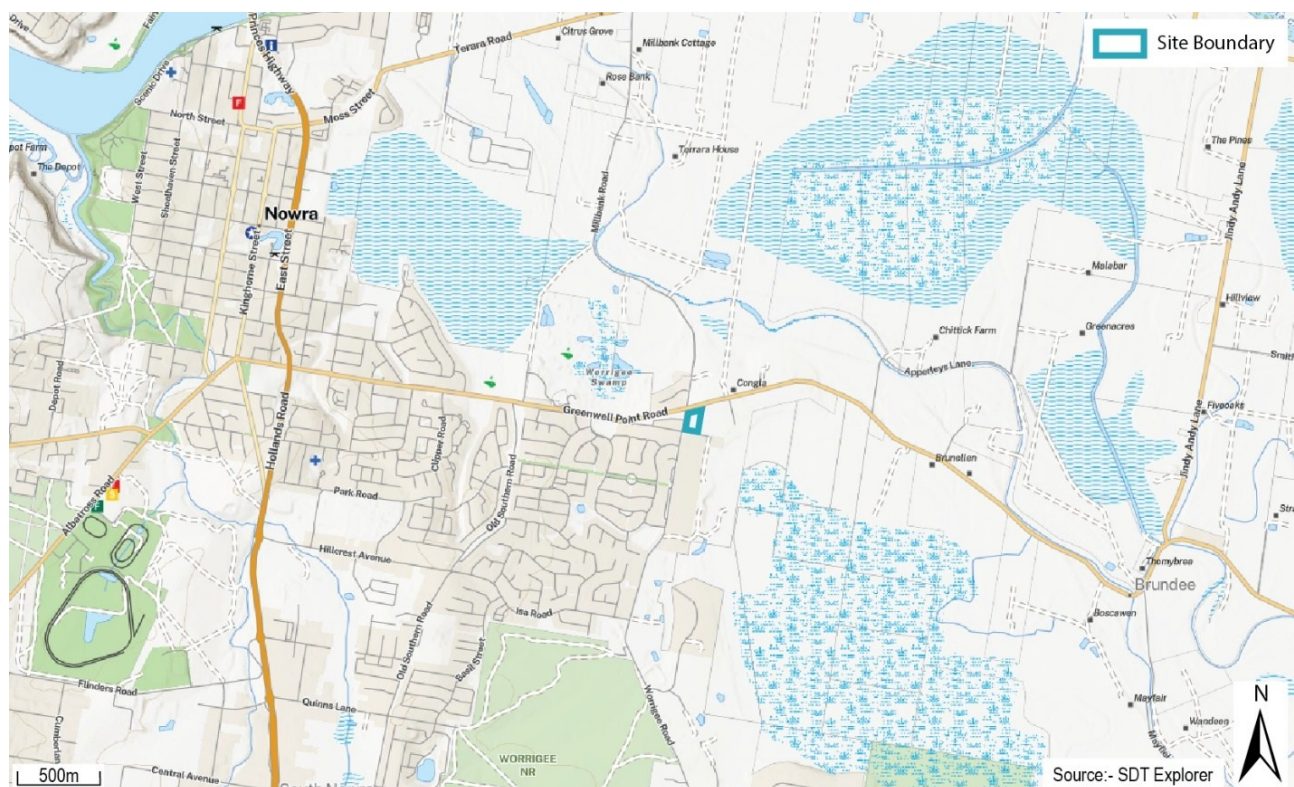
### 2.1 Site locality

The site has a western frontage to Worrigee Road, northern frontage to Greenwell Point Road and southern frontage to Booligal Road. The site is within the rural-urban interface of Worrigee, with low density suburban development to the west, and rural residential development to the east.

The site contains a dwelling house and various outbuildings. The site is relatively flat, with a slight fall in topography from Greenwell Point Road towards Booligal Road. Existing trees are generally located around the perimeter of the site with a cluster of trees in the northern part of the site.

Existing vehicular access to the site is via Worrigee Road (two vehicle crossovers) and Booligal Road (one vehicle crossover).

The location and configuration of the site is shown in **Figure 2** and **Figure 3**. Site photographs are provided in **Figure 4** to **Figure 7**.



**Figure 2: Locality Plan**





Figure 3: Aerial Photograph of the Site





**Figure 4: Site Photograph from Greenwell Point Road**



**Figure 5: Site Photograph from Booligal Road**



**Figure 6: Site Photograph from Worrigeer Road**





**Figure 7: Site Photograph from the Corner of Litoria Parade and Worrigee Road**

## 2.2 Site Constraints and Opportunities

Consideration of site constraints has been undertaken through a review of the Section 10.7 (2 & 5) Planning Certificates dated 12 May 2025, mapping under relevant Environmental Planning Instruments (EPIs), site inspection on 10 April 2025 and a review of specialist consultant reports.

Key site constraints include:

- Traffic and parking
- Aboriginal heritage
- Contamination and geotechnical constraints
- Flooding
- Biodiversity

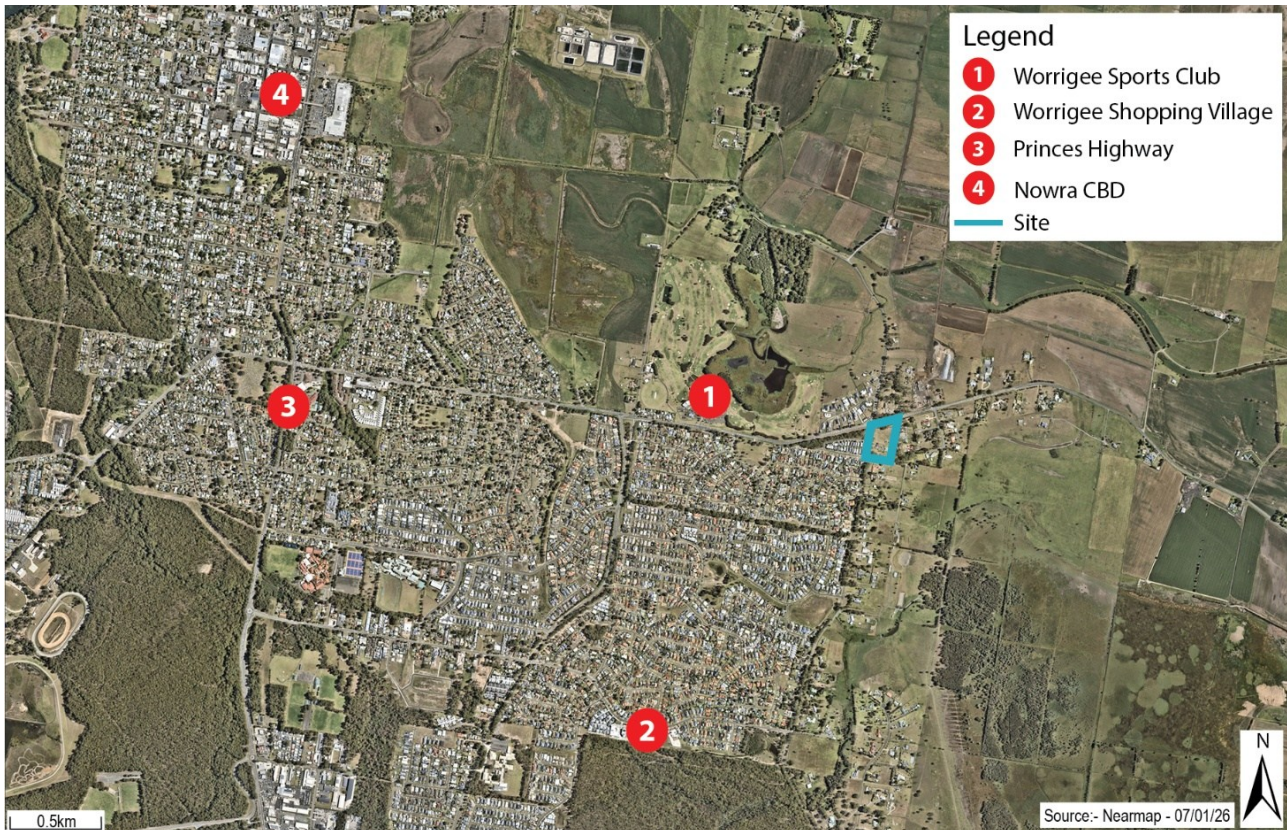
Consideration has also been given to opportunities identified in project development, including:

- The size of the allotment
- The three street frontages available to the allotment
- Road access



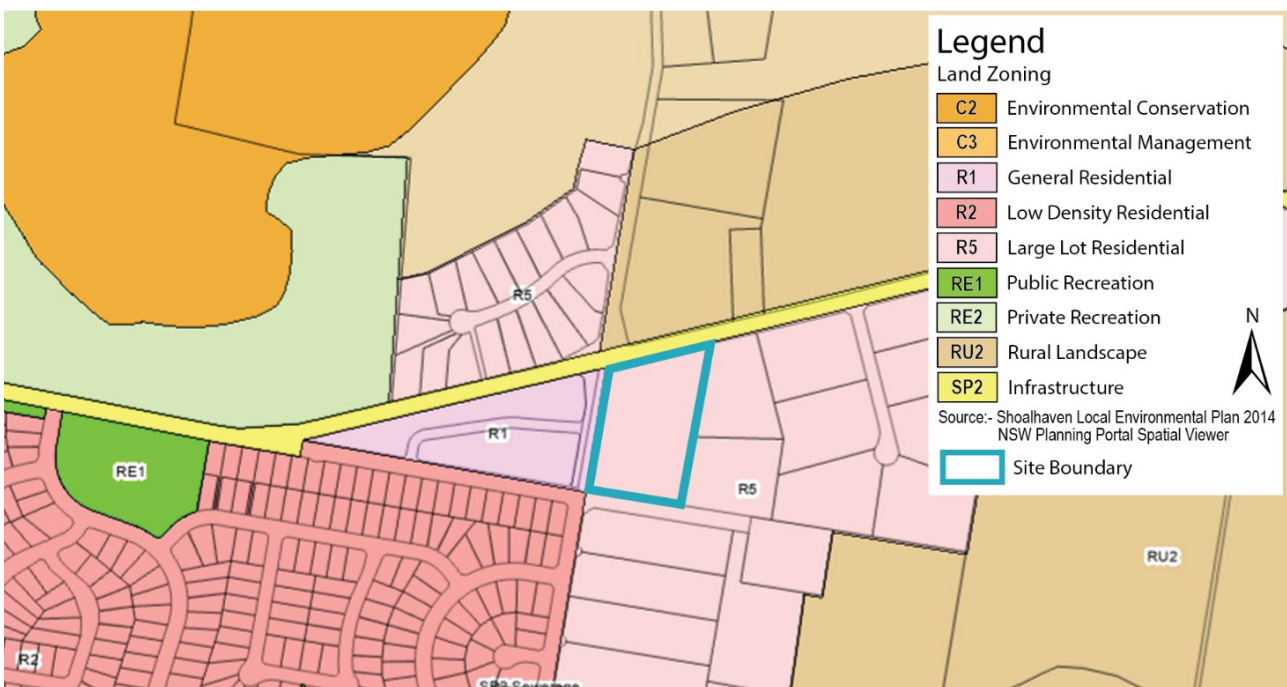
## 2.3 Surrounding Development

The site is approximately 830m east of Worrigeer Sports Club, 1.8km north-east of Worrigeer Shopping Village, 2.9km east of the A1/Princes Highway, 3.4km south-east of Nowra (Figure 8).



**Figure 8: Surrounding Development**

The site is zoned R5 Large Lot Residential and is situated on a rural-urban interface. Figure 9 provides the zoning map from the *Shoalhaven Local Environmental Plan 2014* (LEP).



**Figure 9: Land Zoning Map**

### 3. Proposed Activity

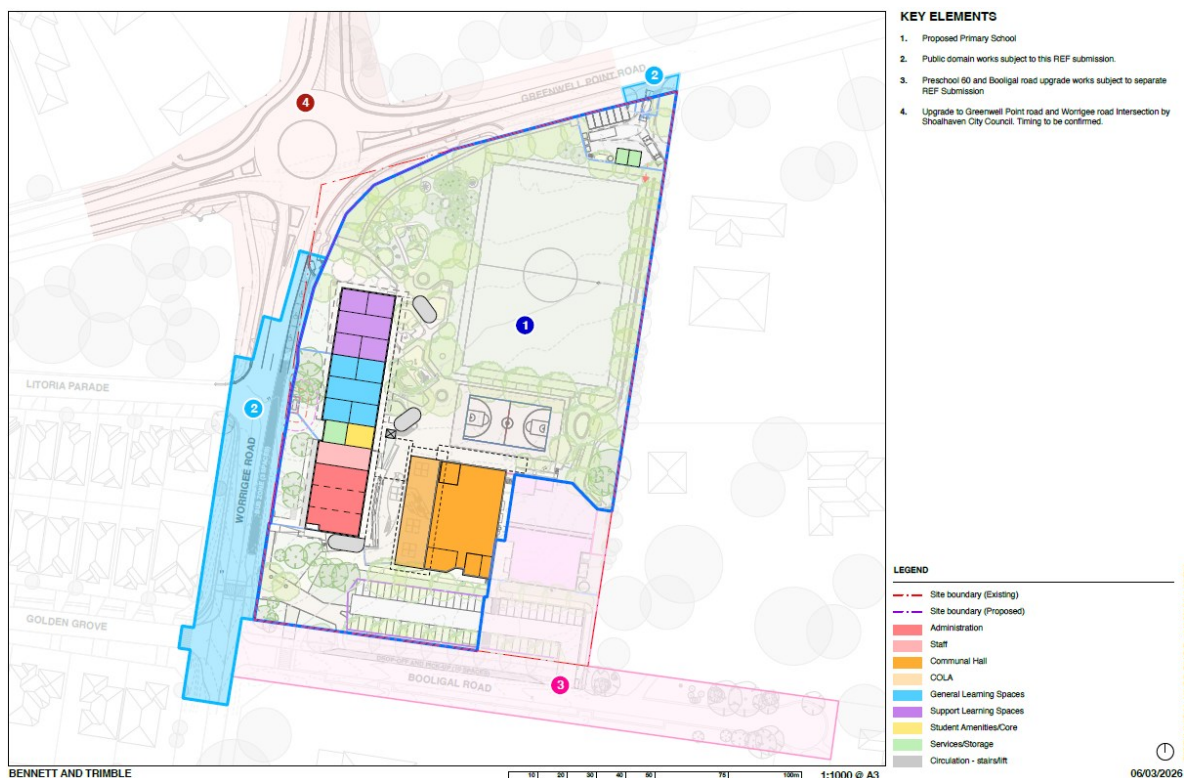
The activity is for the construction and operation of a New Primary School in Worrigeer under Chapter 2 and Chapter 3 of TI SEPP comprising:

- Demolition.
- Removal of 46 trees.
- Permanent classroom building including a support learning unit.
- Hall.
- Canteen.
- Covered outdoor learning area.
- Library.
- Administration buildings/offices.
- Sports field.
- Waste storage and collection area.
- Landscaping including tree planting.
- Car parking.
- Public domain works.
- Infrastructure upgrades.
- A capacity of 582 students.

All existing built structures on the site will be demolished to allow for construction of the proposed activity, including the existing dwelling and ancillary structures, greenhouse, heavy duty fencing and driveway.

The proposed activity does not include the new public preschool, roundabout or Booligal Road upgrade. The new public preschool and Booligal Road upgrade is subject to a separate environmental assessment by the department. The roundabout is to be delivered by Council.

**Figure 10** distinguishes the extent of the proposed activity in relation to the new public preschool and roundabout.



**Figure 10: Proposed Activity Extent**



## 3.1 Summary of the Activity

**Table 1** provides a summary of key aspects of the activity.

**Table 1: Summary of the activity**

| Project Element                       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proponent</b>                      | The Department of Education                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Use</b>                            | Educational Establishment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Activity</b>                       | <p>The activity is for the construction and operation of a New Primary School in Worrigee under Chapter 2 and Chapter 3 of TI SEPP comprising:</p> <ul style="list-style-type: none"> <li>• Demolition.</li> <li>• Removal of 46 trees.</li> <li>• Permanent classroom building including a support learning unit.</li> <li>• Hall.</li> <li>• Canteen.</li> <li>• Covered outdoor learning area.</li> <li>• Library.</li> <li>• Administration buildings/offices.</li> <li>• Sports field.</li> <li>• Waste storage and collection area.</li> <li>• Landscaping including tree planting.</li> <li>• Car parking.</li> <li>• Public domain works.</li> <li>• Infrastructure upgrades.</li> <li>• A capacity of 582 students.</li> </ul> |
| <b>Site Area</b>                      | 2.02Ha by title or 2.003Ha by Survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Activity Name</b>                  | New Primary School in Worrigee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Local Government Area</b>          | Shoalhaven City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Site/ Location Details</b>         | <p>Street Address – 9 Worrigee Road, Worrigee</p> <p>Legal Description – Lot 1/-/DP576975</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Activity Summary</b>               | Refer to <b>Table 3</b> for summary of proposed facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Student and Staff Numbers</b>      | <p>Indicative Student Numbers – 582</p> <p>Indicative Staff Numbers – 40</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Car Parking and Bicycle Spaces</b> | <p>40 Staff Car Parking Spaces</p> <p>67 Bicycle Spaces</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Height</b>                         | Maximum of 3 storeys                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Play Space</b>                     | 8,328.17m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Canopy Cover</b>                   | Currently 1,302m <sup>2</sup> (11% of site area) increasing to 2,096m <sup>2</sup> (17% of site area) on opening and establishing to 7,206m <sup>2</sup> (43% of site area) at maturity after 10 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Signage</b>                        | School identification signage will be located in the south-western corner of the site near the main pedestrian entrance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Off Site (Public Domain) Works</b> | <p>Reconfiguration of <b>Worrigee Road</b> south of the roundabout works including:</p> <ul style="list-style-type: none"> <li>• Removal of existing vehicle cross-over(s).</li> <li>• Grading and resurfacing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Project Element | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <ul style="list-style-type: none"> <li>• Realignment of the existing western footpath, kerb and gutter between Litoria Parade and Golden Grove.</li> <li>• Stormwater connection to the western kerb and gutter.</li> <li>• Construction of an eastern kerb and gutter.</li> <li>• Construction of three SLU DOPU spaces.</li> <li>• Construction of three bus spaces.</li> <li>• Construction of a pedestrian footpath (east).</li> <li>• Construction of a raised wombat crossing.</li> <li>• Associated road safety signage.</li> </ul> <p>Minor works within <b>Golden Grove</b> including:</p> <ul style="list-style-type: none"> <li>• Line-marking of an on-grade zebra crossing.</li> <li>• Associated road safety signage.</li> </ul> <p>Minor works within <b>Greenwell Point Road</b> including:</p> <ul style="list-style-type: none"> <li>• Construction of a new vehicle cross-over.</li> <li>• Associated road safety signage.</li> </ul> <p>Refer to <b>Section 3.17</b> for a description of related activities including upgrades to <b>Booligal Road</b> (the department) and a <b>roundabout</b> (Shoalhaven City Council) which will be constructed under separate authorisations and prior to the operation of the New Primary School in Worrigeer.</p> <p>Refer to Submissions Report for post-exhibition amendments to off-site works.</p> |

## 3.2 Design Development

### Design Guide and Design Quality Principles

The activity has been designed in accordance with Schedule 8 of the TI SEPP as detailed in **Section 5.2.2**. The design incorporates measures that are:

- Sustainable and efficient;
- Accessible and inclusive;
- Healthy and safe;
- Functional and comfortable;
- Flexible and adaptable; and,
- Visually appealing.

### Connecting with Country

Consultation with Aboriginal stakeholders occurred as part of the Connecting with Country design process as detailed in **Section 6.1.1**.

### Sustainability and Climate Change

The Shoalhaven region is expected to experience increased temperatures, extreme heat, bushfire weather and variations in rainfall as a result of climate change.

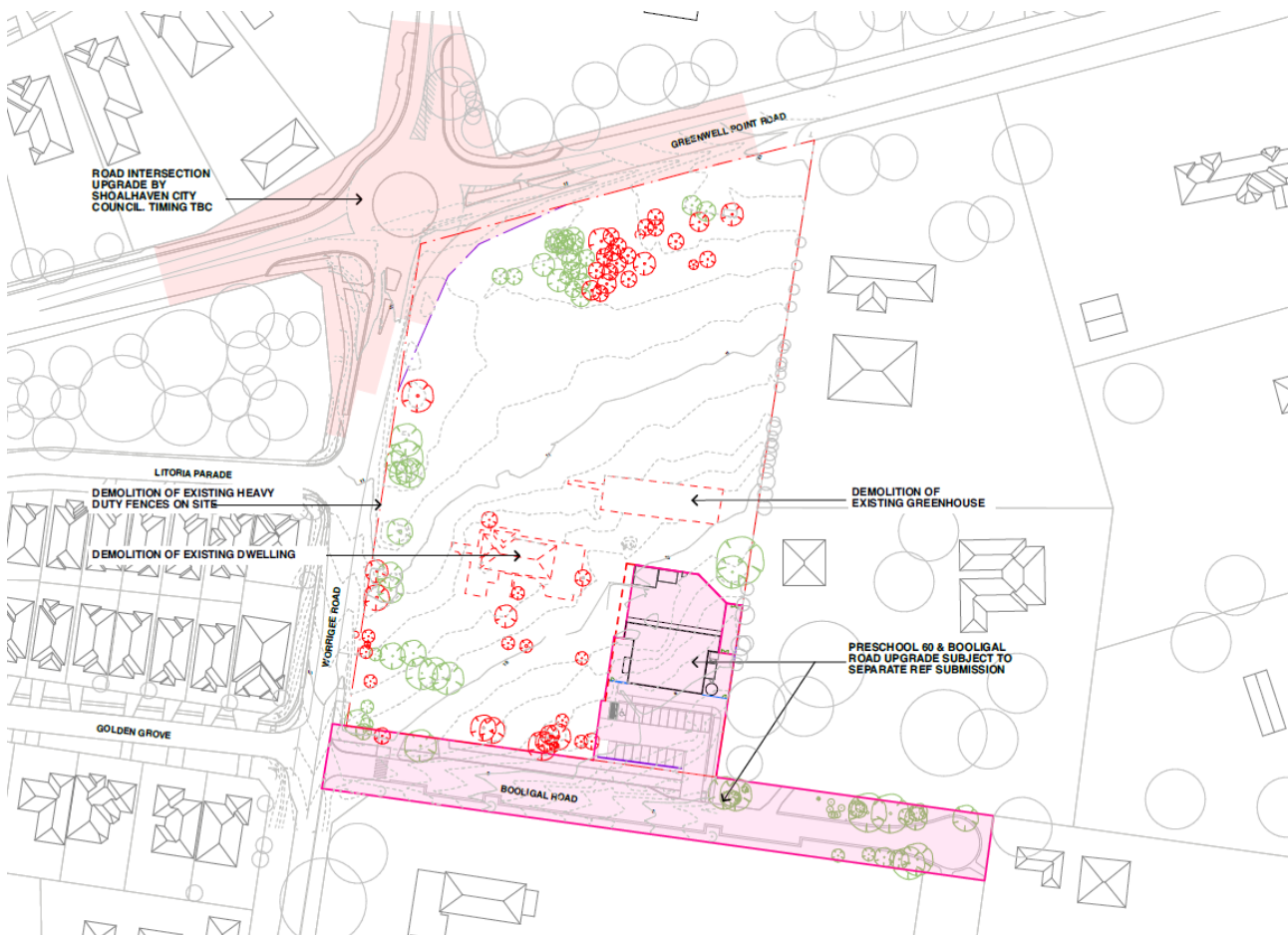


The impacts of climate change have been considered in the design development of the proposed activity. Sustainable design measures which also mitigate against risks associated with climate change have been included as detailed in **Section 7.10**.

### 3.3 Demolition and Tree Removal

#### Demolition

All existing built structures on the site will be demolished to allow for construction of the proposed activity, including the existing dwelling and ancillary structures, greenhouse, heavy duty fencing and driveway. **Figure 11** provides an excerpt of the demolition plan.



**Figure 11: Indicative Demolition Plan**

#### Tree Removal

The proposed activity includes the removal of 46 trees. An assessment of the tree removal is provided in **Section 7.8** of this REF.

### 3.4 Earthworks and Remediation

The site is relatively flat with land sloping down to the southeast at grades of 1:30 to 1:80, with a total elevation difference across the site of approximately 4m.

Approximately 3109.9m<sup>3</sup> of cut and 640.4m<sup>3</sup> of fill is proposed resulting in approximately 2,469.5m<sup>3</sup> of cut to be disposed off-site. **Figure 12** outlines the indicative extent of cut and fill.

Category 2 remediation works will be required as outlined in **Section 7.4** of this REF.

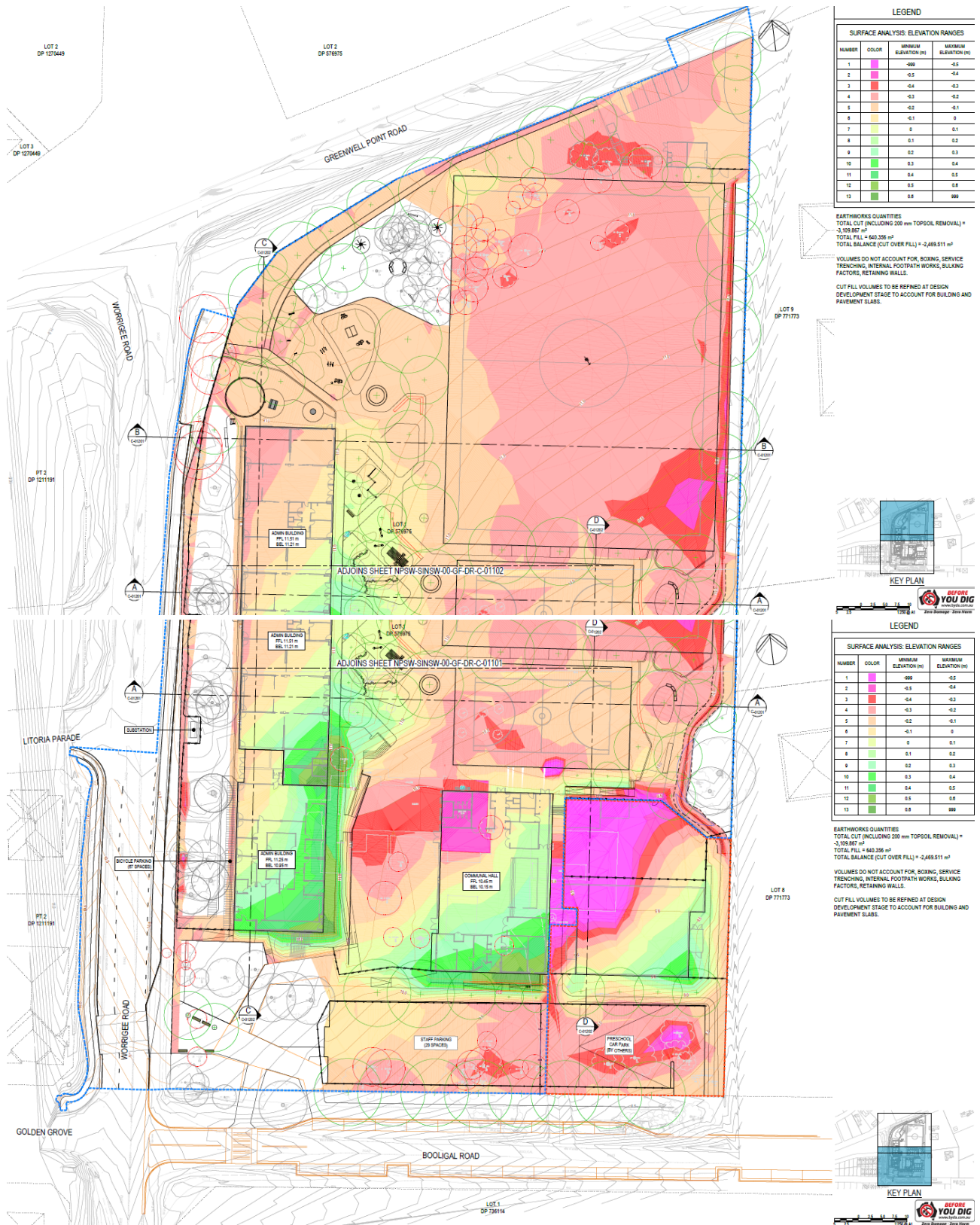
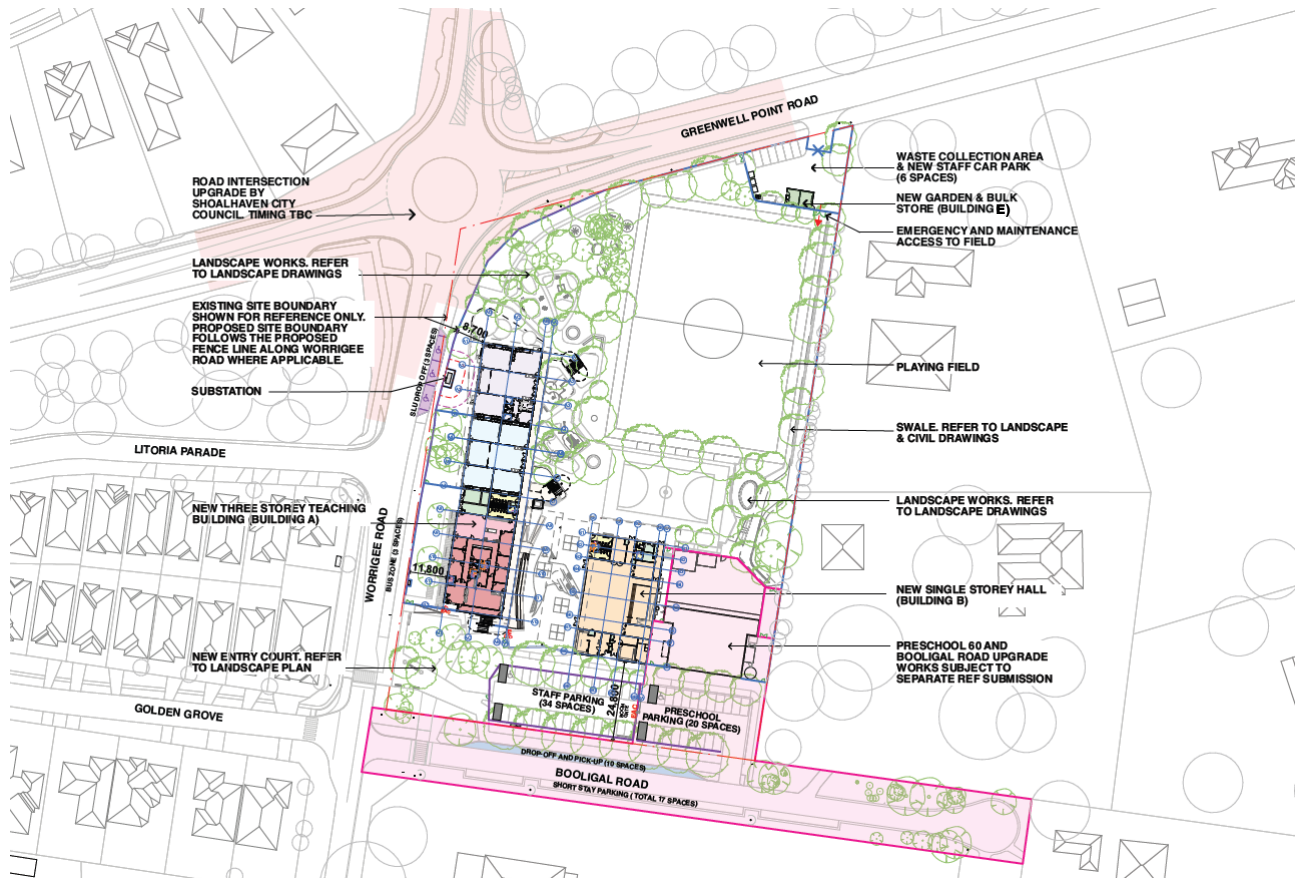


Figure 12: Indicative Cut and Fill

## 3.5 Site Layout

The proposed site layout is shown in **Figure 13**. Buildings are located in the western and southern parts of the site, car parking is in the south, and open space and servicing is in the north-eastern part of the site.



**Figure 13: Indicative Site Layout**

## 3.6 Built Form

The built form of the proposed school activity consists of two main buildings known as Building A and Building B.

### Building A

Building A fronts Worrigeer Road and has a height of three storeys. Building A has a proposed setback to Worrigeer Road of 8.7m at its closest point to 11.8m at its furthest point. The front setback area will be landscaped.

Building A will incorporate the following elements:

- Staff and administration hubs.
- Library.
- Three (3) Support Learning Unit spaces (SLU).
- 24 general learning spaces.
- Student facilities.
- Building services core.



## Building B

Building B fronts Booligal Road and is single storey. Building B has a proposed setback to Booligal Road of 24.8m. The front setback area will include staff parking and landscaping.

Building B contains the following elements:

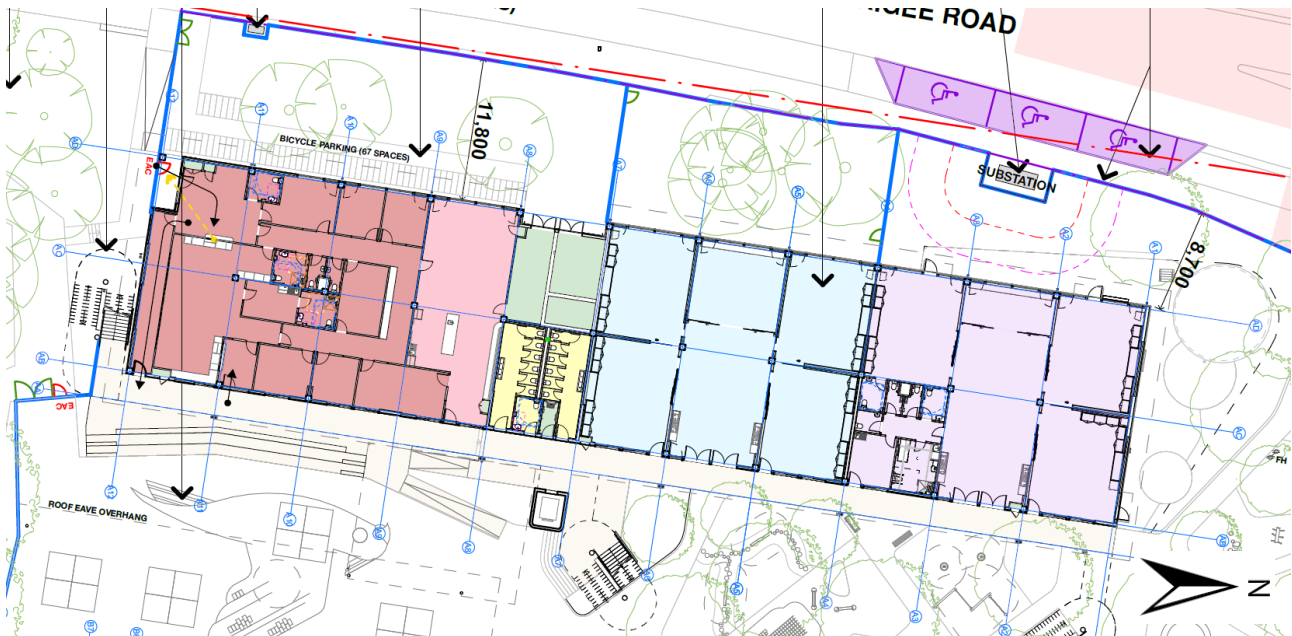
- Communal hall.
- Canteen.
- Before and after school care.
- COLA.

## Building E

Building E fronts Greenwell Point Road and is a single storey garden and bulk storage building.

## Indicative Floor Layouts

The indicative floor layouts of Building A and Building B are shown in **Figure 14** to **Figure 17**.



**Figure 14: Indicative Ground Floor Plan – Building A**



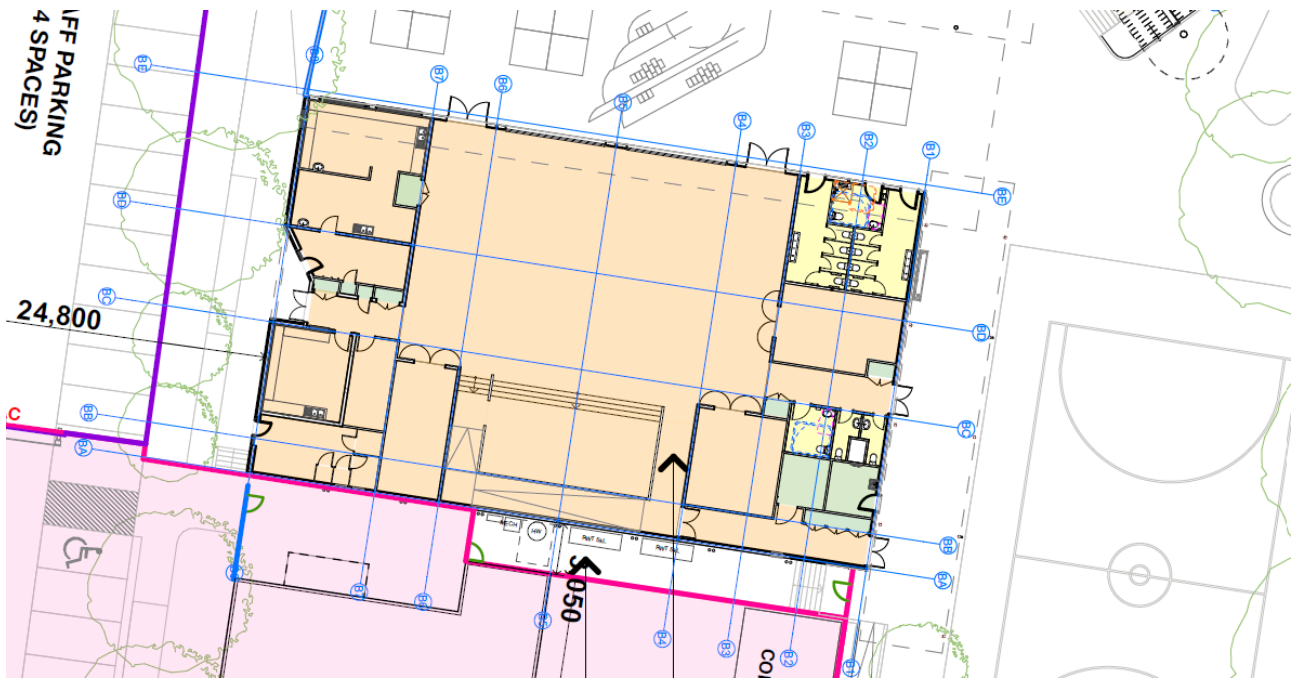


Figure 15: Indicative Ground Floor Plan – Building B



Figure 16: Indicative Level 1 Floor Plan – Building A



**Figure 17: Indicative Level 2 Floor Plan - Building A**

#### Indicative Elevation Detail

The proposed activity has an indicative maximum height of three (3) storeys, with the highest part of the activity (RL 24.35) located at the ridge line of the main teaching building (Building A).

Indicative elevational detail of Building A and Building B are shown in **Figure 18** to **Figure 21**.



**Figure 18: Indicative West Elevation – Building A**



**Figure 19: Indicative East Elevation – Building A and Building B**





**Figure 20: Indicative North Elevation – Building A and Building B**



**Figure 21: Indicative South Elevation – Building A and Building B**

### Indicative Renders

Indicative renders of the built-form are provided in **Figure 22** to **Figure 24**.



**Figure 22: Indicative Render from Corner of Greenwell Point Road and Worrigeer Road**





**Figure 23: Indicative Render of Playing Field**

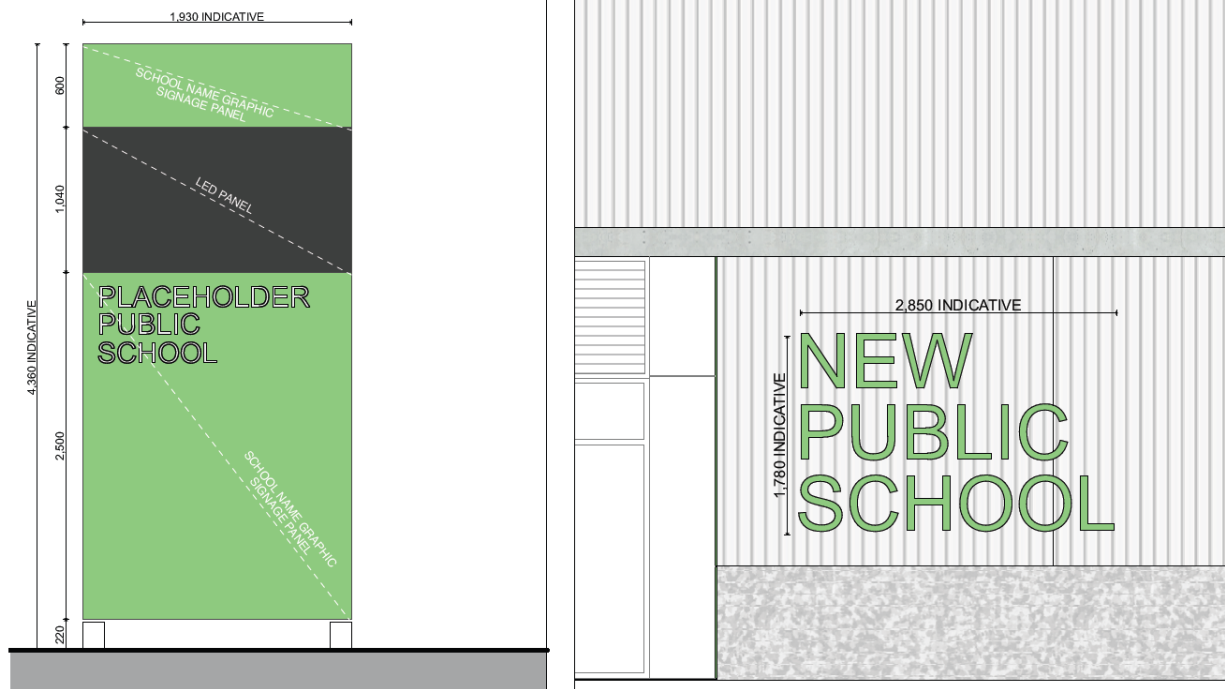


**Figure 24: Indicative Render of COLA**

### 3.7 Signage

School signage is proposed at the main entrance in the south-east corner of the site, adjacent to the intersection of Worrigeer and Booligal Roads. The signage will include a pylon sign with interactive LED screen and flush wall signage. Indicative signage details are provided in **Figure 25**. Wayfinding signage will be provided throughout the site.





**Figure 25: Indicative School Identification Signage**

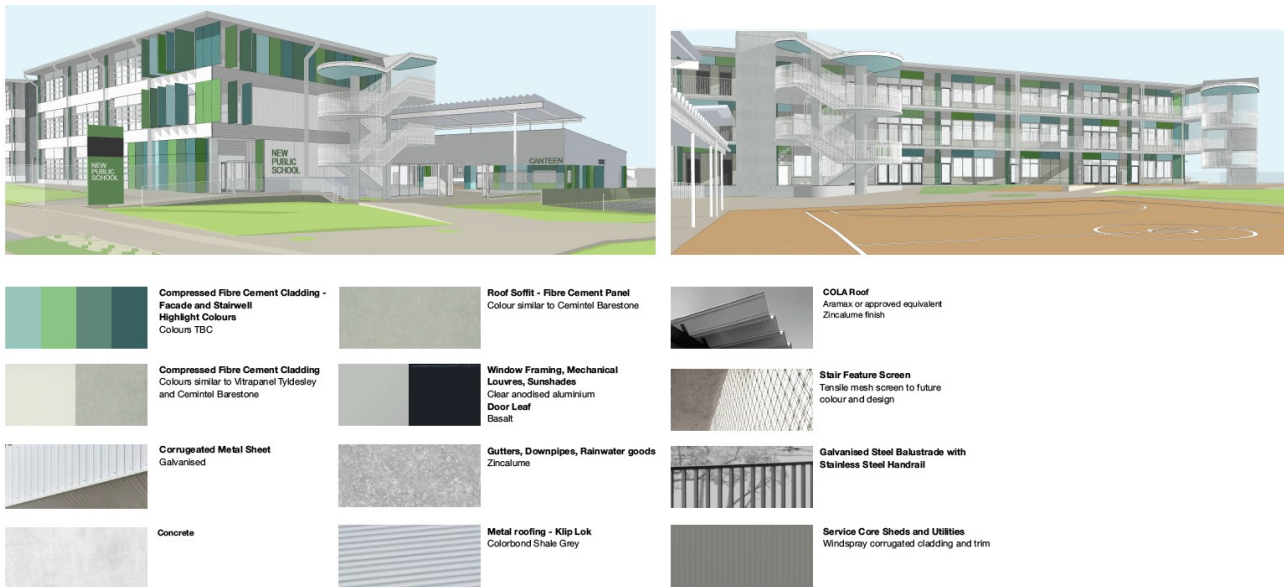
### 3.8 External Materials and Colours

The proposed external colours consist of shades of blue and green derived from the surrounding landscape as shown in **Figure 26**.



**Figure 26: Indicative External Colours**

The proposed external materials consist of compressed fibre cement cladding, corrugated metal sheet, concrete and tensile mesh as shown in **Figure 27**.



**Figure 27: Indicative External Finishes**

## 3.9 Landscaping

The proposed activity will include landscaping of the site. Landscaping is generally characterised by perimeter canopy planting (including retention of existing perimeter trees where possible), hardstand and natural turf sports field. The proposed landscaping will include replacement tree planting at a ratio of 1:1.

The proposed landscaping will increase canopy cover on the site. The existing canopy coverage is approximately 11%. The landscape design will allow for a canopy coverage of 18% on opening and 43% after 10 years as trees mature.

School security fencing will be aligned so the entry plaza is accessible to the public after hours.

## 3.10 Access and Parking

### Car Parking and Access

A total of 40 staff car parking spaces are proposed as part of the activity comprising:

- Thirty-four (34) spaces (inclusive of one accessible space) accessed via Booligal Road through the preschool carpark.
- Six (6) spaces accessed via Greenwell Point Road.

### Bicycle Parking

A total of 67 bicycle parking spaces for staff and students are proposed as part of the activity. The bicycle parking is located adjacent to Building A along the western exterior wall. The bicycle parking provision aligns with the sustainable mode share targets in the School Travel Plan.

### Drop-Off/Pick-Up – Public Domain

The proposed activity includes public domain upgrades to Worrigeer Road including the provision of three (3) SLU DOPU parking spaces and three (3) bus bays.

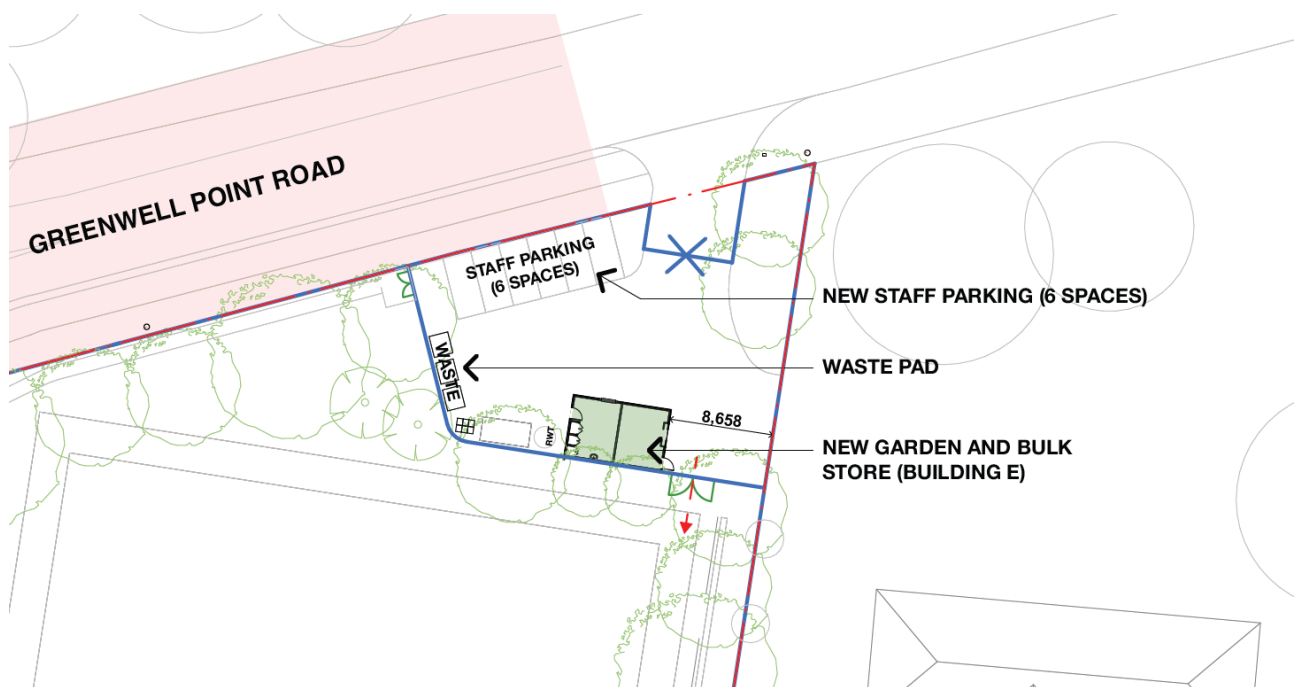
The proposed activity relies on upgrades to Booligal Road which includes the provision of ten (10) general DOPU parking spaces and 17 short stay parking spaces. The upgrades to Booligal Road upgrade will be completed before the opening of the New Primary School in Worrigee.

## Pedestrian Access

The main pedestrian access point is proposed at the corner of the site fronting Worrigee Road and Booligal Road, with secondary pedestrian access provided from Worrigee Road near the bus zone and SLU DOPU spaces.

### 3.11 Waste

A waste collection area is proposed in the north-east of the site accessed from Greenwell Point Road as shown in **Figure 28**.



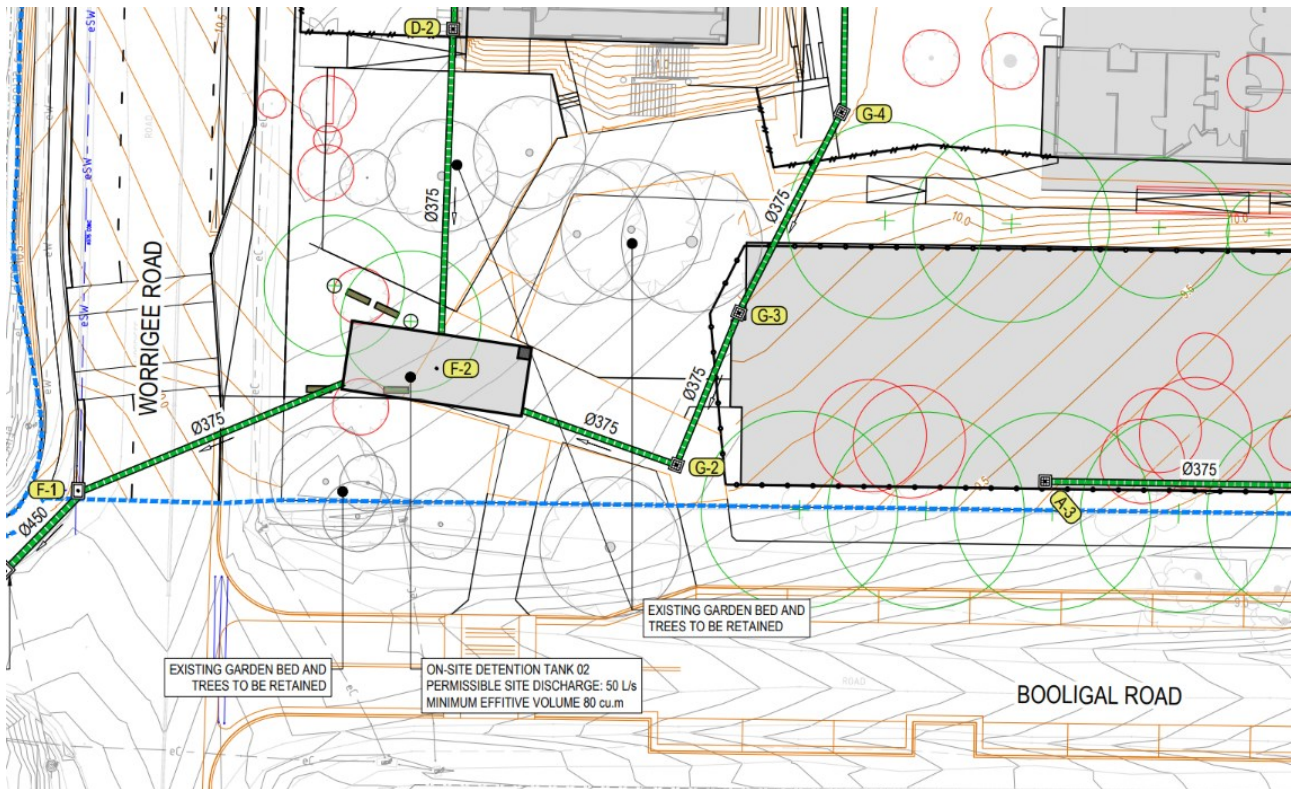
### Figure 28: Indicative Waste Storage Area

### 3.12 Stormwater

## OSD Tank

The proposed activity includes the construction of an 80m<sup>3</sup> on-site stormwater detention (OSD) tank in the south-western corner of the site as shown in **Figure 29**.





**Figure 29: Indicative OSD Location**

The proposed activity will also connect to an OSD tank in the south-eastern corner of the site. The OSD tank is to be constructed as part of the preschool activity (refer to **Section 3.17**), however has been sized to support the catchment of the preschool and the relevant sub-catchment of the New Primary School in Worrigeer.

### Rainwater Tank

The proposed activity includes the provision of 2 x 5,000 Litre rainwater tanks.

### Stormwater Treatment

To meet the stormwater quality requirements for the site a range of water quality treatment devices are proposed. The stormwater quality treatment devices consist of a gross pollutant trap, onsite detention basins and swales.

## 3.13 Utilities and Services

### Water

Shoalhaven Water Authority drinking water mains are located within the vicinity of the site, comprising a 300mm diameter water main to the south on Booligal Road, and a 100mm diameter water main to the west on Worrigeer Road.

The site is to be serviced by a new 50mm water meter for drinking water supply. It is not anticipated water mains amplification will be required.

A new 150mm diameter water connection to the Shoalhaven Water Authority main on Booligal Road is required to supply water to the proposed fire hydrant service.

Water connections between Shoalhaven Water Authority assets and the boundary of the site will be delivered by the preschool with provision made for individual connections for the preschool and the New Primary School in Worrigee.

### Sewer

A 150mm diameter Shoalhaven Water sewer main is located on the western site boundary on Worrigee Road. It is anticipated that the activity will be connected to the sewer main at the western boundary adjacent to Golden Grove. Sewer connections between Shoalhaven Water Authority assets and the boundary of the site will be delivered by the preschool with provision made for individual connections for the preschool and the New Primary School in Worrigee.

### Electricity

Existing electricity infrastructure within the vicinity of the site consists of high voltage overhead mains reticulating along Greenwell Point Road to the north and Worrigee Road to the west. Low voltage overhead mains reticulate along Booligal Road to the south.

The estimated maximum demand generated by the proposed activity is approximately 973kVA – 919A, 3 Phase, including 15% spare capacity. A 1000kVA pad-mount electricity substation is proposed to supply the site. An easement of 5.5m by 2.75m will be required for the substation pad as well as easements for any underground high voltage underground cabling within the property.

An underground to overhead transition will be installed to connect the existing overhead network on the opposite side of Worrigee Road to the proposed substation, requiring trenching across the roadway to facilitate underground conduits. A dedicated main switchboard room will be provided within 50m of the substation in the adjacent school building.

An onsite PV solar electricity generating system of approximately 70kW is to be installed to reduce peak energy demand by approximately 11% and assist in the proposed activity achieving a 4 Green Star rating. The proposed solar system will require between 300-400m<sup>2</sup> of roof space on Building B dependent on final solar panel product choice.

### Gas

The proposed activity does not involve the use of gas appliances or involve any gas connections.

### Telecommunications

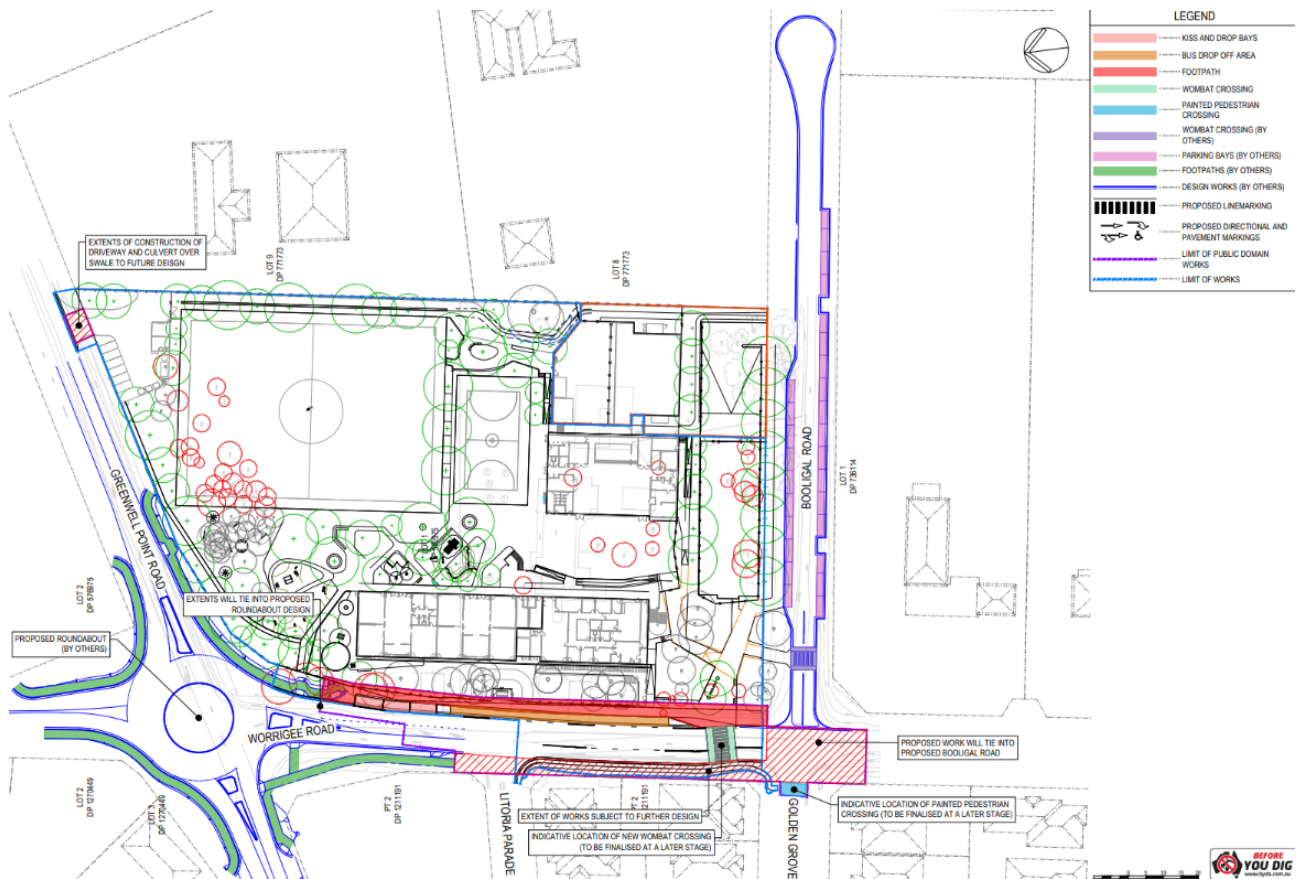
The site is serviced by existing NBN and Telstra infrastructure, with existing assets within the property identified through a Dial Before You Dig (DBYD) application to be demolished. The site will be serviced through a new NBN lead in fibre and Telstra lead in cable connecting to an existing NBN/Telstra pit to the west of the site at Worrigee Road near its intersection with Litoria Parade.

## 3.14 Public Domain

The proposed activity includes off-site works (public domain) within the road reserve to provide supporting transport infrastructure.

The public domain works have been designed to tie into public domain works to the north and south as described in **Section 3.17**.

**Figure 30** provides an indicative public domain works plan.



**Figure 30: Indicative Public Domain Plan**

## Worrigeer Road

The off-site works proposed within Worrigeer Road as part of this activity include:

- Reconfiguration of the public road including:
  - Removal of existing vehicle cross-over(s).
  - Grading and resurfacing.
  - Realignment of the existing western footpath, kerb and gutter between Litoria Parade and Golden Grove.
  - Stormwater connection to the western kerb and gutter.
  - Construction of an eastern kerb and gutter.
  - Construction of three SLU DOPU spaces.
  - Construction of three bus spaces.
  - Construction of a pedestrian footpath (east).
  - Construction of a raised wombat crossing.
  - Associated road safety signage.

It is noted that a boundary adjustment/acquisition process is required in relation to the proposed roundabout. The proposed activity may require additional minor boundary adjustments along the western boundary of the site to locate the new pedestrian path within the road reserve.

## Golden Grove

The off-site works proposed within Golden Grove as part of this activity include:

- Line-marking of an on-grade zebra crossing.
- Associated road safety signage.



## **Greenwell Point Road**

The off-site works proposed within Greenwell Point Road as part of this activity include:

- Construction of a new vehicle cross-over.
- Associated road safety signage.

Refer to Section 4 of the Submissions Report prepared by DFP Planning for a discussion of post-exhibition amendments to public domain works.

## **3.15 Construction**

### **Construction Hours**

Construction hours will be as follows:

- 7:00am to 6:00pm, Monday to Friday
- 8:00am to 1:00pm, Saturday
- No work without prior approval on Sundays and Public Holidays

## **3.16 Operation**

### **Capacity**

The proposed New Primary School in Worrigee will accommodate 582 students and 40 staff.

### **Hours of Operation**

The indicative bell times are as follows:

- 8:45am to 2:50pm.

## **3.17 Related activities**

### **Pre-School**

A 60-place preschool is proposed to be constructed in the south-eastern corner of the site and will ultimately operate concurrently with the New Primary School in Worrigee. The preschool is also proposed by the department as development without consent and is subject to a separate environmental assessment in the form of a Review of Environmental Factors report.

### **Booligal Road Upgrade**

As part of the preschool activity, an upgrade to Booligal Road is proposed. Upgrades to Booligal Road include road reconstruction, 17 short stay parking spaces and 10 DOPU parking spaces. The Booligal Road upgrade will be completed before the opening of the New Primary School in Worrigee.

### **Intersection Upgrade (Roundabout)**

The intersection of Greenwell Point Road, Worrigee Road and Millbank Road will be upgraded to a roundabout configuration. This intersection upgrade is to be undertaken by Shoalhaven City Council and will be completed before the opening of the New Primary School in Worrigee.

## 4. Activity Need and Alternatives

The Greater Shoalhaven area population is expected to grow by over 23,000 people by 2041 which will result in 14,600 additional dwellings. The proposed activity will provide essential infrastructure in the form of an educational establishment to service the needs of the growing area. The site was chosen for its large allotment size, three road frontage providing easy access and the absence of hazards including bushfire and riverine flooding. The site is within relative proximity to the growing suburbs of Worrigeer and South Nowra.

### 4.1 Activity Need

The proposed activity will provide a new primary school with a capacity for 582 students in Worrigeer. The school will be well positioned to service growing suburbs of Worrigeer and South Nowra and take pressure off existing school infrastructure in Greater Nowra.

The need for additional primary school infrastructure in Nowra has been identified in Shoalhaven City Council's Nowra Bomaderry Structure Plan, and Local Strategic Planning Statement. The need to coordinate new housing supply with new infrastructure including schools is identified under Objective 18 of the Illawarra Shoalhaven Regional Plan 2041.

### 4.2 Alternative Options

The proposed activity has been developed following a consideration of options and alternatives to address the need identified above. A summary of the options considered is provided in **Table 2**.

**Table 2: Assessment of Options and Alternatives**

| Option                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Preferred Option                                                                                                                                                                                    |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Option 1: The Proposed Activity</b> | The site is largely vacant, currently containing a single dwelling and ancillary structures. The large allotment with three street frontages to Greenwell Point Road, Worrigeer Road and Booligal Road allows for greater flexibility in designing the new primary school. The site is located on the eastern rural/urban interface of Worrigeer, with growing residential subdivisions within its vicinity. The site is not affected by riverine flooding, bushfire hazards or significant contamination. | Option 1 is preferred as it is a large, accessible site generally free of hazards which provides greater design flexibility, and is located within the vicinity of growing communities.             |
| <b>Option 2: Alternative Site</b>      | The existing Shoalhaven High School site at 60 Park Road, Nowra was considered as the site for the new primary school. This site is approximately 2.4km from 60 Park Road.                                                                                                                                                                                                                                                                                                                                 | Option 2 is not preferred as this would significantly impact on the operation of Shoalhaven High School during construction, which is still required to service the existing and future population. |
| <b>Option 3: Do Nothing</b>            | To do nothing, would result in a lack of school infrastructure to support the                                                                                                                                                                                                                                                                                                                                                                                                                              | Option 3 is not preferred as it does not address the identified need for new                                                                                                                        |

| Option | Discussion                                                                                                 | Preferred Option                        |
|--------|------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|        | growing population. The expected growth of the area will require the support of additional infrastructure. | school infrastructure in Greater Nowra. |



## 5. Statutory and Strategic Framework

This section of the REF describes the statutory and strategic framework under which the proposed activity has been assessed

### 5.1 General Planning Context

**Table 3: General Planning Context**

| <b>LGA</b>                                                                                       | Shoalhaven                                                                                                                           |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Zoning</b>                                                                               | R5 Large Lot Residential – Shoalhaven LEP 2014                                                                                       |
| <b>Relevant EPI</b>                                                                              | TI SEPP                                                                                                                              |
| <b>Permissibility</b>                                                                            | Section 3.37A(1) of TI SEPP – R5 Large Lot Residential is a prescribed zone and there is no existing or approved school on the land. |
| <b>Is the site “environmentally sensitive land” under any environmental planning instrument?</b> | No                                                                                                                                   |
| <b>Does the site comprise bushfire prone land?</b>                                               | No                                                                                                                                   |
| <b>Is the site identified as flood affected land?</b>                                            | No                                                                                                                                   |
| <b>List any Environmental Constraints identified in the Section 10.7 certificate:</b>            | HMAS Albatross military aircraft operating area.                                                                                     |
| <b>Does the site comprise a Heritage Item or within a Heritage Conservation Area?</b>            | No                                                                                                                                   |

### 5.2 Permissibility and Planning Approval Pathway

This section of the REF identifies the relationship between the proposed activity and the planning framework.

#### 5.2.1 Environmental Planning and Assessment Act 1979

Part 5 of the EP&A Act applies to, amongst other things, development for which consent is not required under either Part 3A or Part 4 of the Act. The provisions of TI SEPP allow the proposed activity to be carried out as ‘development without consent’ under Part 3.4 (s3.37A). Accordingly, Part 5 of the Act relates to the proposed activity.

Section 5.5 of the EP&A Act places a duty on the determining authority to consider the environmental impact that may arise from undertaking the activity, specifically stating that:

*“(1) 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.”*

This REF has been prepared to assist the determining authority in fulfilling its statutory obligations under Section 5.5 of the EP&A Act.

This REF also considers the requirements of Section 170 and Section 171 of the EP&A Regulation.

## 5.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

*State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP) aims to facilitate the effective delivery of infrastructure and educational establishments across the state and provides that various developments for the purposes of a government school are permitted without consent. The proposed activity is development permitted without consent as outlined in **Table 5**.

The proposed establishment and construction of the New Primary School in Worrigee complies with the relevant provisions of TI SEPP, with an assessment provided below.

### Part 3.1 - Preliminary

Section 3.3(1) of TI SEPP sets out the following in relation to interpretation of the provisions of the SEPP:

- (1) *A word or expression used in this Chapter has the same meaning as it has in the Standard Instrument unless it is otherwise defined in this Chapter.*
- early education and care facility* means a building or place used for the education and care of children, and includes any of the following—
- (a) a centre-based child care facility,
  - (b) home-based child care,
  - (c) school-based child care.
- educational establishment** means a building or place used for education (including teaching), being—
- (a) a school, or**
  - (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

These definitions are relevant to the assessment of the proposed activity as discussed below. Section 3.3(3) of TI SEPP sets out the following:

- (3) *If this Chapter provides that development for a particular purpose that may be carried out without development consent includes construction works, the following works or activities are (subject to and without limiting that provision) taken to be construction works if they are carried out for that purpose—*
- (a) *accessways,*
  - (b) *temporary construction yards,*
  - (c) *temporary lay-down areas for materials or equipment,*
  - (d) *temporary structures,*
  - (e) *conduct of investigations,*
  - (f) clearing of vegetation (including any necessary cutting, pruning or removal of trees) and associated rectification and landscaping,**
  - (g) demolition,**
  - (h) relocation or removal of infrastructure,**
  - (i) *extraction of extractive materials at the construction site solely for the purpose of the construction.*

Section 3.3(3) of TI SEPP would deem the clearing of vegetation, demolition and relocation/removal of infrastructure as construction work.

Consultation will be undertaken pursuant to the TI SEPP as outlined in **Table 4**.

**Table 4: Consultation Required Under Part 3.2 – Division 1 of TI SEPP**

| Section within TI SEPP | Description of Consultation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2.10</b>            | <u>Section 2.10</u> of TI SEPP sets out the consultation requirements with Council where development carried out by a public authority will result in impacts on council-related infrastructure or services. Early consultation was undertaken with Council (refer <b>Section 6</b> of this REF). Formal consultation under Section 2.10 (of TI SEPP) will occur concurrently with exhibition under Section 3.38A.                                                                                                                                                           |
| <b>3.8</b>             | <u>Section 3.8</u> of TI SEPP sets out the consultation requirements with Council where the development will impact on council-related infrastructure or services. Early consultation was undertaken with Council (refer <b>Section 6</b> of this REF). Formal consultation under Section 3.8 of TI SEPP will occur concurrently with exhibition under Section 3.38A.                                                                                                                                                                                                        |
| <b>3.9</b>             | <u>Section 3.9</u> of TI SEPP sets out the consultation requirements with Council in relation to development without consent where the development will impact on local heritage item or conservation area. The subject site is not identified as comprising a heritage item and is not located within a heritage conservation area and the activity is not considered to impact on any local heritage item proximate to the site. No consultation is required under Section 3.9 of TI SEPP.                                                                                 |
| <b>3.10</b>            | <u>Section 3.10</u> of TI SEPP sets out notification requirements to Council and the State Emergency Service (SES) for development on flood liable land. The site is not flood liable land (as per the Section 10.7(2) and (5) Planning Certificate) as it is not subject to riverine flooding. No consultation is required under Section 3.10 of the TI SEPP. Nevertheless, a Flood Impact Risk Assessment report (FIRA) and Flood Emergency Response Plan (FERP) have been prepared to assess impacts of overland flow on the site and provide an emergency response plan. |
| <b>3.11</b>            | <u>Section 3.11</u> of TI SEPP requires the consideration of requirements of Planning for Bushfire Protection 2019 (PBP). The site is not identified as bushfire prone land therefore consideration of PBP is not required in this instance.                                                                                                                                                                                                                                                                                                                                 |
| <b>3.12</b>            | <u>Section 3.12</u> of TI SEPP sets out consultation with public authorities other than councils. The school will accommodate more than 50 students and has access to a classified road, therefore consultation with TfNSW is required. Early and ongoing consultation was undertaken with TfNSW (Refer <b>Section 6</b> of this REF). Formal consultation under Section 3.12 of TI SEPP will occur concurrently with exhibition under Section 3.38A.                                                                                                                        |
| <b>3.13</b>            | <u>Section 3.13</u> of TI SEPP provides exceptions to consultation which are not applicable in this instance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Table 5** provides a description of the relevant sections of TI SEPP applicable to the activity.



**Table 5: Description of Proposed Activities under the TI SEPP**

| Division and Section within TI SEPP | Description of Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2.44</b>                         | <p>The following provisions of Section 2.44 of TI SEPP are relevant in regard to the establishment of a new substation within the activity site.</p> <p><i>(1) Development for the purpose of an electricity transmission or distribution network may be carried out by or on behalf of an electricity supply authority or public authority without consent on any land. However, such development may be carried out without consent on land reserved under the National Parks and Wildlife Act 1974 only if the development—</i></p> <p><i>(a) is authorised by or under that Act, or</i></p> <p><i>(b) is, or is the subject of, an existing interest within the meaning of section 39 of that Act, or</i></p> <p><i>(c) is carried out on land to which that Act applies over which an easement has been granted and is not contrary to the terms or nature of the easement, or</i></p> <p><i>(d) is an electricity work to which section 53 of the Electricity Supply Act 1995 applies.</i></p> <p><i>(2) In this section, a reference to development for the purpose of an electricity transmission or distribution network includes a reference to development for any of the following purposes if the development is in connection with such a network—</i></p> <p>...</p> <p><i>(d) establishment of a new substation or an increase in the area of existing substation yards or the installation of equipment, plant or structures in existing substation yards or substation buildings.</i></p> |
| <b>2.109</b>                        | <p>The following provisions of Section 2.109 of TI SEPP are relevant for off-site works within the road reserve.</p> <p><i>(1) Development for the purpose of a road or road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land. However, such development may be carried out without consent on land reserved or acquired under the National Parks and Wildlife Act 1974 only if the development—</i></p> <p>...</p> <p><i>(b) is, or is the subject of, an existing interest within the meaning of section 39 of that Act, or</i></p> <p><i>(c) is on land to which that Act applies over which an easement has been granted and is not contrary to the terms or nature of the easement.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>3.37A</b>                        | <p>The proposed activity comprises development for the purposes of a government school on behalf of a public authority on land which does not contain an existing or approved school and is in the R5 Large Lot Residential Zone which is a prescribed zone under the TI SEPP.</p> <p>The proposed activity involves the construction of building(s) with a maximum height of three storeys which is less than four storeys. There is no height limit mapped for the site in the LEP.</p> <p>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 have been considered as set out in <b>Section 3.2</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>3.38A</b>                        | <p>Pursuant to Section 3.38A of the TI SEPP, notification of the intention to carry out the development must be given to Council and Transport for NSW. Any response received within 28 days will need to be considered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Division and Section within TI SEPP | Description of Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Council and the occupiers of any dwelling located within 20m of the site boundary will need to be notified at least 2 days before work starts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Schedule 8                          | <p><b>Design Guide and Design Quality Principles</b></p> <p>Consideration of Schedule 8 of the TI SEPP (Design Quality Principles for Schools) and the GANSW Design Guide for Schools has been undertaken throughout the design process to inform the built form. The following sections outline how the design responds to the Design Guide and Design Quality Principles.</p> <p><b>TI SEPP Schedule 8 – Design Quality Principles</b></p> <p><b>Responsive to Context</b> – The proposed activity is informed by its location and topography with input provided through the connecting with Country consultation process and the adoption of a Country centred approach to design. The design responds to site conditions and is oriented to take advantage of views of the surrounding landscape and maximise solar access and climatic performance. Landscaping is provided prioritising the use of native species, improving amenity through providing green buffers, heat mitigation and landscaped open spaces.</p> <p><b>Sustainable, Efficient and Resilient</b> – The design targets an ESD certification of 4 Green Stars and integrates a suite of sustainability initiatives that reflect a commitment to environmental stewardship and long-term resilience. The activity is designed having regard to sustainability as detailed in the ESD report and <b>Section 3.2</b> of this REF.</p> <p><b>Accessible and Inclusive</b> – The school is designed to be welcoming and navigable for all users. The proposed activity has been informed by an accessibility assessment and provides a support learning unit.</p> <p><b>Healthy and Safe</b> – The activity has been designed having regard to Crime Prevention Through Environmental Design (CPTED) principles to address safety. The design includes a secure school environment with open play spaces and maintains a welcoming and accessible environment. Landscaped buffers provide screening and privacy from the public domain and neighbouring properties.</p> <p><b>Functional and Comfortable</b> – The principles of the department's pattern book have informed the design of the new buildings allowing for flexibility in teaching and comfortable learning environments and outdoor spaces for the lifetime of the school.</p> <p><b>Flexible and Adaptable</b> – The activity has regard to the sustainability/longevity and includes a range of flexible and adaptive indoor and outdoor spaces in accordance with the department's pattern book requirements.</p> <p><b>Visual Appeal</b> – The proposed school activity has been designed to achieve a cohesive balance of natural and built elements, with the three-storey building scaled and articulated to sit comfortably within its landscaped setting. The design positively contributes to the streetscape, with new landscaped buffers softening built form and responds to both the existing surrounding rural character and anticipated future residential context.</p> <p><b>Government Architect NSW Design Guide for Schools</b></p> <p>The school has been designed following the principles of the department's pattern book design allowing for flexibility in teaching and learning environments over the</p> |

| Division and Section within TI SEPP | Description of Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <p>lifetime of the school. The activity incorporates a number of sustainability measures and provides a cohesive school campus providing high quality indoor and outdoor learning spaces, in a landscaped setting through the adoption of a Country-centred design approach.</p> <p>The design principles contained within the department's pattern book design follows the seven (7) design quality principles of TI SEPP Schedule 8. Through meeting the principles set out in Schedule 8 of the TI SEPP, the proposed activity meets the principles of the Design Guide for Schools.</p> |

Activities permissible without consent require environmental impact assessment in accordance with Division 5.1 of the EP&A Act and are assessed and determined by a public authority, referred to as the determining authority. The department is the proponent and determining authority for the proposed works.

The 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. Therefore, assessment under section 5.5(3) of the EP&A act is not required.

Additionally, section 5.7 of the EP&A Act states that an activity that is likely to significantly affect the environment must be subject of an Environmental Impact Statement rather than an REF. The effects of the activity on the environment are considered in **Section 0** and have been assessed as a less than significant impact and can therefore proceed under an REF assessment.

Section 171(1) of the EP&A Regulation notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (DPHI, December 2025) provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Division 5.1 of the EP&A Act. These factors are considered in detail at **Section 0**.

## 5.3 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed development affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 6**.

**Table 6: EPBC Act Checklist**

| Consideration                                                                                          | Yes/No |
|--------------------------------------------------------------------------------------------------------|--------|
| Will the activity have, or likely to have, a significant impact on a declared World Heritage Property? | No     |
| Will the activity have, or likely to have, a significant impact on a National Heritage place?          | No     |
| Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?          | No     |

| Consideration                                                                                                                      | Yes/No |
|------------------------------------------------------------------------------------------------------------------------------------|--------|
| Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community? | No     |
| Will the activity have, or likely to have, a significant impact on listed migratory species?                                       | No     |
| Will the activity involve any nuclear actions?                                                                                     | No     |
| Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?                                      | No     |
| Will the activity have any significant impact on Commonwealth land?                                                                | No     |
| Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?          | No     |

## 5.4 Other Approvals and Legislation

**Table 7** identifies any additional approvals that may be required for the proposed activity.

**Table 7: Consideration of other approvals and legislation**

| Legislation                                  | Relevant? | Approval Required? | Applicability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------|-----------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>State Legislation</b>                     |           |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>NSW Reconstruction Authority Act 2022</i> | Yes       | No                 | To promote community resilience to the impact of disasters in NSW through disaster prevention, preparedness and adaptation.<br><br>The design of the school considers the impacts of climate change as detailed in <b>Section 7.10</b> and provides design solutions to mitigate disaster risk, including a raised FFL above PMF overland flooding events.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>National Parks and Wildlife Act 1974</i>  | Yes       | Yes                | Aboriginal Objects, registered as AHIMS site 52-5-1199, were identified during test excavation. An AHIP, under s90 of the NPW Act, is required for any ground disturbing works in the area of the recovered finds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Rural Fires Act 1997</i>                  | No        | No                 | The site is not bushfire prone land. A bush fire safety authority under section 100b of the <i>Rural Fires Act 1997</i> is not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Water Management Act 2000</i>             | No        | No                 | The site is not located within 40 metres of a watercourse or coastline and the works are not expected to interfere with any aquifer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Biodiversity Conservation Act 2016</i>    | Yes       | No                 | Site vegetation along the western and southern perimeter of the site is mapped as containing biodiversity values under the <i>Biodiversity Conservation Act 2016</i> (BC Act).<br><br>A FFA was prepared to support this REF. A field survey was carried out to validate existing vegetation mapping, determine the condition of present vegetation communities and identify habitat features like hollow bearing trees, woody debris or creek lines.<br><br>The presence of remnant native vegetation in the form of Shoalhaven Lowland Spotted Gum-Paperbark Forest was identified, however was found to be in degraded condition with absent mid storey layer and slashed ground layer replaced with exotic grass.<br><br>No threatened flora or fauna species were identified, however five hollow bearing trees within the study area |



| Legislation                                   | Relevant? | Approval Required? | Applicability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------|-----------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               |           |                    | <p>where identified which require removal. These have the potential to provide roosting habitat for a wide variety of native species. At the time the field survey was conducted, only little corella was observed utilising some of the hollows. Little corella is not listed under the BC Act or EPBC Act.</p> <p>Impacts to threatened species and threatened ecological communities listed under the BC Act are required to be assessed in accordance with Section 7.3 of the BC Act, known as 'Test of Significance'.</p> <p>For assessments under Part 5 of the EP&amp;A Act the biodiversity offsets scheme threshold is not required to be applied, as specified in section 7.2 (2). Declared areas of 'outstanding biodiversity value' under section 7.2(1c) must still be considered. The study area is not located on or near a declared area of outstanding biodiversity value.</p> <p>A test of significance was conducted for native fauna species that would potentially use the tree hollows on site and was found unlikely to result in a significant impact upon threatened species as detailed in the FFA. A Species Impact Statement or BDAR are therefore not required.</p>                                                                                                                                                                            |
| <i>Pesticides Act 1999</i>                    | No        | No                 | The activity does not require large quantities of dangerous pesticides to be used.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Heritage Act 1977</i>                      | Yes       | No                 | The proposed school site is not on the Department of Education's s170 Heritage Conservation Register.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Fisheries Management Act 1994</i>          | No        | No                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Contaminated Lands Management Act 1997</i> | No        | No                 | <p>Having regard to the <i>Contaminated Land Management Act 1997</i> (CLM Act) and the Section 10.7 Planning Certificate for the site:</p> <ul style="list-style-type: none"> <li>• The Council has not been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the CLM Act;</li> <li>• The Council has not been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the CLM Act;</li> <li>• The Council has not been informed by the Environment Protection Authority that the land is subject to an approved voluntary management proposal within the meaning of the CLM Act;</li> <li>• The Council has not been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the CLM Act;</li> <li>• The land is not the subject of a site audit statement within the meaning of the CLM Act that has been provided to the Council.</li> </ul> <p>Nevertheless, a Preliminary Site Investigation (PSI), Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) have been undertaken/prepared to identify any contaminants on the site and provide remediation and mitigation measures. Further assessment is provided in <b>Section 7.4.</b></p> |

| Legislation                                                                     | Relevant? | Approval Required? | Applicability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------|-----------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Protection of the Environment Operations Act 1997</i>                        | No        | No                 | There is no requirement for an environmental protection licence to be obtained as part of these works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Coal Mine Subsidence Compensation Act 2017</i>                               | No        | No                 | The land is not declared to be a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Environmental Planning and Assessment Regulation 2021 (Section 171A)</i>     | No        | No                 | The activity site is not within a regulated catchment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>State Legislation – State Environmental Planning Policies</b>                |           |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>State Environmental Planning Policy (Planning Systems) 2021</i>              | No        | No                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> | No        | No                 | <p><b>Chapter 2 – Vegetation in Non-Rural Areas</b></p> <p>Chapter 2 of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> (BC SEPP) is relevant to the proposed activity as it relates to the clearing of vegetation in non-rural areas of the State. The site is in a transition area between rural and urban land.</p> <p>Notwithstanding that the proposed activity involves the removal of trees, this is explicitly permitted by TI SEPP as detailed in <b>Section 5.1</b> of this REF, being vegetation removal associated with ‘construction works’ of development permitted without consent.</p> <p><b>Chapter 4 – Koala Habitat Protection 2021</b></p> <p>Chapter 4 of BC SEPP relates to Koala Habitat Protection. It is noted that the site, situated within Shoalhaven City Council, is identified as an LGA to which Chapter 4 applies (Schedule 2 BC SEPP). However, Chapter 4 does not apply to the proposed activity, as the works are development permitted without consent under the provisions of TI SEPP.</p> |
| <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>         | No        | No                 | <p>Chapter 3 of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> (SB SEPP) relates to standards for non-residential development that requires development consent.</p> <p>As the activity is development permitted without consent, this section does not apply to the proposed activity.</p> <p>Notwithstanding, a SDP has been prepared which demonstrates alignment with the provisions of Chapter 3 relating to energy efficiency, water efficiency, material efficiency, indoor environmental quality and adaptability and resilience.</p> <p>The activity is considered satisfactory with respect to SB SEPP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Legislation                                                               | Relevant? | Approval Required? | Applicability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------|-----------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>  | Yes       | No                 | Chapter 4 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (RH SEPP) relates to remediation of land. A PSI and DSI have been undertaken to identify any contaminants and remediation required. Isolated contamination was found. The DSI has confirmed the contamination is capable of being remediated such that the site is suitable for use as an educational establishment subject to undertaking the remediation in accordance with a RAP. The remediation is deemed Category 2 remediation under the RH SEPP as outlined in the DSI. The activity is considered satisfactory with respect to RH SEPP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>State Environmental Planning Policy (Industry and Employment) 2021</i> | Yes       | No                 | <p>Chapter 3 of <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (IE SEPP) outlines the provisions for signage. Signage is proposed on the southern façade of the main building to display the school's name (fronting Booligal Road).</p> <p>The proposed signage is not located on a classified road and does not impact on an environmentally sensitive area, heritage area, conservation area, open space area or waterway. The signage will not dominate the skyline or compromise views. The signage does not protrude above the built form and does not require ongoing vegetation management. The scale of the proposed signage is compatible with the proposed built form.</p> <p>The pylon sign within the front setback to Worrigee Road is illuminated. Illumination will be restricted between the hours of 8pm and 7am. The illuminated section of the sign is indicatively 2.5m from the ground level and is 1.04m in height, with the remaining 600mm above displaying the school's name (not electronic).</p> <p>Location of the signage has been designed to minimise any impact to the safety of road users/ pedestrians and does not obscure sightlines.</p> |
| <i>State Environmental Planning Policy (Resources and Energy) 2021</i>    | No        | No                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>State Environmental Planning Policy (Primary Production) 2021</i>      | No        | No                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>State Environmental Planning Policy (Precincts - Regional) 2021</i>    | No        | No                 | The site is not located within a precinct identified under <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| TI SEPP –                                                                 | Yes       | No                 | Section 2.119 of TI SEPP relates to development on land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Legislation   | Relevant? | Approval Required? | Applicability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------|-----------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 2.119 |           |                    | with a frontage to a classified road. The proposed activity has sought to provide the predominant vehicular access point from Booligal Road. Minor servicing and staff car parking is provided from Greenwell Point Road. The location of all access points has been considered and deemed to be acceptable by WSP as outlined in the TAIA. The proposed activity is supported by a NVIA to assess traffic noise and air quality is considered satisfactory due to the siting of building and screen planting proposed. |

## 5.5 Strategic Plans

**Table 8** considers strategic plans that are relevant to the proposed activity.

**Table 8: Consideration of applicable Strategic Plans**

| Strategic Plan                                                              | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Illawarra Shoalhaven Region Plan</i>                                     | <p>The Illawarra Shoalhaven Regional Plan sets the strategic framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future. It is a 20-year land use plan prepared in accordance with section 3.3 of the Environmental Planning and Assessment Act 1979 and applies to the local government areas of Wollongong, Shellharbour, Kiama and Shoalhaven.</p> <p><i>Objective 18 Unlocking Housing Supply through Infrastructure Planning and Coordination</i> specifically applies to the proposed activity where the plan identifies the need to provide new infrastructure to support new growth areas. The New Primary School in Worrigeer will provide a new educational establishment for the growing suburbs of Worrigeer and South Nowra.</p> <p><i>Objective 28 Create Connected and Accessible Walking and Cycling Networks</i> identifies the need to provide safe walking and cycling networks that maximise accessibility to and from workplaces and educational institutions amongst other land uses.</p> <p>The proposed activity and other associated projects including the Booligal Road Upgrade and Greenwell Point Road, Worrigeer Road and Millbank Road intersection upgrade will include new and improved pedestrian infrastructure within the vicinity of the school site, including raised pedestrian (wombat) crossings and separate footpaths where there is currently no pedestrian infrastructure. End of trip facilities will be provided for staff who choose to cycle to the school.</p> |
| <i>Illawarra-Shoalhaven Regional Transport Plan – Future Transport 2056</i> | <p>The <i>Illawarra-Shoalhaven Regional Transport Plan</i> (the Plan) aims to provide a blueprint for transforming the way people and goods travel within, to and through the Illawarra-Shoalhaven region over the next 20 years.</p> <p>The Plan earmarks Metro Wollongong, Nowra City Centre, Milton-Ulladulla, Shellharbour City Centre and Kiama for further housing, and job growth. These areas will be key regional destinations for employment, education, retail and services.</p> <p>Travel within the region is expected to grow adding up to 25% more trips to the road network by 2041. The Plan envisages that regionally significant transport initiatives like the Albion Park Rail Bypass, Nowra Bridge Project and New Intercity fleet will facilitate safe, seamless, multi-modal connectivity between where people</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



| Strategic Plan                                                          | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                         | <p>live, work and play.</p> <p>The proposed Special Infrastructure Contributions Program will support the growing communities in the region by funding a range of infrastructure including State and regional roads, public transport infrastructure, pedestrian and cycling paths, school and open space improvements.</p> <p>The Plan envisions 20% of trips taken by walking, cycling or public transport by 2041 and increased population within a 30-minute public transport trip of key centres including Nowra.</p> <p>The proposed school activity supports growing suburbs located within a 30 minute public transport trip to Nowra CBD and has been designed to accommodate staff and students who choose to walk or cycle to the school, with footpath upgrades, bicycle parking and end of trip facilities (staff only) provided.</p> <p>New shared paths are proposed along Greenwell Point Road and Millbank Road under the Plan; however funding and construction timeframes have not been provided.</p> <p>A Draft Illawarra Shoalhaven Strategic Regional Integrated Transport Plan is under development and provides for a similar strategic direction as the Illawarra Shoalhaven Regional Transport Plan – Future Transport 2056 strategy.</p> |
| <p><i>Shoalhaven 2040 Local Strategic Planning Statement (LSPS)</i></p> | <p>The LSPS identifies several directions and priorities to support and underpin the identified vision for the Shoalhaven LGA.</p> <p>The Local Strategic Plan Statement forecasts 14,600 new homes for the region to 2041. Nowra-Bomaderry is earmarked to deliver 5,000-6,000 of these homes.</p> <p>The activity will assist in delivering essential educational facilities to these new residents.</p> <p>The proposed activity will align with:</p> <ul style="list-style-type: none"> <li>• <i>Planning Priority 1 – Delivering Infrastructure</i>: in the form of a new primary school to service growing communities</li> <li>• <i>Planning Priority 11 – Adapting to natural hazards through building resilience</i>: The school has considered the impacts of climate change through the design process.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>Shoalhaven Active Transport Strategy</i></p>                      | <p>The Shoalhaven Active Transport Strategy seeks to promote active transport throughout the LGA including Worrigeer. Extensive expansion of path networks is proposed, including new shared user paths along Greenwell Point Road and Worrigeer Road. No construction funding or timeframes for these paths have been provided, however once built will be beneficial to staff and students by providing improved active transport infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>Shoalhaven City Council Operational Plan</i></p>                  | <p>In 2025-2026 Shoalhaven City Council will be investing \$37.9 million in roads and shared user paths. These works will include the East Nowra sub-arterial (ENSA) design. This sub-arterial road will provide a more direct connection between Worrigeer and Nowra CBD, reducing congestion on the Princes Highway and local road network.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## 6. Consultation

### 6.1 Early Stakeholder Engagement

Early stakeholder (non-statutory) consultation undertaken to inform project development includes:

- Connecting with Country (**Section 6.1.1**).
- Community Engagement (**Section 6.1.2**).
- Transport Working Group (**Section 6.1.3**).
- State Design Review Panel (**Section 6.1.4**).

#### 6.1.1 Connecting with Country

The Worrigee area sits within Wandj Wandandian Country, part of the broader Yuin Nation on the South Coast of New South Wales. Engagements brought together Dharawal and Yuin Elders, Knowledge Holders, and community members whose stories and lived experiences continue to guide the development of the new school. Through Walks on Country, Yarning Sessions, and collaborative discussions, the community shared deep insights into how the school can reflect Country, not as a backdrop, but as an active presence in the design, learning, and daily life of students and staff.

Connecting with Country Engagement activities to date have included:

- Walk on Country and Yarning Sessions to listen to Country and gather community insights.
- Cultural mapping of sites and stories, identifying key locations such as Cullunghutti, Cambewarra, Bomaderry, and Roseby Park.
- Collaborative design discussions translating cultural values into design principles and opportunities.

The key themes that emerged that inform the ongoing design and planning for the New Primary School in Worrigee include:

- Country – Living land and teacher.
- Community – Story, belonging and continuity.
- Water – Flow, renewal and healing.
- Truth telling and healing – Memory, resilience and renewal.

The design response to the key themes is outlined in **Table 9**.

**Table 9: Connecting with Country - Key Themes and Design Response**

| Theme                            | Design Response                                                                                                                                                     |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Country</b>                   | Capture views to Cullunghutti and Canbewarra Mountains, provide for outdoor learning areas and include culturally significant plants such as Gee Bung and Watergum. |
| <b>Community</b>                 | Incorporate yarning circles and provide for a welcoming entry plaza incorporating artwork.                                                                          |
| <b>Water</b>                     | Integrate water-sensitive design principles including rain gardens and swales.                                                                                      |
| <b>Truth Telling and Healing</b> | Provide for a sensory garden and integrate storytelling landscape features.                                                                                         |

## 6.1.2 Community Engagement

Early community engagement activities completed by the Department include:

- Door knock on 28 July 2025 of 97 properties near the site to address misinformation around the acquisition of the subject property.
- Distribution of letterbox drop planning update to the project distribution area on 31 July 2025, and an email sent to the project mailing list on 1 August 2025.
- Further planning update sent to mailing list and letterbox distribution on 18 December 2025.
- Community information session completed on 10 March 2026.

A detailed breakdown of common considerations and responses is provided in **Table 10**.

**Table 10: Community Considerations and Responses**

| Consideration Raised                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Concern from current owner of 9 Worrigeer Road (the site) about misunderstanding by neighbours believing she sold her property instead of it being compulsorily acquired. | A Door knock engagement session of 97 properties near the site was completed on 28 July 2025 to address misinformation around the acquisition of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Queries about opportunities to work at the school and how staff will be selected.                                                                                         | Teaching positions will be advertised on the department's internal staff portal and externally closer to the opening of the school in 2028.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Comments about school location being in Worrigeer not Nowra.                                                                                                              | The new school is located in Worrigeer. The new school had initially planned to be built on the existing Shoalhaven High School site. However, through due diligence, we have determined that an alternative, larger site in Worrigeer is better suited to support the educational needs of communities including South Nowra and Worrigeer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Concerns about the impacts of increased traffic volumes on pedestrian and motorist safety. Queries regarding the implementation of school zone speed limits.              | <p>The school design has considered traffic impacts, with the transport working group identifying issues and design solutions to reduce traffic impacts of the proposed school on the surrounding road network and improve pedestrian safety. Improved pedestrian infrastructure will be provided to facilitate safe pedestrian movements.</p> <p>The intersection of Worrigeer Road and Greenwell Point Road is being upgraded by Council as part of a \$40 million commitment from the Australian Government through the Infrastructure Investment Program. This intersection upgrade, combined with the department's traffic management measures currently being investigated will provide safe pedestrian access to the school while minimising the impact on traffic flow along Greenwell Point Road and Worrigeer Road by late 2027.</p> <p>School zone speed limits will be introduced within the vicinity of the school to improve pedestrian safety during pick up/drop off times.</p> |
| Queries regarding the ability to be involved in the design process of the new school.                                                                                     | <p>Community information sessions will be held to provide community members with the opportunity to learn more about the project, provide feedback and ask questions of the project team.</p> <p>All new schools across NSW are designed in accordance with the department's Educational Facilities Standards and Guidelines and Pattern Book.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Query about how library shelving and resourcing decisions are determined, and the ability to get                                                                          | Community information sessions will be held to provide community members with the opportunity to learn more about the project, provide feedback and ask questions of the project team.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Consideration Raised                                                                                                                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| involved.                                                                                                                                                                                  | All new schools across NSW are designed in accordance with the department's Educational Facilities Standards and Guidelines and Pattern Book, and the books and other library items are typically purchased by the school operators.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Queries regarding student enrolment and catchment impacts once the new school opens, and the ability to enrol siblings at the same school after boundary adjustments.                      | <p>Intake areas are established about one year prior to a new school opening. The public preschool will open first in 2027, followed by the public primary school, which will open in 2028. The latest demographic data and anticipated growth trends within the community will be considered and the final intake area will be determined in consultation with local principals and relevant stakeholders.</p> <p>When the new school opens, all children already studying at Terara Public School will have the option to continue attending the school, regardless of any changes to the intake area. Under the enrolment policy, families with a child already enrolled at Terara Public School can also enrol their siblings at the same school. This entitlement remains in place even if changes to the intake area boundaries mean that their home address falls outside the designated area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Queries about site selection and why this site was chosen considering conflicts with surrounding agricultural and rural land use.                                                          | <p>School site locations are informed using the department's <i>Design Framework: Site Selection and Development</i>. It is acknowledged that each school site has its own complexities, constraints and opportunities. All new schools across NSW are designed in accordance with the department Guidelines and Pattern Book to ensure good design outcomes.</p> <p>The proposed new primary school in Worrigeer, together with the upgrade at Nowra East Public School planned for completion by mid-2027, is intended to ease the pressure on existing local schools currently experiencing high numbers of out-of-area enrolments and capacity challenges. Once both projects are complete, they will increase the overall permanent teaching capacity within the local public school network, helping to meet projected enrolment growth and ensure more students can attend their local schools.</p> <p>Early planning for this project started with a review of the area's demographic trends, catchment boundaries, heritage structures and the needs of the school community. Several alternative sites were explored including sites further south however, they were determined unsuitable due to being prone to flooding and or bushfires, lack of access or being located too far from where the current and future student demand has been identified in the area. The new site is close to growing suburbs such as Worrigeer and South Nowra and will provide the best outcome for local families.</p> <p>The potential conflict with nearby agricultural and rural land uses has been considered the site is considered to be suitably zoned and separated from these land uses having regard to the relevant guidelines from the Department of Primary Industries as outlined in <b>Section 7.11</b> of this REF.</p> |
| Concerns about impacts on wildlife.                                                                                                                                                        | A Flora and Fauna Assessment was completed as part of the REF and found that there would be no adverse impacts on native flora and fauna. Mitigation measures provide protocols for when fauna is present on-site during construction activity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Concerns from nearby dairy farm including: <ul style="list-style-type: none"> <li>- Proximity to intensive agricultural land and incompatibility of surrounding rural land uses</li> </ul> | <p>The department's Design Framework: Site Selection and Development provides guidance on choosing suitable locations for new or upgraded educational facilities. The suitability of 9 Worrigeer Road has been assessed against the guideline to ensure the requirements of the school development can be met appropriately.</p> <p>Each new school site proposed brings with it a range of risks,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| Consideration Raised                                                                                                                                                                                                                                                                                                                                                 | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>- Potential to receive complaints from the future school about normal farming operations.</li> <li>- Impacts on the prospects of a current DA and EIS to expand operations with new outbuildings</li> <li>- Continued ability to drive large B-Double trucks on Greenwell Point Road, and impacts on traffic flow.</li> </ul> | <p>opportunities and constraints. While it is acknowledged that the site at 9 Worrigee Road presents certain complexities, the department considers it to be a suitable and strategically beneficial location for a new primary school.</p> <p>The proposed development will be designed to manage potential land-use interface issues, including those related to agricultural operations, through landscaping, buffering, and operational management measures.</p> <p>Further consideration of the interface between the school and agricultural land use is provided in <b>Section 7.11</b>.</p> |

### 6.1.3 Transport Working Group

Council and TfNSW were engaged through the Transport Working Group (TWG) process to consider traffic, access and parking. A detailed summary of Council's concerns and transport working group comments are provided in **Table 11**. A detailed assessment and mitigation of traffic, access and parking impacts is provided in **Section 7.1**.

**Table 11: Transport Working Group Considerations**

| Council Consideration Raised                                                                                                                                                                                                                                                                                                 | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>Traffic Generation</u></p> <p>Traffic generation rates don't consider true traffic volumes generated by a school.</p> <p>The TAIA should consider daily traffic volumes instead of AM/PM peak traffic volumes to understand true traffic impacts.</p> <p>Worrigee Road traffic data was not considered in the TAIA</p> | <p>Traffic generation rates were tailored to mode share surveys carried out at nearby East Nowra Primary School and adjusted to meet the transport conditions of the Worrigee site. Other schools suggested by Council as having a higher private vehicle mode share have less dwellings within the walking catchment than the Worrigee site.</p> <p>Daily traffic volumes for the Worrigee Primary School are modelled to be similar to those of comparable schools in the area.</p> <p>Intersection turning movement counts were completed in November 2025, At Greenwell Point Road / Worrigee Road / Millbank Road and Worrigee Road / Golden Grove / Booligal Road intersections.</p> |
| <p><u>Traffic Growth</u></p> <p>Future traffic growth of 3% p.a. is to be considered, and opening +10 years scenario should be considered.</p>                                                                                                                                                                               | <p>The traffic growth rate of 2 per cent p.a. used in the TAIA was adopted based on calculations of traffic growth on the Princes Highway, 190m south of Illaroo Road in Bomaderry. The opening +10 years scenario was not used, and the assumption the school would operate at a worse case 100% capacity was adopted.</p>                                                                                                                                                                                                                                                                                                                                                                |
| <p><u>Turning Lanes</u></p> <p>Auxiliary turning lane requirements will be met for the Worrigee Road, Booligal Road intersection, but have not been provided.</p>                                                                                                                                                            | <p>SIDRA Intersection models of the intersection of Worrigee Road, Golden Grove and Booligal Road were used to advise that the proposed arrangement has sufficient capacity without auxiliary turn lanes. Similar to concerns raised by Council, inclusion of auxiliary lanes would also not be feasible and compromise pedestrian safety.</p>                                                                                                                                                                                                                                                                                                                                             |
| <p><u>Road Design</u></p> <p>Concerned the proposed road works will not fit within the road reserve. A detailed design will need to be undertaken to confirm that all of the required upgrade improvements can fit satisfactorily</p>                                                                                        | <p>The proposed cross-section of Worrigee Road is based on Shoalhaven City Council's Engineering Design Specifications - Geometric Road Design Collector Street, while the proposed design of Booligal Road (not within the scope of this REF) is based on the Local Street. The indicative public domain plan (<b>Figure 30</b>) indicates the upgrades of Worrigee Road can fit within the available road reservation.</p>                                                                                                                                                                                                                                                               |

| Council Consideration Raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| within the available road reserve space for both Booligal Road and Worrigeer Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><u>Parking</u></p> <p>Concerned proposed parking rates are insufficient to cater for parent pick up/drop off</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Proposed parking meets staff mode share requirements.</p> <p>Council's DCP rate assumes that a majority of parents will want to park and stay for a short period. However, observations for the majority of schools indicates that a substantial proportion of parents prefer to set down their child and leave. The provision of the 10-space DOPU facility enables the quicker turnaround for those parents who do not want to wait, while the short-stay parking created on the south side of Booligal Road caters for parents wanting to walk their student in. Parents also have the opportunity of parking in legal spaces on streets west of Worrigeer Road. The DOPU and new parking on Booligal has been provided to minimise the impact on residents.</p>                                                                                  |
| <p><u>Active Transport</u></p> <p>Little active transport infrastructure is provided beyond pedestrian crossings. Mode share assumptions suggest active transport proportions will be higher than all other local schools. Pedestrian volumes meet the requirements for a TfNSW Children's Crossing Supervisor. Sufficient active transport infrastructure will need to be provided with the proposal to cater for new demands and ensure a safe operation from day one. Council notes that whilst pedestrian crossing improvements are proposed for Worrigeer Road, there are concerns for how vulnerable primary school children will be able to cross Greenwell Point Road safely.</p> | <p>The proposed activity includes footpaths along both sides of Booligal Road and Worrigeer Road in front of the school boundary. These footpaths are designed to connect to the existing paths in the area on the western side of Worrigeer Road and northern side of Golden Grove, and the footpaths proposed in Councils design for the roundabout at the intersection of Greenwell Point Road and Worrigeer Road.</p> <p>The proposed mode share (16%) is lower than the survey results from Nowra East Primary School (18%) reflecting a lower expectation in the base case for walking.</p> <p>Pedestrian refuges with pedestrian holding rails are integrated into the Council roundabout design on Greenwell Point with other road safety signage notifying motorists of upcoming pedestrian refuges on the eastern and western approaches.</p> |

## 6.1.4 State Design Review Panel

A detailed summary of State Design Review Panel considerations and responses is provided in **Table 12**.

**Table 12: State Design Review Panel considerations and responses**

| Consideration Raised                                                                                                                    | Response                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The proposed carpark arrangement limits the clarity and spatial quality of the proposed welcome plaza                                   | The proposed carpark has been reconfigured and reduced to the full extent possible. Further distribution of parking across the site is not feasible and will impact the amount and quality of play space available for students.                            |
| Prioritise views to the mountains by orienting key spaces to frame and celebrate these outlooks and songlines. Ensure the views are not | The design has oriented available elements to local landscape landmarks. The upper-level walkways and classrooms will also have views to surrounding mountain ranges. The limitations of the pattern book and special constraints limit further orientation |

| Consideration Raised                                                                                                                                                                                                                                           | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| limited to vertical circulation points, but are also provided within key dwell and learning spaces to enrich everyday experience.                                                                                                                              | opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Improve clarity and legibility of the entry plaza to support a welcoming and intuitive design experience by removing the bottleneck at the entry to create a more streamlined entry to the COLA, and modifying the southern stairway to remove visual clutter. | The design of the entry has been carefully considered and discussed with SI stakeholders to create a welcoming, secure, safe and accessible entry, while retaining significant trees. The stair provides a visual counterpoint to the facade and an active circulation point that engages with the plaza and entry gate. It is not possible to shift the southern stair for BCA egress requirements. It is also not possible to relocate the stair to the eastern facade as it will not comply with BCA offset distances to the main building or hall, and will disrupt clear sightlines across the play space for the supervision of students. |
| Test shifting the sports field further south to retain the existing cluster of trees at the northern end of the site.                                                                                                                                          | Shifting of the field further south was tested during the masterplan refinement process but was not considered optimal by the design team or SI. It resulted in the playing court located too far from the sports hall or adjacent to SLU teaching spaces resulting in acoustic impacts. The trees removed for the playing field are not deemed to be significant given their age, size, spacing, monoculture and lack of biodiversity                                                                                                                                                                                                          |

## 6.2 Statutory Consultation

Consultation has been undertaken with in accordance with statutory requirements under the TI SEPP and having regard to the SCPP DPHI and the SCPP DoE. This included:

- sending notices to adjoining neighbours, owners and occupiers inviting comments within 28 days,
- sending notices to the local council and relevant state and commonwealth government agencies and service providers inviting comments within 28 days,
- making the REF publicly available on the Planning Portal throughout the consultation period.

A total of forty-seven (47) public submissions and five (5) submissions from relevant public authorities were received during the consultation period.

Due to the volume and complexity of submissions received, a separate Submissions Report has been prepared by DFP Planning (**Appendix 12**) to provide analysis of submissions, additional environmental assessment and responses to the submissions.

## 7. Environmental Impact Assessment

This section provides an environmental impact assessment for the proposed New Primary School in Worrigee. The assessment includes an overview of the activity and provides additional information for any specific environmental issues relating to the site which required more detailed consideration.

The following key environmental impacts are considered to be applicable to the site and proposed works:

- Traffic, Access and Parking (**Section 7.1**).
- Noise and Vibration (**Section 7.2**).
- Geotechnical Constraints (**Section 7.3**).
- Contamination and Hazardous Materials (**Section 7.4**).
- Hydrology, Flooding and Water Quality (**Section 7.5**).
- Aboriginal Heritage (**Section 7.6**).
- Environmental Heritage (**Section 7.7**).
- Tree Removal and Landscape (**Section 7.8**).
- Ecology (**Section 7.9**).
- Sustainability (**Section 7.10**).
- Rural Land Use (**Section 7.11**).
- Waste (**Section 7.12**).
- Social Impacts (**Section 7.13**).

A Submissions Report was prepared by DFP Planning to respond to a high volume of submissions received following public exhibition. That report contains design modifications, additional environmental assessment and revised mitigation measures. The information in that report prevails to the extent of any inconsistency with this REF.

### 7.1 Traffic, Access and Parking

A Transport and Accessibility Impact Assessment (TAIA) has been prepared by WSP (**Appendix 2**) to accompany the REF. WSP provided further assessment post-exhibition as provided in the Submissions Report prepared by DFP Planning.

#### Existing Site Conditions

##### Road Network

The site is located on the eastern rural-urban interface of suburban Worrigee at the intersection of Greenwell Point Road and Worrigee Road. Greenwell Point Road is a two-lane undivided road rural in character and currently lacks safe pedestrian infrastructure or intersection treatments beyond stop sign and/or give way priority-controlled intersections.

The site is bound by Greenwell Point Road (running east-west along the northern site boundary), Worrigee Road (north-south along the western site boundary), and Booligal Road (running east-west along the southern boundary), see **Figure 31** and **Table 13**.



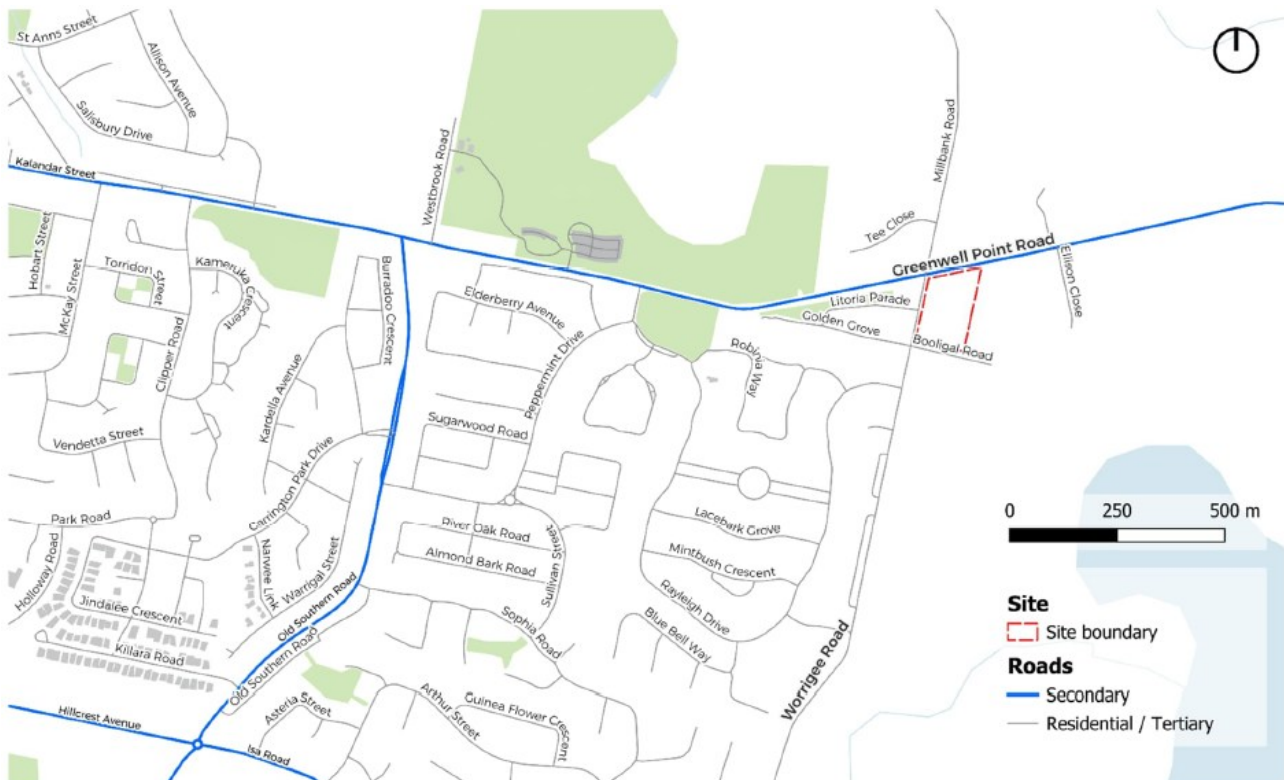


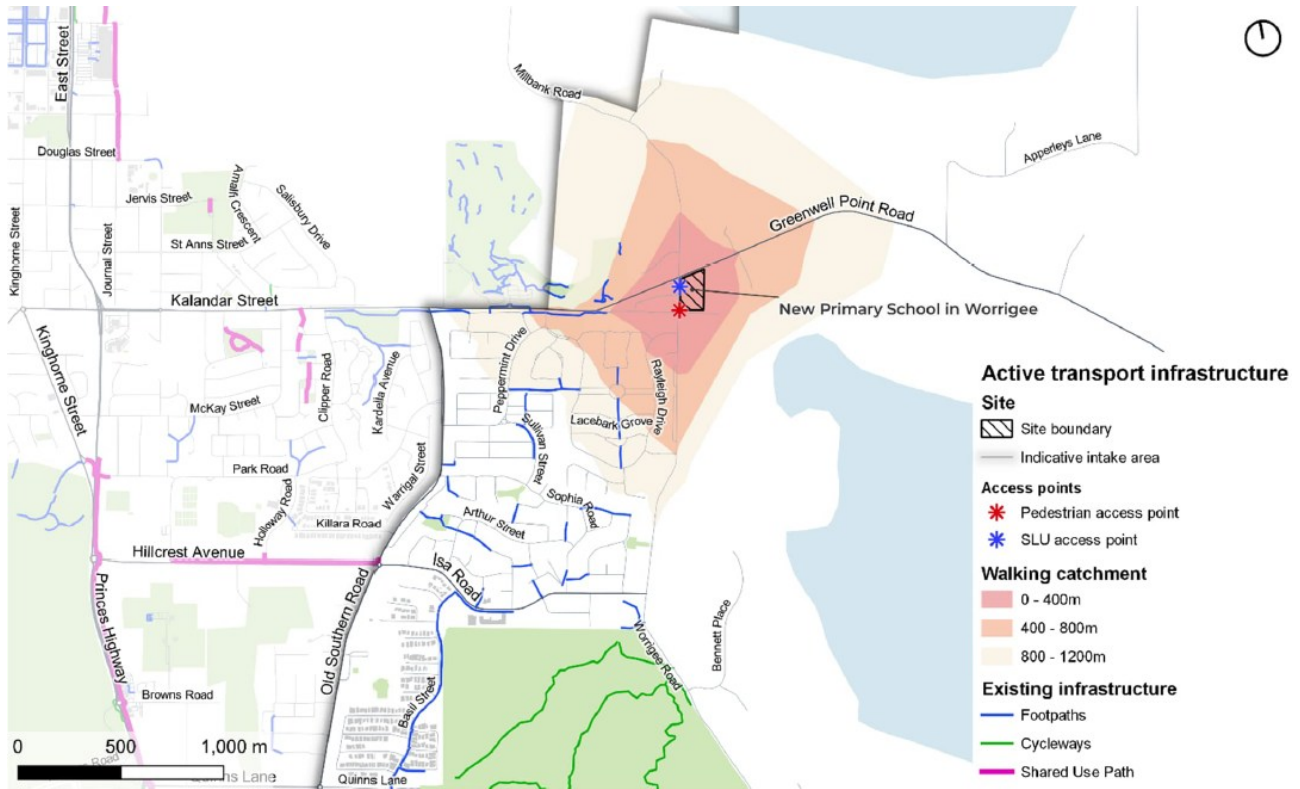
Figure 31: Surrounding road network

Table 13: Road Hierarchy

| Road                               | Greenwell Point Road                                    | Worrigeer Road                                 | Booligal Road             |
|------------------------------------|---------------------------------------------------------|------------------------------------------------|---------------------------|
| <b>Classification</b>              | Regional                                                | Local                                          | Local                     |
| <b>Functional Hierarchy</b>        | Arterial                                                | Local                                          | Local                     |
| <b>Sealed</b>                      | Yes                                                     | Yes                                            | No                        |
| <b>Movement Lanes</b>              | One lane in each direction                              | One lane in each direction                     | Undefined                 |
| <b>Parking Lanes</b>               | None                                                    | None                                           | None                      |
| <b>Carriageway Width</b>           | Approximately 3.3m wide traffic lanes                   | Approximately 3.3m wide traffic lanes          | Variable, undefined width |
| <b>Signposted Speed</b>            | 60km/hr (increases to 80km/hr further east of the site) | 60km/hr                                        | Default speed limit       |
| <b>Line Marking/ Divided Lanes</b> | Divided by double solid line and median island          | Divided by double solid line and median island | Unmarked                  |

The intersection of Greenwell Point Road, Worrigeer Road and Millbank Road is a key intersection located adjacent to the north-western corner of the site. It currently operates as a stop sign priority-controlled intersection.

There is limited dedicated pedestrian or cycle infrastructure within the locality, with isolated stretches of footpath. **Figure 32** shows existing pedestrian (blue) and shared path infrastructure (pink) within the locality.



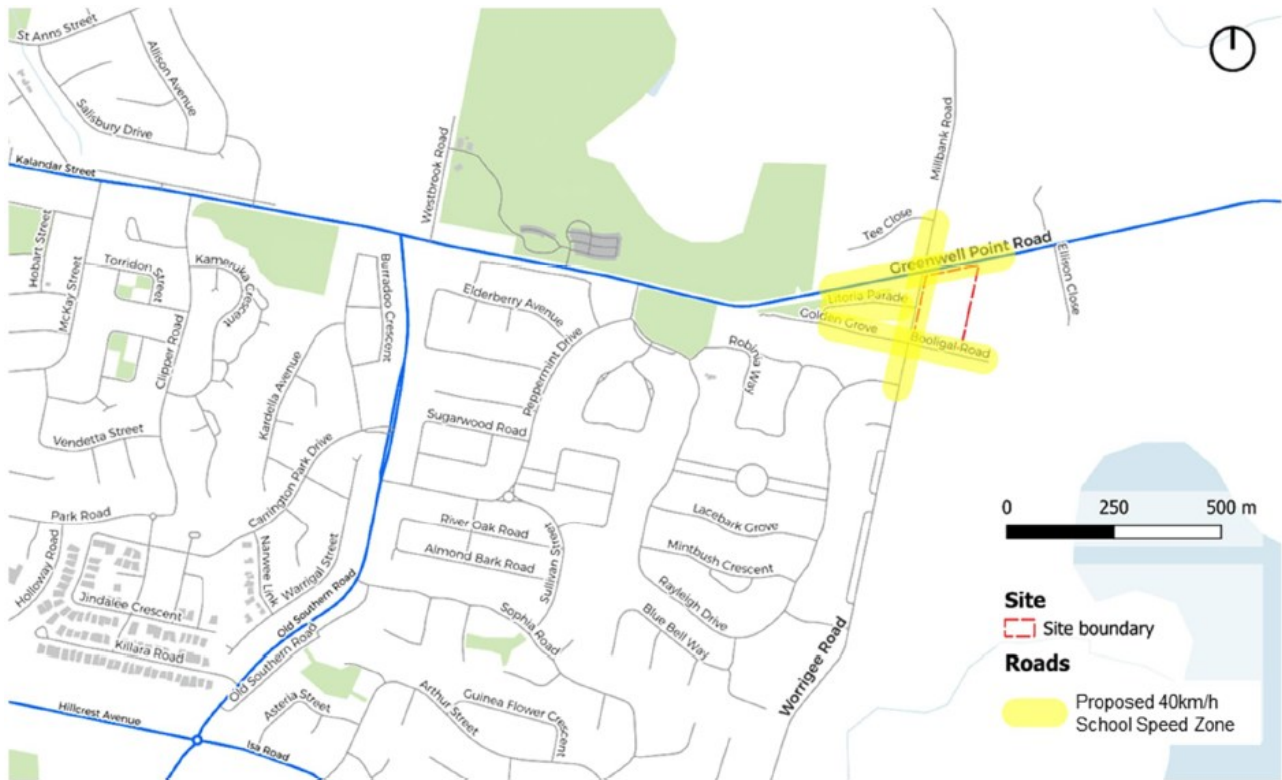
**Figure 32: Existing Active Transport Infrastructure**

The intersection of Worrigeer Road, Golden Grove and Booligal Road is another priority-controlled intersection located adjacent to the south-western corner of the site.

The surrounding road network does not feature any formal cycling infrastructure.

The speed limit along Greenwell Point Road within the vicinity of the proposed school has recently been reduced from 80km/hr to 60km/hr, making it consistent with the 60km/hr speed limit through developed areas to the west and the 60km/hr speed limit along Worrigeer Road.

A school zone speed limit of 40km/hr will be implemented, subject to TfNSW approval, on roads within the vicinity of the school site, as shown in **Figure 33**.



**Figure 33: Map of roads subject to school zone speed limit**

### Public Transport

The site is located within a 5-minute walk (400m) of eight (8) public bus stops. These bus stops are serviced by two (2) public bus routes and five (5) school bus routes that provide connectivity to surrounding key centres including Nowra, Bomaderry, Sanctuary Point and Culburra Beach. A detailed outline of each bus route and a map is provided below in **Table 14** and **Figure 34**.

**Table 14: Bus routes and timetable servicing bus stops within the vicinity of the site.**

| Route No. | Route                                                          | Inbound buses | Outbound buses | Arrival/ Departure Time based on current timetable | Further details on bus service                                                                                                                   |
|-----------|----------------------------------------------------------------|---------------|----------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| S406      | Worrigeer to Illaroo PS via Nowra Schools                      | 1             | 1              | 07:49, 16:05                                       | AM – Services up to 3 schools from previous stops and 4 schools after.<br>PM – Services 4 schools from previous stops and up to 3 schools after. |
| S408      | Sanctuary Point to Nowra Schools via Basin View                | 1             | 0              | 08:35                                              | Services 4 primary schools and secondary schools from previous stops and 1 school after                                                          |
| S411      | Sanctuary Point to Terara PS via Basin View and Nowra Anglican | 1             | 0              | 08:54                                              | Services up to 8 schools from previous stops and 1 school after                                                                                  |
| S420      | Nowra to Vincentia Schools                                     | 0             | 1              | 15:56                                              | Services 4 primary and secondary schools from previous stops                                                                                     |

|      |                                                                        |   |   |       |                                                                                        |
|------|------------------------------------------------------------------------|---|---|-------|----------------------------------------------------------------------------------------|
| S422 | Worrigeer to Nowra Schools                                             | 0 | 1 | 15:47 | Services up to 5 primary and secondary schools from previous stops and 2 schools after |
| 110  | Greenwell Point Road to Bomaderry Station via Worrigeer Road and Nowra | 1 | 0 | 08:08 | Public bus, travelling along Greenwell Point Road and Worrigeer Road                   |
| 111  | Orient Point to Bomaderry Station via Culburra Beach, Nowra            | 0 | 1 | 15:51 | Public bus, travelling along Greenwell Point Road and Worrigeer Road                   |

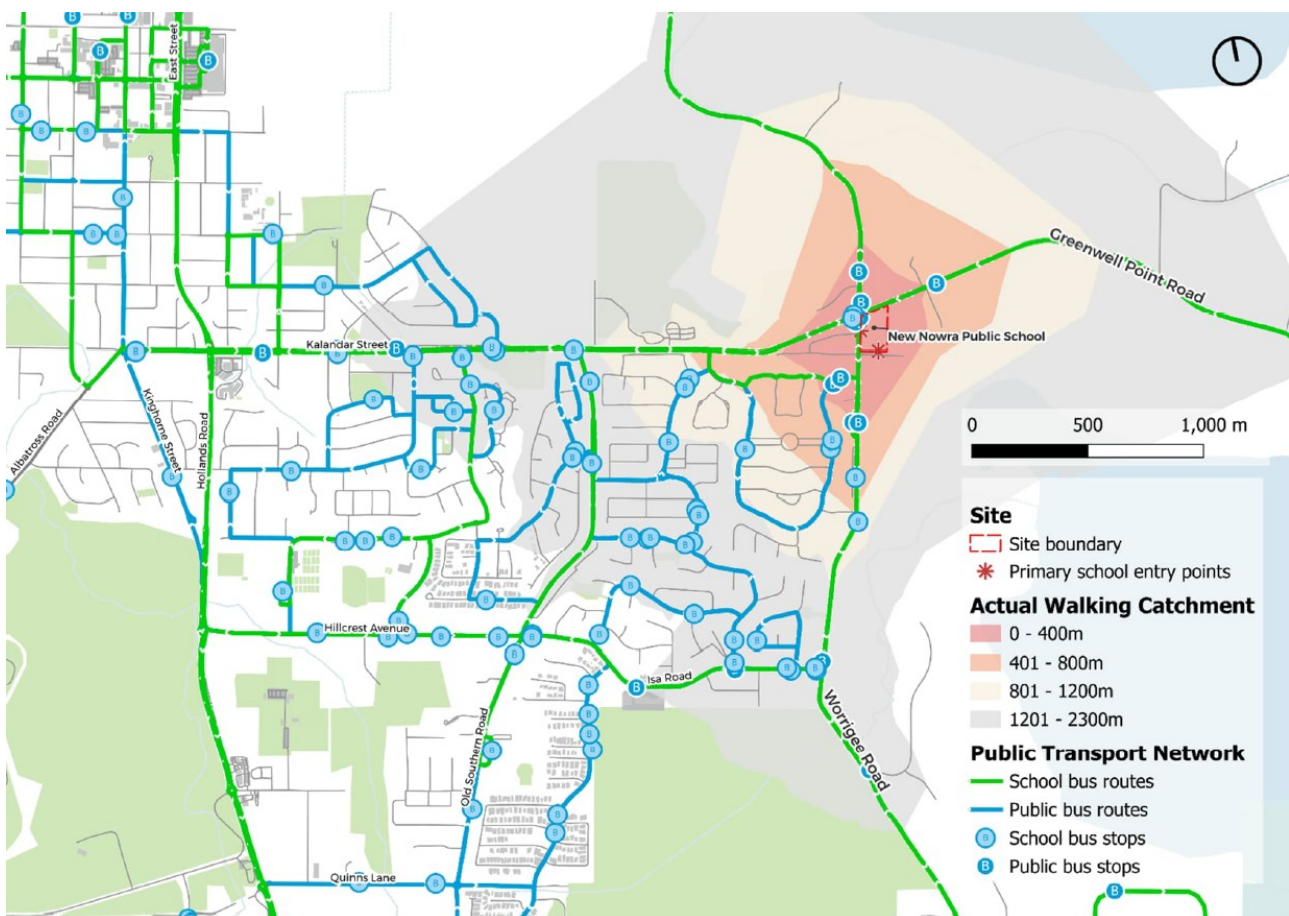


Figure 34: Surrounding Public Transport Network

### Operational Traffic Assessment

The existing traffic conditions and anticipated increase in traffic volumes have been assessed as part of the TAIA. The anticipated increase in traffic volumes is inclusive of the new public preschool.

To determine the impact of traffic at the proposed school site, intersection modelling has been conducted for the Greenwell Point Road, Worrigeer Road and Millbank Road intersection and the Worrigeer Road, Golden Grove and Booligal Road intersection.



The purpose of the assessment is to determine existing and proposed Level of Service (LoS) for the intersections. LoS is a basic performance measure used to describe the operation of an intersection and is a metric utilised in the *Guide to Transport Impact Assessment (Transport for NSW, 2024)*.

The intersection of Greenwell Point Road, Worrigeer Road is expected to experience a minor reduction in performance. While the intersection is expected to maintain LoS A in the AM peak period, acceptable delays are to be experienced in the PM peak period (LoS B).

The intersection of Worrigeer Road, Golden Grove and Booligal Road is expected to experience additional impacts due to the proposed pedestrian crossing at Booligal Road, and increased activity from cars entering and leaving the DOPU and short-stay parking. During the AM peak period the intersection is expected to operate at LoS C. Traffic impacts are expected to be lower during the PM peak period with the intersection operating at LoS B with an average delay of 18.9 seconds per vehicle.

SIDRA results for both intersections are shown in **Table 15**.

**Table 15: Modelled intersection performance during operation of the activity in 2028.**

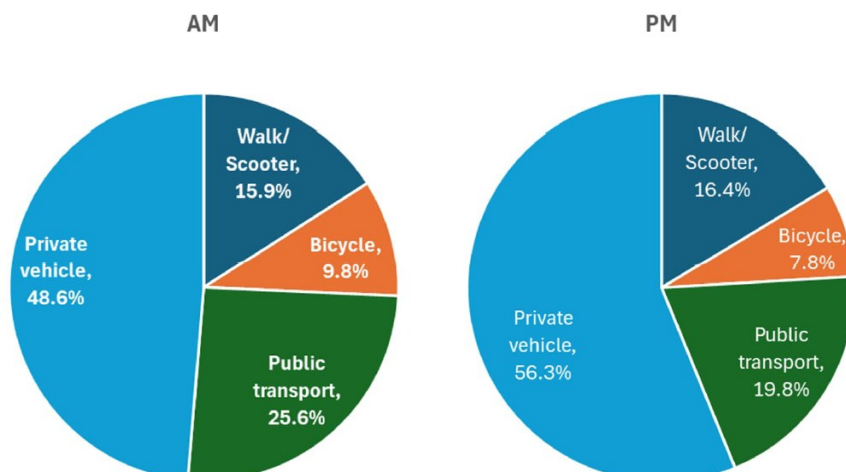
| Site                                                | AM peak period results |                         |     |                       | PM peak period results |                         |     |                             |
|-----------------------------------------------------|------------------------|-------------------------|-----|-----------------------|------------------------|-------------------------|-----|-----------------------------|
|                                                     | Dos                    | Average Delay (sec/veh) | LoS | 95% Queue (m)         | DoS                    | Average Delay (sec/veh) | LoS | 95% Queue (m)               |
| Greenwell Point Rd/<br>Worrigeer Rd/<br>Millbank Rd | 0.51                   | 13.4                    | A   | 32m<br>(Worrigeer Rd) | 0.57                   | 16.7                    | B   | 40m<br>(Greenwell Point Rd) |
| Worrigeer Rd/<br>Golden Grv/<br>Booligal Rd         | 0.78                   | 28.5                    | C   | 89m                   | 0.62                   | 18.9                    | B   | 48m                         |

The TAIA concludes that intersection performance is equal to or above a satisfactory LoS.

## Operational Parking Assessment

### Anticipated Mode Share

A baseline student mode share scenario for the New Primary School in Worrigeer is summarised in **Figure 35** and is based upon travel behaviour analysed at Nowra East Public School.



**Figure 35: Baseline Mode Share Scenario for New Primary School in Worrigeer**

In relation to staff mode share, it is assumed that the majority of staff will drive therefore staff parking is provided at a ratio of 1:1. End of trip facilities and bicycle parking will be provided for staff who choose to walk or cycle to the site as active transport infrastructure improves over the duration of the operational life of the activity.

### Operational Parking

A total of 40 on-site staff parking spaces will be provided for the New Primary School in Worrigeer.

### Operational Drop Off and Pick Up

The required DOPU and short stay parking was calculated using the above baseline mode share data to determine demand of 233 students per peak period. The following DOPU usage assumptions were made:

- Average occupancy of 1.5 students per vehicle.
- 75% of vehicles using the DOPU spaces, and 25% using the short stay parking.
- Typical dwell time of two (2) minutes per vehicle in the DOPU spaces, noting that signage typically allows for a maximum of two (2) minutes parking.
- DOPU occurring over a 30-minute window with flat demand profile, allowing 15 vehicles per space within the window of demand.

These considerations result in a requirement for 10 DOPU spaces and 17 short stay parking spaces. Three (3) disability DOPU spaces will be provided along Worrigeer Road for SLU students. A bus zone with capacity for three (3) buses is also to be provided along Worrigeer Road.

The Booligal Road upgrade (subject to a separate planning pathway) includes 10 DOPU spaces and 17 short stay parking spaces. The Booligal Road upgrade will be completed before the opening of the school activity in 2028.

### Active Transport

Sixty-seven (67) bicycle parking spaces will be provided on site for staff and student use and end of trip facilities will be provided to support staff who walk or cycle to the site.

### Transport Infrastructure Upgrades

Refer to additional proposed transport infrastructure upgrades contained in Section 4 of the Submissions Report prepared by DFP Planning. The Submissions Report prevails to the extent of any inconsistency with this REF.

To accommodate the expected increase in traffic and pedestrian movements associated with the proposed activity and to promote safe and convenient active transport, the following infrastructure upgrades are proposed:

#### Worrigeer Road Upgrade (subject to this REF)

- Partial road reconstruction and formalised kerb and gutter provided along the eastern shoulder within the vicinity of the site.
- Footpath, kerb and gutter realignment on the western side of Worrigeer Road between Litoria Parade and Golden Grove.
- A raised pedestrian (wombat crossing) at the northern approach to the intersection of Worrigeer Road, Golden Grove and Booligal Road.
- A painted on-grade pedestrian crossing at the western approach to the intersection of Worrigeer Road, Golden Grove and Booligal Road.

- Three indented accessible DOPU spaces for SLU students within the eastern road shoulder;
- Indented bus bay with space for three (3) southbound bus stands within the eastern road shoulder.
- Footpath on the eastern side of Worrigee Road between Greenwell Point Road and Booligal Road, providing access between the main school entry, pedestrian crossings and bus stops.

#### Booligal Road Upgrade (subject to a separate REF)

- Full road reconstruction and upgrade from current unsealed rural lane to sealed 2 lane local road with formalised kerb and gutter.
- New footpath on both sides of the road from Worrigee Road.
- An indented bay with 10 DOPU spaces on the northern road shoulder.
- 17 indented short stay parking spaces.
- A raised pedestrian (wombat crossing) at the eastern approach to the intersection of Worrigee Road, Golden Grove and Booligal Road (part of the Booligal Road upgrade subject to a separate REF).
- Turning circle at the eastern terminus of the road.

#### Greenwell Point Road (subject to this REF)

- Construction of a vehicular cross-over.

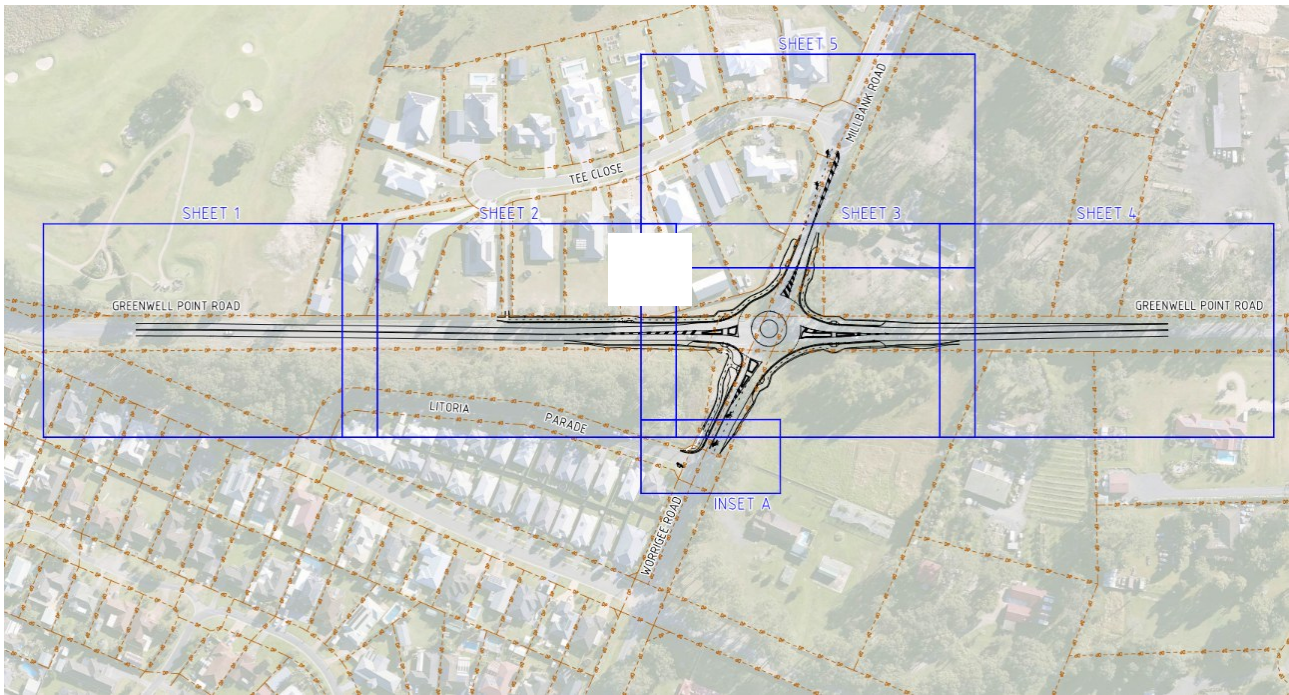
An indicative public domain diagram is provided in **Figure 30**.

In addition, Shoalhaven City Council, independent of the demand generated by this activity, is delivering the following infrastructure upgrades:

#### Greenwell Point Worrigee Road and Millbank Road Intersection Upgrade (delivered by Shoalhaven City Council under a separate planning pathway)

- New single lane roundabout replacing the current stop sign priority-controlled configuration.
- New footpaths and shared user paths within the extent of the intersection upgrade works and pedestrian refuge islands to provide safe pedestrian crossing opportunities.

An indicative roundabout design is shown in **Figure 36**.



**Figure 36: Indicative Roundabout Design (not part of this REF)**

### **Construction Traffic, Access and Impact Assessment**

The Princes Highway is the closest approved national 19m and 25m B-Double road, with **Figure 37** showing the local approved 19m and 25m B-Double routes (green), and the site access route (yellow). Approval from the National Heavy Vehicle Regulator is required to access the site with B-Double trucks, via the roads indicated in yellow in **Figure 37**.





**Figure 37: Map of approved 19m and 25m B-Double roads and indicative access route**

An estimate of vehicle movements during construction based on an estimate of 150 workers being on site at any one time is provided in **Table 16**. SIDRA modelling was run based on the below indicative construction traffic movements and found that there would only be minor changes in queueing and delay at intersections, still achieving a Level of Service (LoS) A.

**Table 16: Indicative construction traffic movements**

| Time Period                   | Worker Light Vehicles |     | Trucks |     | All vehicles |     |
|-------------------------------|-----------------------|-----|--------|-----|--------------|-----|
|                               | In                    | Out | In     | Out | In           | Out |
| <b>AM inbound</b>             | 150                   | -   | 2      | -   | 152          | -   |
| <b>Day construction hours</b> | 38                    | 38  | 18     | 18  | 56           | 56  |
| <b>PM outbound</b>            | -                     | 150 | -      | 2   | -            | 152 |
| <b>Daily</b>                  | 138                   | 188 | 20     | 20  | 208          | 208 |

Impacts from construction traffic are expected to be minimal when properly managed through the preparation of a detailed construction traffic management plan as required in the department's standard mitigation measure TA2.

Construction parking will be provided on the school site to minimise impacts on parking availability and traffic/pedestrian safety during the construction phase of the activity. Access to the site will be provided via the existing vehicle cross overs.

## 7.1.1 Traffic, Access and Parking Mitigation Measures

The proposed New Primary School in Worrigee activity is not likely to result significant environmental impacts in relation to traffic, access and parking subject to implementation of the department's standard Mitigation Measures G2, TA1, TA3, TA5 and project specific Mitigation Measures outlined in **Table 17** (incorporating amendments from the Submissions Report).

**Table 17: Mitigation Measures - Traffic, Access and Parking**

| ID          | MM Name                                        | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                |
|-------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>TA2</b>  | Construction Traffic and Pedestrian Management | <p>A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared to:</p> <ul style="list-style-type: none"> <li>(a) ensure heavy vehicle movements are safe and minimise disruption to the school and surrounding areas</li> <li>(b) outline strategies and measures to manage how construction workers access the site</li> <li>(c) <u>Guide heavy vehicle traffic to follow the Construction Vehicle Traffic Route outlined in Section 7.1 of Appendix 2 (Traffic and Accessibility Impact Assessment)</u></li> <li>(d) <u>Notify NSW SES where there are likely to be significant delays in the operation of the roads affected by the upgrades as this may impact the ability for emergency vehicles to use these routes</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to commencement of Construction |
| <b>TA4*</b> | Design of Road Safety Measures                 | <p>Transport Working Group (TWG) meetings <u>(including Shoalhaven City Council and Transport for NSW)</u> must be facilitated to finalise the design of road safety measures, including consideration of:</p> <ul style="list-style-type: none"> <li>a) <u>New single lane mountable roundabout at the intersection of Worrigee Road, Booligal Road and Golden Grove</u></li> <li>b) <u>Two raised pedestrian priority crossings (wombat):</u> <ul style="list-style-type: none"> <li>i. <u>On Worrigee Road across the northern approach to the intersection with Golden Grove and Booligal Road</u></li> <li>ii. <u>On Booligal Road across the eastern approach to the intersection with Golden Grove and Worrigee Road (delivered as part of the separate preschool activity)</u></li> </ul> </li> <li>c) <u>One new on-grade painted pedestrian crossing (zebra):</u> <ul style="list-style-type: none"> <li>i. <u>On Golden Grove across the western approach to the intersection with Worrigee Road and Booligal Road</u></li> </ul> </li> <li>d) <u>Request Transport for NSW Implement school zone travel speed restrictions along Greenwell Point Road, Worrigee Road and side streets</u></li> <li>e) <u>Road verge widths and path designs along</u></li> </ul> | Prior to commencement of Operations   |

| ID          | MM Name                         | Mitigation Measures                                                                                                            | Timing                              |
|-------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|             |                                 | <u>Worrigee Road</u>                                                                                                           |                                     |
| <b>TA6*</b> | Consultation with Bus Operators | The Department of Education is to consult with bus operators on existing bus services and future arrangements.                 | Prior to commencement of Operations |
| <b>TA7*</b> | Road Safety Audit               | A road safety audit of all road upgrades associated with the proposed activity must be completed prior to handover to Council. | Prior to commencement of Operations |

## 7.2 Noise and Vibration

A Noise and Vibration Impact Assessment (NVIA) has been undertaken by Lucid (**Appendix 9**), which has provided an assessment of the construction and operational noise impacts, as well as a construction noise and vibration impact assessment.

The following subsections provide a breakdown of these impacts.

### 7.2.1 Noise monitoring Undertaken

Outdoor background noise and traffic noise levels were measured using two sound level meter data logger positioned fronting Greenwell Point Road towards the northern part of the site, and along Worrigee Road along the south-western boundary of the site. Microphones were located approximately 1.5 metres above the natural ground level. In addition noise monitoring information from the preschool REF was obtained. Noise logger locations are shown in **Figure 38**.

Noise levels were logged at 15-minute intervals over the entire monitoring period, which extended from Thursday 11th December to Monday 22nd December 2025.

The instruments were calibrated before and after the measurements, with no calibration drift exceeding  $\pm 0.5$  dB observed.

Weather conditions during the noise logger survey were reviewed using records from the Jervis Bay Airfield Weather Station (ID 068264). Periods of inclement weather, such as rain and/or high winds, were excluded from the dataset in accordance with the NSW EPA's Noise Policy for Industry.



**Figure 38: Noise Logger Location**

Noise logger results are shown in **Table 18**.

**Table 18: Noise Logger Results**

| Location                                    | Period, T | Ambient noise level, $L_{Aeq}$ | Rating background level $LA_{90}$ | Traffic noise level $L_{Aeq, Period}$ |
|---------------------------------------------|-----------|--------------------------------|-----------------------------------|---------------------------------------|
| NL1 – Worrigeer Road                        | Day       | 59                             | 48                                | 58                                    |
|                                             | Evening   | 56                             | 45                                |                                       |
|                                             | Night     | 48                             | 36                                | 48                                    |
| NL2 – Greenwell Point Road                  | Day       | 59                             | 52                                | 58                                    |
|                                             | Evening   | 55                             | 47                                |                                       |
|                                             | Night     | 49                             | 38                                | 49                                    |
| Worrigeer Public Preschool REF Noise Logger | Day       | 54                             | 39                                | -                                     |
|                                             | Evening   | 50                             | 38                                |                                       |
|                                             | Night     | 47                             | 31                                | -                                     |



**The NSW EPA Noise Policy for Industry (NPI) refers to:**

Daytime: 7am – 6pm Monday to Saturday and 8am to 6pm Sunday and public holidays.

Evening: 6pm – 10pm Monday to Sunday

## 7.2.2 Construction Noise and Vibration

### Construction Noise

Construction hours will be in accordance with the Interim Construction Noise Guideline (DECC, 2009) (ICNG) as below:

- Monday to Friday: 7:00 am to 6:00 pm
- Saturday: 8:00 am to 1:00 pm
- No work on Sundays or public holidays.

To assess noise levels for construction equipment, the following sources have been considered:

- Australian Standard AS2436 – *Guide to Noise Control on Construction, Maintenance and Demolition Site (2010)*; and
- NSW (TfNSW) – *Construction Noise and Vibration Guideline (CNVG)*

Noise is anticipated to be generated from the following phases:

- **Phase 1** - Excavation and earthworks: caused by construction vehicles and equipment such as excavators and dump trucks;
- **Phase 2** – Structural phase: caused by construction vehicles and equipment such as excavators, dump trucks, mini piling rig (rock bolt) 250mm auger and concrete batching plant;
- **Phase 3** – Construction and Fit-out works: caused concrete saw, generator, power tools and hand tools

**Figure 39 to Figure 41** demonstrate the receiver locations and predicted noise levels for each phase.

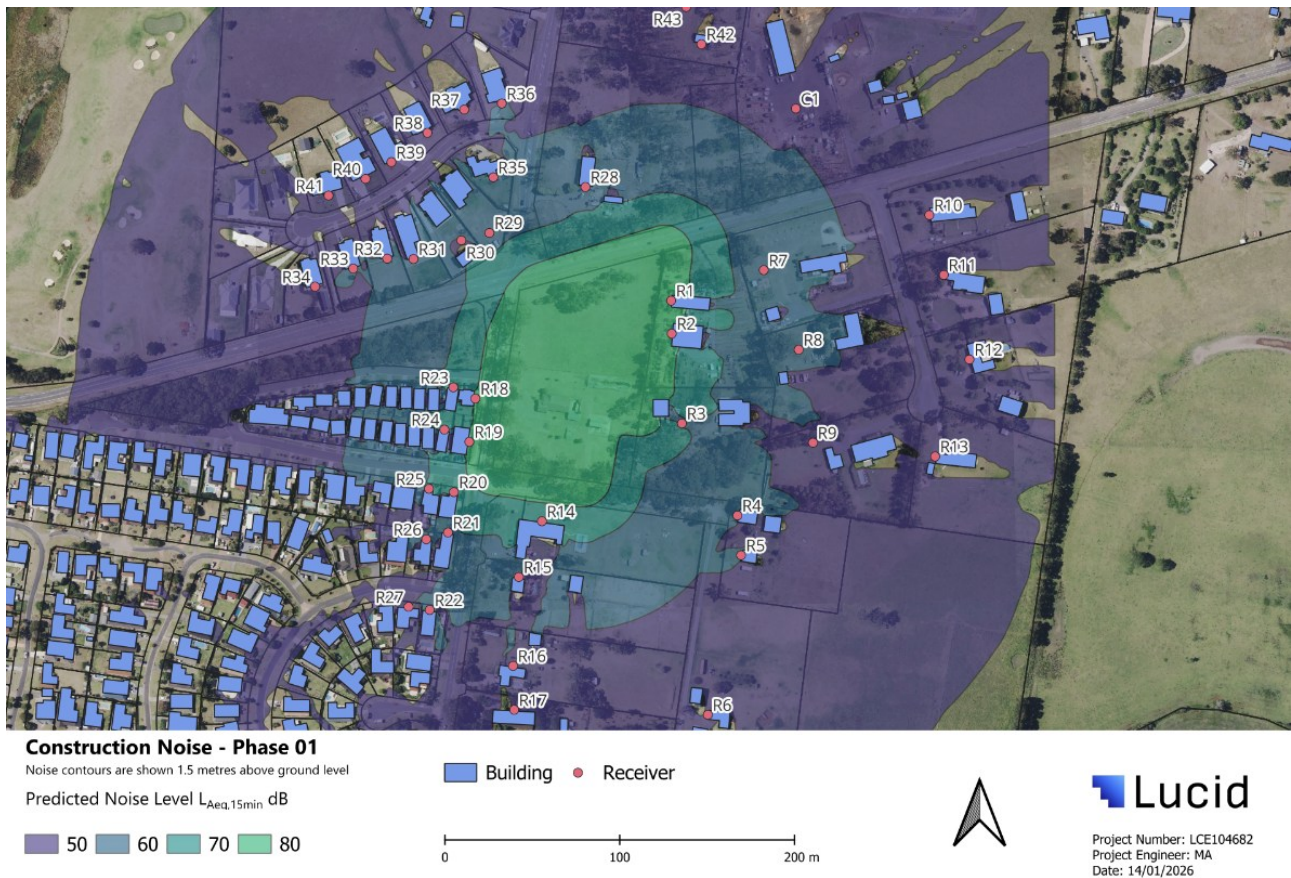


Figure 39: Receiver location and predicted Noise Level – Phase 1

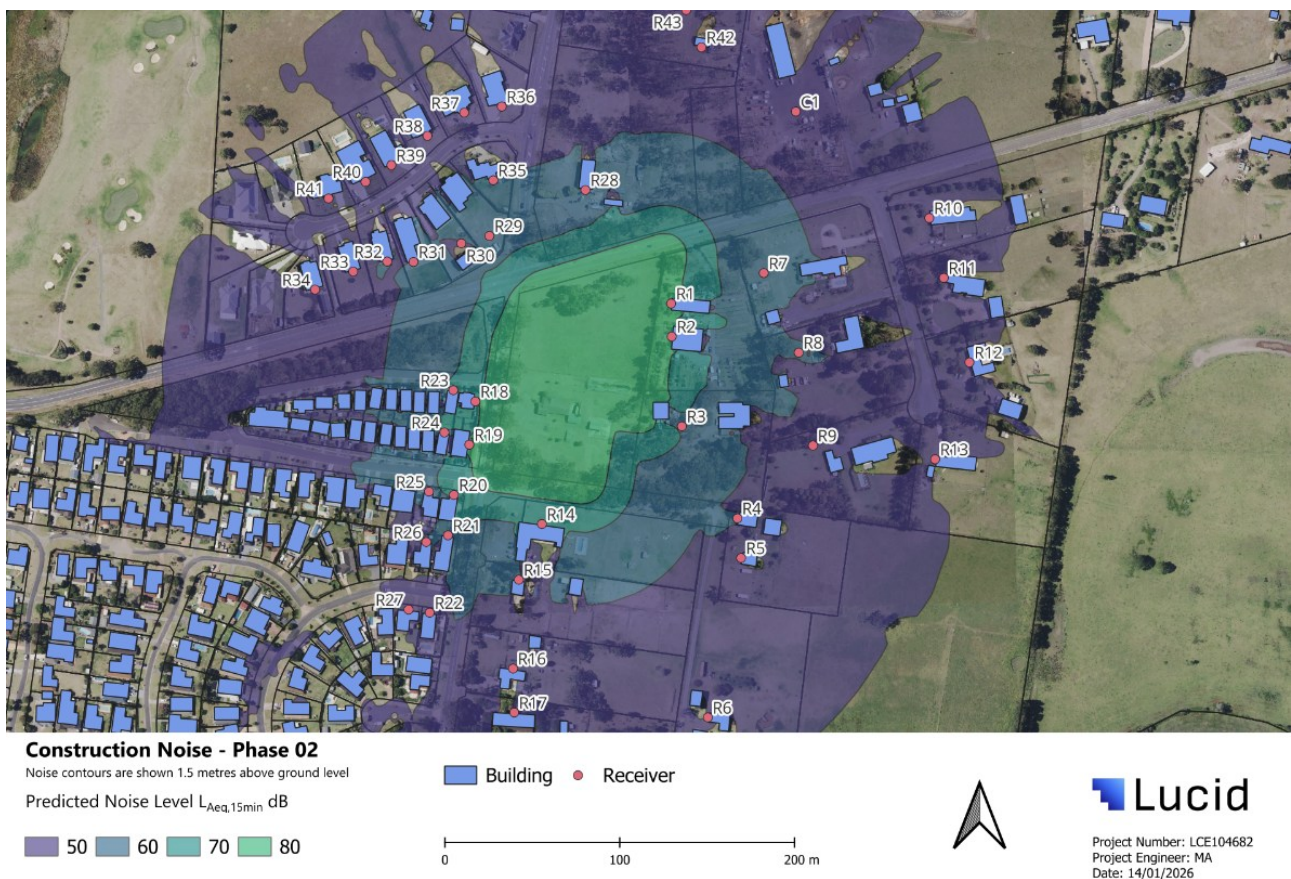
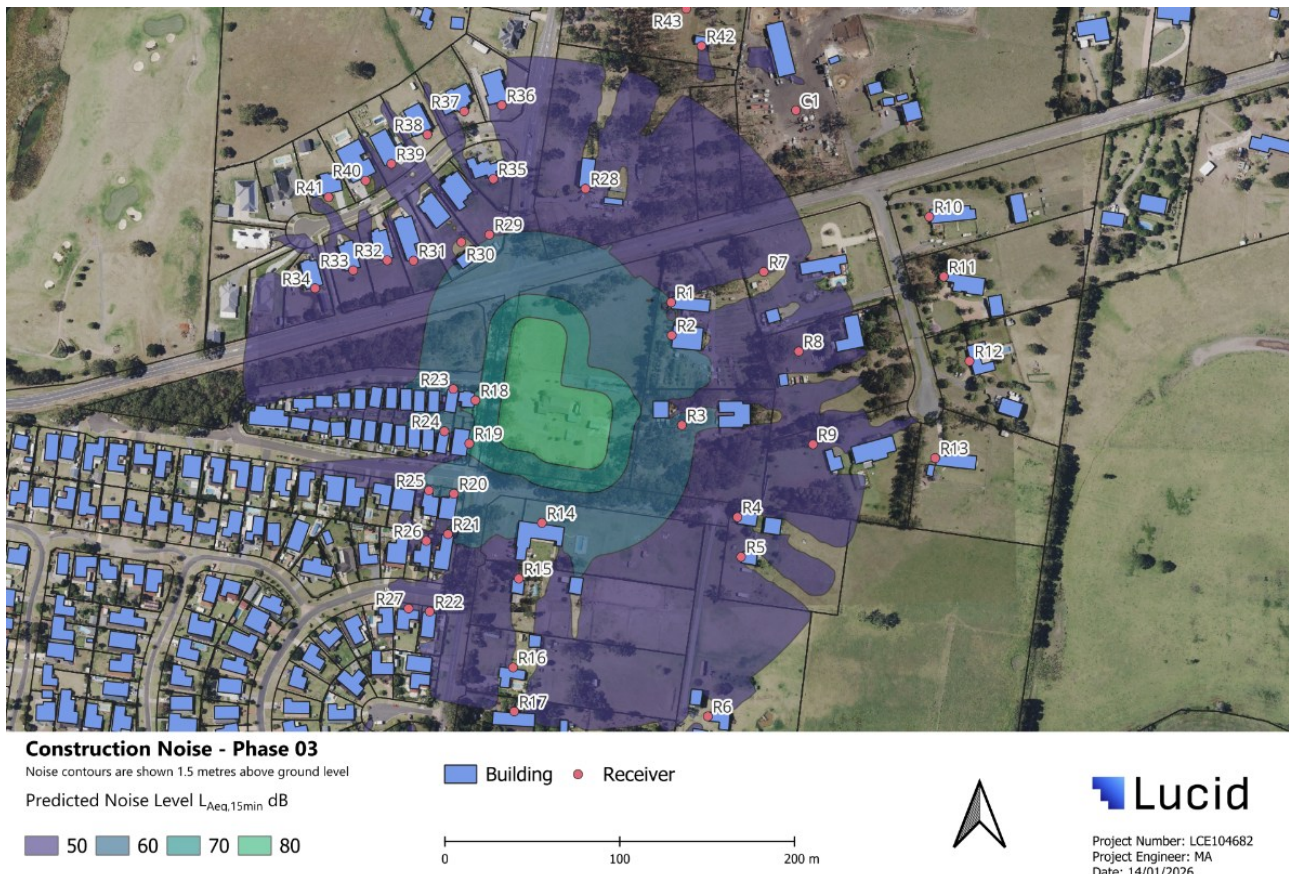


Figure 40: Receiver location and predicted Noise Level – Phase 2





**Figure 41: Receiver location and predicted Noise Level – Phase 3**

Construction noise levels ranging from 38 dB(A) to 86 dB(A) are predicted at the nearest/surrounding residential receivers R1 to R43 and C1.

Of the 44 receivers modelled, construction noise exceedances above the nominated Noise Management Level (NML) were modelled at 19 receivers. Fifteen (15) of these receivers were not recorded as exceeding the affected criteria, but remained below the NML of 75dB(A). Four (4) were modelled as highly noise affected (HNA) receivers (exceeding 75dBA) during the construction phase 1 and phase 2 as follows:

#### Phase 1 – Highly Noise Affected Receivers

- R1 - 86dB(A) being an exceedance of 28dB(A).
- R2 – 84dB(A) being an exceedance of 25dB(A).
- R18 – 80dB(A) being an exceedance of 22dB(A).
- R19 – 80dB(A) being an exceedance of 22dB(A).

#### Phase 2 – Highly Noise Affected Receivers

- R1 –84dB(A) being an exceedance of 26dB(A).
- R2 – 81dB(A) being an exceedance of 23dB(A).
- R18 – 78dB(A) being an exceedance of 20dB(A).
- R19 – 78dB(A) being an exceedance of 20dB(A).

No receivers exceed the HNA criteria in Phase 3.

It is expected that construction noise levels from the site would frequently be less than the worst case predicted levels when noise sources are either not operated simultaneously or located in other parts of the site, further from the sensitive receivers.

According to the ICNG, residential receivers exposed to noise levels exceeding 75 dB(A) are considered 'highly noise affected' and warrant additional mitigation consideration.

The following outlines a range of screening strategies that can be considered during the planning and site layout phases to help manage construction noise emissions.

#### Use of temporary structures

Strategically positioning temporary structures such as site offices, material storage containers, stockpiles, or amenities buildings between high-noise work zones and noise sensitive receivers can create effective barriers. These installations can block direct line-of-sight sound transmission, leading to measurable noise reduction at receiver locations. Where such buildings are occupied, internal sound insulation may be required to safeguard the health and comfort of personnel.

#### Enhanced Hoardings

Customised hoardings can provide improved noise attenuation, particularly when designed to integrate site facilities, such as elevated offices or storage modules. A continuous, gap-free barrier with adequate surface density will provide superior acoustic shielding compared to standard hoarding panels. Hoardings located close to on-site noise sources will be most effective.

To minimise the extent of construction noise where possible, the application of reasonable and feasible mitigation measures at the source of the noise is considered to be best practice and should be implemented. All feasible and reasonable mitigation measures should be outlined in the Construction Noise and Vibration Management Plan (CNVMP).

### **Construction Vibration**

Minimum working distances for vibration-intensive construction activities are provided in Transport for NSW's (TfNSW) Construction Noise and Vibration Guideline (CNVG). Minimum working distances are primarily intended to prevent cosmetic (i.e., minor and easily repairable) damage to typical structures under standard geotechnical conditions. Compliance with the minimum working distances for building damage is mandatory at all times.

Where vibration-intensive works are proposed within these minimum distances, vibration monitoring must be implemented by the building contractor to verify that vibration levels remain within acceptable limits. Equipment size is to be selected by the construction contractor and take into account the minimum working distances and the distance between the area of construction and the nearest receiver.

For human comfort, the recommended distances pertain to continuous vibration exposure. As most construction activities generate intermittent vibration, exceedances of these levels may be acceptable over short durations.

## **7.2.3 Construction Noise and Vibration Mitigation Measures**

Construction noise and vibration impacts have been deemed acceptable and are unlikely to significantly affect the environment, subject to the implementation of Department standard Mitigation Measures NV2 and project specific Mitigation Measures outlined in **Table 19**.



**Table 19: Mitigation Measures - Construction Noise and Vibration**

| Mitigation Measure Number | Mitigation Measure Name          | Mitigation Measure                                                                                                                                                                                                                                                                                                 | Timing              |
|---------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>NV1*</b>               | Construction Noise and Vibration | A Construction Noise and Vibration Management Plan must be implemented in accordance with the NSW EPA Interim Construction Noise Guideline (2009). <u>Specific construction noise mitigation is required to highly noise affected receivers as outlined in Appendix 9 (Noise and Vibration Impact Assessment).</u> | During Construction |

## 7.2.4 Operational Noise

Noise impacts associated with operation activities has been considered as part of the NVIA. The potential noise impacts from operations include mechanical plant and equipment, use of the school bell and PA system, and the use of playing field and outdoor play areas.

### Outdoor Play Areas

Predicted operational noise levels from proposed school outdoor play area activities at nearby noise-sensitive receivers were assessed against the relevant daytime noise criteria applicable to the operation of the proposal.

Based on the entire student population within the school's outdoor play areas with 50% of students generating noise at any one time, the highest level of noise is predicted to be generated is 48dB(A). The predicted noise levels are expected to comply with the relevant noise criteria at all receivers, subject to compliance with the mitigation measures.

### School Activities – During School Hours (excluding play areas)

Noise generating activities during school hours predominantly relates to facilities such as the mechanical plant/ equipment, kiss and ride area and staff parking.

The types of activities that are likely to take place in these facilities include noise from recess and lunch breaks, as well as cars entering and exiting the car park.

The predicted noise levels from school activities (during school hours) are presented in **Table 20**.

**Table 20: Predicted Noise Levels from School Activities**

| Noise Catchment Area | Receiver | Noise Criteria, $L_{EAQ} 15 \text{ min}$ , dB(A) | Predicted noise levels, $L_{EAQ} 15 \text{ min}$ , dB(A) |                                           | Compliance        |         |
|----------------------|----------|--------------------------------------------------|----------------------------------------------------------|-------------------------------------------|-------------------|---------|
|                      |          |                                                  | Standard meteorological conditions                       | Noise enhancing meteorological conditions | Exceedance, dB(A) | Yes/ No |
| NCA1                 | R1       | 48                                               | 22                                                       | 23                                        | -                 | Yes     |
|                      | R2       | 48                                               | 24                                                       | 25                                        | -                 | Yes     |
|                      | R3       | 44 <sup>3</sup>                                  | 25                                                       | 25                                        | -                 | Yes     |

| Noise Catchment Area | Receiver | Noise Criteria, $L_{EAQ}$ 15 min, dB(A) | Predicted noise levels, $L_{EAQ}$ 15 min, dB(A) |                                           | Compliance        |         |
|----------------------|----------|-----------------------------------------|-------------------------------------------------|-------------------------------------------|-------------------|---------|
|                      |          |                                         | Standard meteorological conditions              | Noise enhancing meteorological conditions | Exceedance, dB(A) | Yes/ No |
|                      | R4       | 44 <sup>3</sup>                         | 22                                              | 24                                        | -                 | Yes     |
|                      | R5       | 44 <sup>3</sup>                         | 21                                              | 22                                        | -                 | Yes     |
|                      | R6       | 48                                      | 14                                              | 17                                        | -                 | Yes     |
|                      | R7       | 48                                      | 19                                              | 21                                        | -                 | Yes     |
|                      | R8       | 48                                      | 18                                              | 20                                        | -                 | Yes     |
|                      | R9       | 44 <sup>3</sup>                         | 19                                              | 21                                        | -                 | Yes     |
|                      | R10      | 48                                      | 14                                              | 16                                        | -                 | Yes     |
|                      | R11      | 48                                      | 14                                              | 16                                        | -                 | Yes     |
|                      | R12      | 48                                      | 15                                              | 17                                        | -                 | Yes     |
|                      | R13      | 48                                      | 15                                              | 17                                        | -                 | Yes     |
|                      | R14      | 44 <sup>3</sup>                         | 39                                              | 39                                        | -                 | Yes     |
|                      | R15      | 44 <sup>3</sup>                         | 21                                              | 22                                        | -                 | Yes     |
|                      | R16      | 48                                      | 17                                              | 19                                        | -                 | Yes     |
|                      | R17      | 48                                      | 19                                              | 21                                        | -                 | Yes     |
|                      | R18      | 48                                      | 39                                              | 39                                        | -                 | Yes     |
|                      | R19      | 48                                      | 34                                              | 34                                        | -                 | Yes     |
|                      | R20      | 48                                      | 29                                              | 30                                        | -                 | Yes     |
|                      | R21      | 48                                      | 27                                              | 27                                        | -                 | Yes     |
|                      | R22      | 48                                      | 21                                              | 22                                        | -                 | Yes     |
|                      | R23      | 48                                      | 37                                              | 37                                        | -                 | Yes     |
|                      | R24      | 48                                      | 33                                              | 33                                        | -                 | Yes     |
|                      | R25      | 48                                      | 29                                              | 30                                        | -                 | Yes     |
|                      | R26      | 48                                      | 25                                              | 26                                        | -                 | Yes     |

| Noise Catchment Area | Receiver | Noise Criteria, $L_{\text{EAQ}} 15 \text{ min, dB(A)}$ | Predicted noise levels, $L_{\text{EAQ}} 15 \text{ min, dB(A)}$ |                                           | Compliance        |         |
|----------------------|----------|--------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------|-------------------|---------|
|                      |          |                                                        | Standard meteorological conditions                             | Noise enhancing meteorological conditions | Exceedance, dB(A) | Yes/ No |
|                      | R27      | 48                                                     | 24                                                             | 25                                        | -                 | Yes     |
| NCA2                 | R28      | 48                                                     | 16                                                             | 17                                        | -                 | Yes     |
|                      | R29      | 48                                                     | 25                                                             | 26                                        | -                 | Yes     |
|                      | R30      | 48                                                     | 22                                                             | 23                                        | -                 | Yes     |
|                      | R31      | 48                                                     | 29                                                             | 30                                        | -                 | Yes     |
|                      | R32      | 48                                                     | 28                                                             | 29                                        | -                 | Yes     |
|                      | R33      | 48                                                     | 29                                                             | 30                                        | -                 | Yes     |
|                      | R34      | 48                                                     | 28                                                             | 29                                        | -                 | Yes     |
|                      | R35      | 48                                                     | 21                                                             | 22                                        | -                 | Yes     |
|                      | R36      | 48                                                     | 20                                                             | 22                                        | -                 | Yes     |
|                      | R37      | 48                                                     | 19                                                             | 21                                        | -                 | Yes     |
|                      | R38      | 48                                                     | 20                                                             | 22                                        | -                 | Yes     |
|                      | R39      | 48                                                     | 23                                                             | 25                                        | -                 | Yes     |
|                      | R40      | 48                                                     | 23                                                             | 25                                        | -                 | Yes     |
|                      | R41      | 48                                                     | 23                                                             | 24                                        | -                 | Yes     |
|                      | R42      | 48                                                     | 17                                                             | 19                                        | -                 | Yes     |
|                      | R43      | 48                                                     | 16                                                             | 18                                        | -                 | Yes     |
|                      | C1       | 70                                                     | 16                                                             | 18                                        | -                 | Yes     |

Based on the anticipated school activities during school hours (excluding play areas), the highest level of noise is predicted to be generated is 39dB(A). The predicted noise levels are expected to comply with the relevant noise criteria at all receivers, subject to compliance with the mitigation measures.

## Mechanical Plant

The proposed external mechanical plant platform located on the rooftop level 2 (second floor) may potentially impact the subject site including classrooms located directly adjoining these the plant areas. Indicative partitions separating the plant area from adjoining teaching spaces should be of masonry construction, possessing a minimum Rw 55. Acoustic louvres may be required along the external facing extent of the plant area to minimise noise egress to the adjoining glazed façade of the noise sensitive classrooms.

### 7.2.5 Operational Noise and Vibration Mitigation Measures

Noise generated during ongoing operation of the proposed activity is considered to meet acceptable increases with the implementation of the Department's standard Mitigation Measures and project specific Mitigation Measure outlined in **Table 21**.

**Table 21: Mitigation Measures - Operational Noise and Vibration**

| Mitigation Measure Number | Mitigation Measure Name     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timing                                               |
|---------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>NV3*</b>               | Operational Noise           | <p><u>A detailed acoustic review of all proposed building services is required to be undertaken prior to installation once final selections are made to ensure compliance with the relevant project noise trigger levels identified in Appendix 9 (Noise and Vibration Impact Assessment).</u></p> <p>A suitably qualified acoustic engineer must demonstrate that noise associated with the operation of mechanical plant or machinery installed does not exceed the relevant project noise trigger levels.</p> | Prior to installation and commencement of Operations |
| <b>NV4*</b>               | Operational Noise           | A noise limiter should be installed on the school public address system if required in order to limit the maximum noise generated by the school bell and loudspeaker announcements to the noise levels provided in Appendix 9 (Noise and Vibration Impact Assessment).                                                                                                                                                                                                                                           | Prior to commencement of Operations                  |
| <b>NV5*</b>               | Design of Building Envelope | Design of building envelope (i.e. Glazing Construction, External Wall Construction and Roof Construction) is to meet the minimum acoustic design requirements identified in Appendix 9 (Noise and Vibration Impact Assessment).                                                                                                                                                                                                                                                                                  | Design                                               |

### 7.2.6 Cumulative Noise Impact

A review of surrounding activities was undertaken to identify those with the potential to contribute to cumulative impacts. Two activities were identified as meeting these criteria and having the potential to contribute to cumulative impacts:

- R H Boyd & Son Pty Ltd Dairy Farm redevelopment.



- Worrigeer Public Preschool.

A development application has been submitted to Shoalhaven Council for the R H Boyd & Son Pty Ltd Dairy Farm redevelopment (DA26/1016). Construction and operation of the site would take place approximately 600-700 metres from the New Primary School in Worrigeer activity boundary, and as such cumulative impact from the development and traffic generation is understood to be negligible.

The pre-school activity is located on the same site as New Primary School in Worrigeer. Indicative construction programs for the works show that there may be some overlap between the two activities. Where receivers are exposed to construction noise from more than one activity at the same time, a cumulative increase of up to 3 dB(A) above the highest predicted noise level for any individual Activity may occur, assuming comparable noise levels from concurrent activities.

The highly noise affected receivers are consistent for the preschool and new primary school, as such, it is expected that noise mitigation measures developed as part of ongoing design (such as noise barriers, property treatment etc.) would also provide benefit in reducing cumulative noise from adjoining activities.

The cumulative impact of concurrent construction of the preschool and new primary school does not result in any additional receivers exceeding the highly affected noise level.

## 7.3 Geotechnical Considerations

A Geotechnical Investigation Report has been prepared by Douglas Partners (**Appendix 10**) to assess the geotechnical conditions of the site.

Geotechnical conditions were investigated at 20 sample locations as shown in **Figure 42**. Samples were collected using boreholes, excavation of test pits and surface soil grab sampling.



## Figure 42: Geotechnical Sample Sites

Several observed or potential geotechnical constraints have been identified in the investigative study including:

- **Highly reactive clays** – susceptible to shrinkage and swelling movements with changes in moisture content resulting in high characteristic surface movements which are exacerbated if reused.
- **Groundwater seepage** – was not observed during investigative work but may be present in stripped or excavated areas. Groundwater levels were identified at depths of 4.8m at some bore hole sites. Mitigation measures will be required to divert stormwater and subsurface flows if encountered during excavation works.
- **High strength rock** – located up to variable depths as close to 2.5m to the surface will result in difficult excavation conditions if encountered.
- **Soils significantly wet of the optimum moisture contents** – resulting in significant required drying time for reuse on site likely impacting on the construction schedule. Engineering solutions to subgrade layers will be required where wet soils prevent adequate compaction.

The geotechnical findings will inform the detailed design and construction phases to ensure earthworks and structure in particular have regard to the identified geotechnical constraints.

### 7.3.1 Geotechnical Mitigation Measures

The site was found suitable for the proposed activity and is not likely to significantly affect the environment in relation to geotechnical considerations subject to the implementation of the department's standard mitigation measures G2, SW1, SW2, SW4 and SW5 and project specific mitigation measures listed in **Table 22**.

**Table 22: Mitigation Measures – Geotechnical**

| Mitigation Measure Number | Mitigation Measure Name   | Mitigation Measure                                                                                                                                                                     | Timing                  |
|---------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| SW8*                      | Geotechnical Requirements | The detailed design, construction and installation of structural foundations are to be generally in accordance with the recommendations identified in Appendix 10 Geotechnical Report. | Design and Construction |

## 7.4 Contamination and Hazardous Materials

A Detailed Site Investigation (DSI) report has been prepared by Douglas Partners (**Appendix 5**) to assess inground contamination, hazardous materials in structures, and any remediation required to ensure the site is made suitable, for an educational establishment.

### Built Structures

Investigation of the existing built structures on the site identified the presence of hazardous building materials including asbestos, lead dust, bulk synthetic mineral fibre insulation, polychlorinated biphenyls and ozone depleting substances.

These structures will be demolished, with hazardous materials removed from the site, before the operation of the New Primary School in Worrigeer.



## Soil

Soil sampling to test for contaminants was completed concurrently with the geotechnical investigation at 20 sample sites, using a combination of boreholes, excavated test pits and surface soil grabs.

Sample sites were located where there was greater risk of contamination resulting from existing site features. One sample site in soil underlying fly tipped material was found to contain heavy metals including arsenic, chromium and copper (SS2, see **Figure 43**). This is considered to be a localised contamination hotspot considering no other findings of contaminants in other test pit sites.



**Figure 43: Detailed Site Investigations**

A Remediation Action Plan (RAP) has been prepared post exhibition (**Appendix 11**) to address known contaminants on the site and is incorporated into Standard Mitigation Measure LC1 as outlined in **Table 23**.

### 7.4.1 Contamination Mitigation Measures

The DSI has found the site suitable for the proposed activity from a contamination perspective with the implementation of the Department's standard Mitigation Measures, LC1, LC2, LC3 and LC4.

LC1 is amended to include the requirement for preparing a RAP and as outlined in **Table 23**.

**Table 23: Mitigation Measures - Land Contamination**

| Mitigation Measure Number | Mitigation Measure Name | Mitigation Measure                      | Timing       |
|---------------------------|-------------------------|-----------------------------------------|--------------|
| LC1                       | Site Auditor            | A Remediation Action Plan (RAP) must be | Construction |

| Mitigation Measure Number | Mitigation Measure Name | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timing |
|---------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|                           | (Contamination)         | <u>prepared to guide remediation of the site.</u><br>Remediation of known contaminated land is to be carried out in accordance with the requirements of the RAP. Following completion of the remediation works, a Site Remediation and Validation Report is to be submitted to a NSW EPA-Accredited Site Auditor to confirm site suitability through a Site Audit Statement. The site suitability statement and Site Remediation and Validation Report is to be submitted to the relevant DoE Project Lead and DOE's Post Approval and Compliance Team. A notice of completion of remediation work must also be given to Council within 30 days of completion of the work in accordance with Section 4.14 and Section 4.15 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> . |        |

## 7.5 Hydrology, Flooding and Water Quality

Additional Hydrology, Flooding and Water Quality assessment was undertaken following public exhibition and is included within the Submissions Report prepared by DFP Planning.

### 7.5.1 Flooding

The Submissions Report prepared by DFP Planning prevails over this REF to the extent of any inconsistency. The Flood Emergency Response Plan has been amended to remove reference to Shelter In Place as an emergency response protocol.

A Flood Impact and Risk Assessment (FIRA) has been prepared by Water Technology (**Appendix 7**) to address the hydrology, flooding and water quality impacts and requirements for this REF.

Crookhaven Creek flows through the Crookhaven Floodplain and is located approximately 700m north of the site and has an approximate bank height of 2.9m AHD. The Shoalhaven River flows from west to east and runs approximately 3km north of the site.

The site has an elevation ranging between approximately 8m and 11.5m AHD, with an average slope of approximately 2% across the site. The site is located on relatively high ground, with a slope to the southeast towards low lying land east of Worrigeer.

#### Riverine Flooding

Clause 5.22 of the Shoalhaven LEP applies to development within the flood planning area. The site is not located within the flood planning area, nor in the PMF flood area, and therefore is not subject to riverine flooding.

However, the surrounding road network is susceptible to riverine flooding during 20% AEP (and larger) flood events, with Greenwell Point Road impacted by flood waters. Roads to the south of Greenwell Point Road are not flood affected, providing safe egress from the site during an emergency.



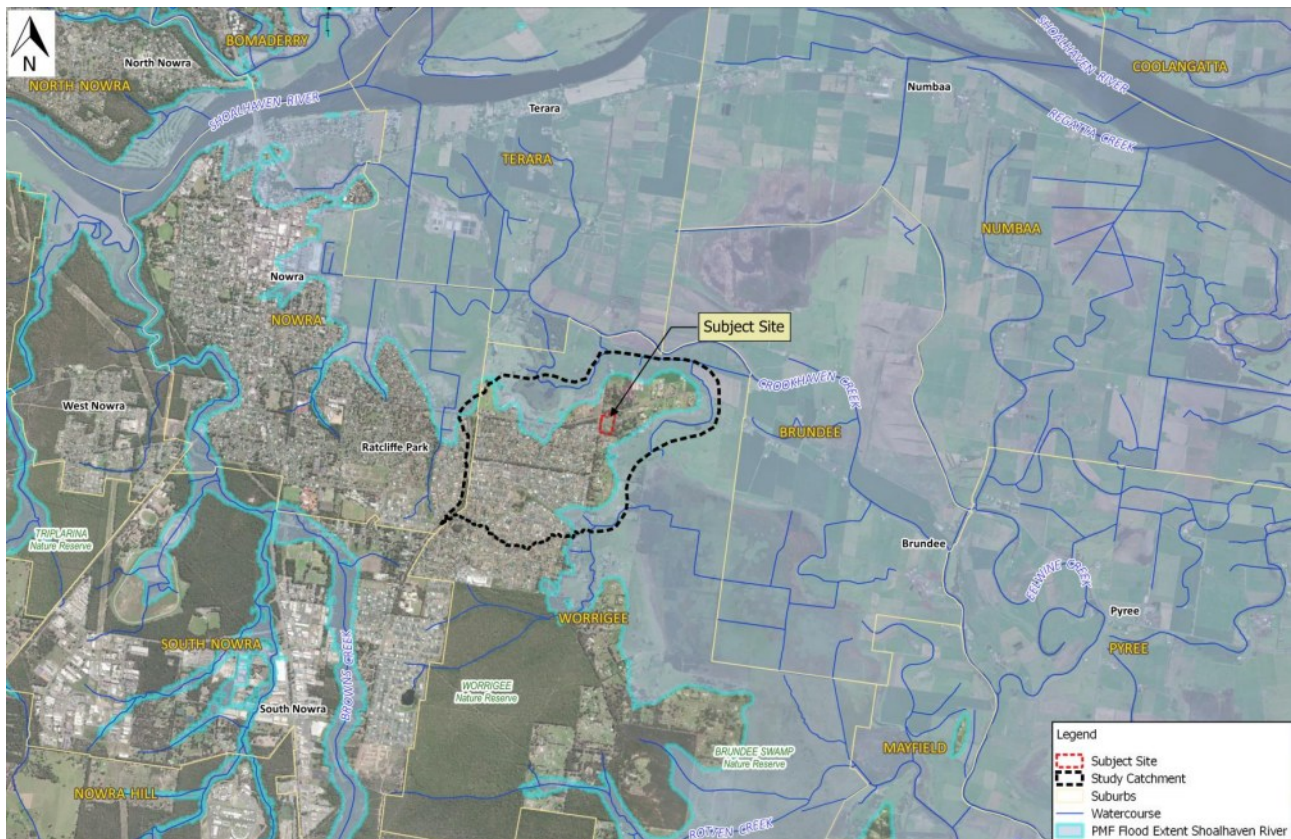
The site is modelled to become isolated by high hazard floodwaters on the surrounding road network for up to 40 hours during PMF Flood events. Site isolation is expected to occur approximately 13 hours after a flood warning is issued during the most extreme PMF event, providing opportunity to evacuate before the site becomes isolated.

Therefore, the primary flood emergency response strategy during a flood event is to prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises.

### Overland Flow

The site is susceptible to minor overland flow during extreme rainfall events, the impacts of which have been considered in the design process.

Flood modelling was conducted on a local catchment area of approximately 2.84km<sup>2</sup> (refer **Figure 44**) using a variety of scenarios from 5% AEP to more extreme 1 in 2000 AEP, and the PMF flood event.



**Figure 44: Flood Study catchment area (black) and PMF flood extent (blue)**

A 20% increase in rainfall intensity has been considered for potential climate change impacts on 1% AEP flood design. The 20% increase is higher than the CSIRO estimate of a 16% increase in the year 2100.

Modelling indicates that local roads across the study catchment including Worrigeer Road and Greenwell Point Road become inundated and non-trafficable for a short period of time during extreme flood events.

**Table 24** details the modelled flood characteristics across the site during a variety of rainfall scenarios.

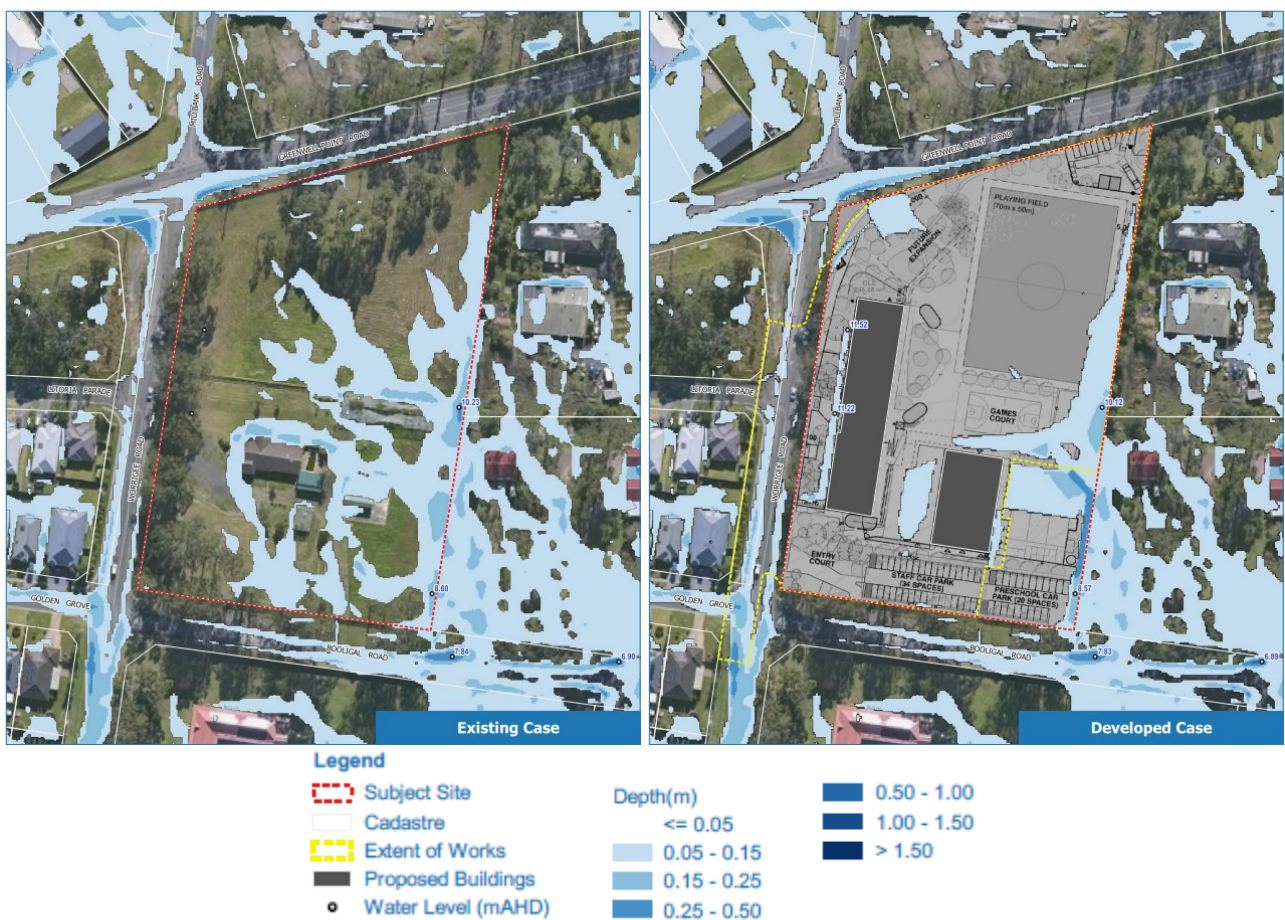
**Table 24: Modelled flooding impacts to subject site and risk level**

| Flood Event           | Existing Conditions |                |        | Developed Conditions |                |        |
|-----------------------|---------------------|----------------|--------|----------------------|----------------|--------|
|                       | Depth (m)           | Velocity (m/s) | Hazard | Depth (m)            | Velocity (m/s) | Hazard |
| 5% AEP                | 0.17                | 0.46           | H1     | 0.18                 | 0.78           | H1     |
| 1% AEP                | 0.21                | 0.52           | H1     | 0.23                 | 0.88           | H1     |
| 1% AEP Climate Change | 0.22                | 0.57           | H1     | 0.26                 | 1.06           | H1     |
| 1 in 500 AEP          | 0.23                | 0.59           | H1     | 0.27                 | 1.07           | H1     |
| 1 in 2000 AEP         | 0.24                | 0.62           | H1     | 0.28                 | 1.12           | H1     |
| PMF                   | 0.31                | 0.78           | H1     | 0.42                 | 1.33           | H2     |

The site is generally flood free until more extreme scenarios where there is partial inundation, ponding and minor overland flow during 1 in 2000 AEP and PMF events. Developed conditions modelling generally shows a reduction in flood extent across the site.

The proposed activity was found to have minimal impacts on overland flow, with a decrease in flood levels on private properties and road reserves adjacent to the site. During PMF event, localised increases in flood level of up to approximately 15mm are observed in Worrigee Road at the south-west corner of the site.

The flood extent, flood velocity and flood hazard during a PMF event are shown in **Figure 45** to **Figure 47**.





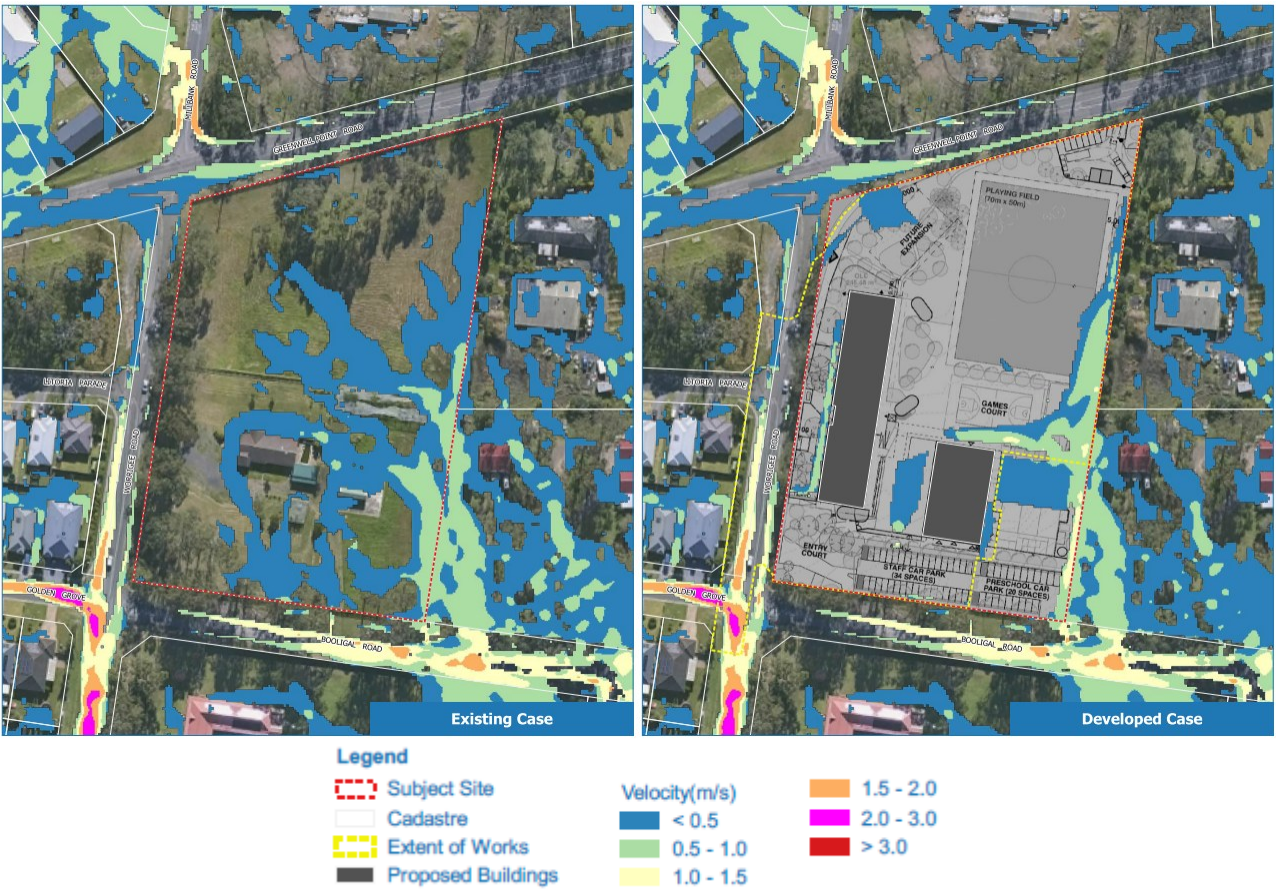


Figure 46: Flood velocity during a PMF event

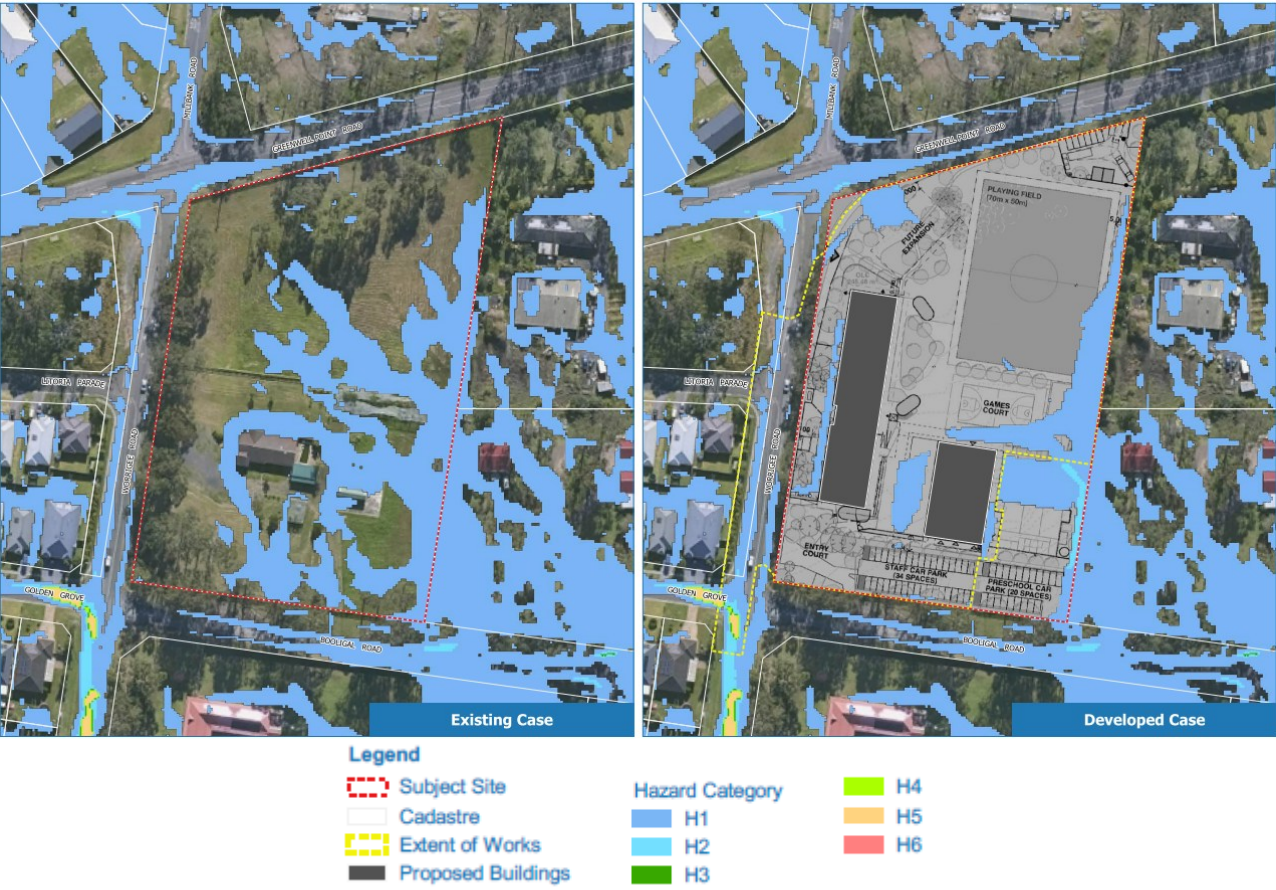


Figure 47: Flood hazard during a PMF event

The proposed activity is located on low flood risk land, with minor, temporary and shallow overland flooding occurring in major and extreme events exceeding 5% AEP and is not expected to have significant adverse impacts on existing flood behaviour on the subject site, surrounding properties or downstream catchments.

A Flood Emergency Response Plan (FERP) has been prepared by Water Techology (**Appendix 8**) to provide a plan of response during a flood emergency and inform this REF. The FERP identifies on site flooding during a PMF event as shallow and short lived, reaching 0.15m compared to evacuation routes which experience more substantial flooding with H2 hazard conditions experienced for short durations. Regardless, the FERP recommends early evacuation as the primary response during an overland flood event to avoid conflicting emergency response protocols with riverine flood events.

Notwithstanding, the FFL of the proposed school buildings will be constructed above the PMF overland flow levels, as detailed in **Table 26**.

The piped drainage network is designed to convey stormwater generated during rainfall events of up to 10% AEP severity. Overland flow generated from rainfall events larger than the 10% AEP will be conveyed through swales and two OSD basins. The swales, OSD and gross pollutant traps will provide filtration of overland flow.

## 7.5.2 Water Quality and Quantity

As the proposed activity involves an increase in impervious area, associated with the construction of new school buildings and associated hardstand areas, there will be an increase in stormwater runoff compared to the pre-development site. Stormwater drainage systems including on site detention is required to manage and restrict these stormwater flows.

The stormwater management strategy for the proposal provides one (1) 80m<sup>3</sup> OSD tank with another OSD tank to be constructed as part of the preschool activity (refer to **Section 3.17**). This would break the site into two subsequent catchments. Stormwater is to be collected into these OSD tanks through both gutters and downpipes for buildings and grated drains and pits for overland flow.

Hydraulic modelling using DRAINS has been undertaken to determine the predeveloped and developed peak flows during storm events. The DRAINS Results (**Table 25**) demonstrate that the OSD can limit the total post development discharge less than the pre-development site discharge.

**Table 25: DRAINS Modelling Results**

| Storm Event (AEP) | Pre-development Site Discharge (m <sup>3</sup> /s) | Post-development Site Discharge (m <sup>3</sup> /s) | OSD Discharge (m <sup>3</sup> /s) |
|-------------------|----------------------------------------------------|-----------------------------------------------------|-----------------------------------|
| 10%               | 0.038                                              | 0.084                                               | 0.035                             |
| 5%                | 0.053                                              | 0.101                                               | 0.040                             |
| 2%                | 0.074                                              | 0.126                                               | 0.046                             |
| 1%                | 0.094                                              | 0.147                                               | 0.050                             |

The stormwater quality treatment system consists of gross pollutant capture at OSD and swales.

MUSIC modelling has been undertaken to assess the pollutant generation from the development and the performance of the proposed stormwater quality treatment system. The results from the



MUSIC model validate that the proposed treatment measures reduce gross pollutants (kg/yr) by over 90%.

### 7.5.3 Hydrology, Flooding and Water Quality Mitigation Measures

The hydrology, flood and water quality impacts associated with the proposed activity were found to be minimal, being located on low flood risk land, with minor, temporary and shallow overland flooding occurring in major and extreme rainfall events exceeding 5% AEP.

The site is not directly impacted by riverine flooding, however, does become isolated by flooding on the surrounding road network.

The primary emergency response strategy is to close the school and/or evacuate before site isolation occurs.

Stormwater design and potential flood risk will be mitigated or managed subject to the department's standard Mitigation Measures SW1, SW2, SW3, SW4, SW5, SW7, OM3, OM4, OM6 and the project specific Mitigation Measures outlined in **Table 26** (incorporating amendments from the Submissions Report).

**Table 26: Mitigation Measures - Hydrology, Flooding and Water Quality**

| Mitigation Measure Number | Mitigation Measure Name                         | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Timing                              |
|---------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>C11*</b>               | Flood – Finished Floor Levels and Overland Flow | All proposed building finished floor levels must be elevated at the local overland PMF level or above as detailed in the Flood Impact Risk Assessment Report (Appendix 7). Sufficient drainage and grading provisions must be provided (subject to detailed civil design) along the western side of the three-storey split-level building to manage overland stormwater flows away from the building footprint.                                                                                                                                                                                                                                                                                                                                                                                                                                     | Design                              |
| <b>OM5*</b>               | Flood Emergency Response Plan                   | <p>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:</p> <ul style="list-style-type: none"> <li>a) The FERP for the New Primary School in Worrigee and the adjoining preschool must be consolidated to provide a single emergency response protocol for the collective site.</li> <li>b) The school must pre-emptively close when a local or mainstream flood event is forecasted or SES advises;</li> <li>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</li> </ul> | Prior to commencement of Operations |

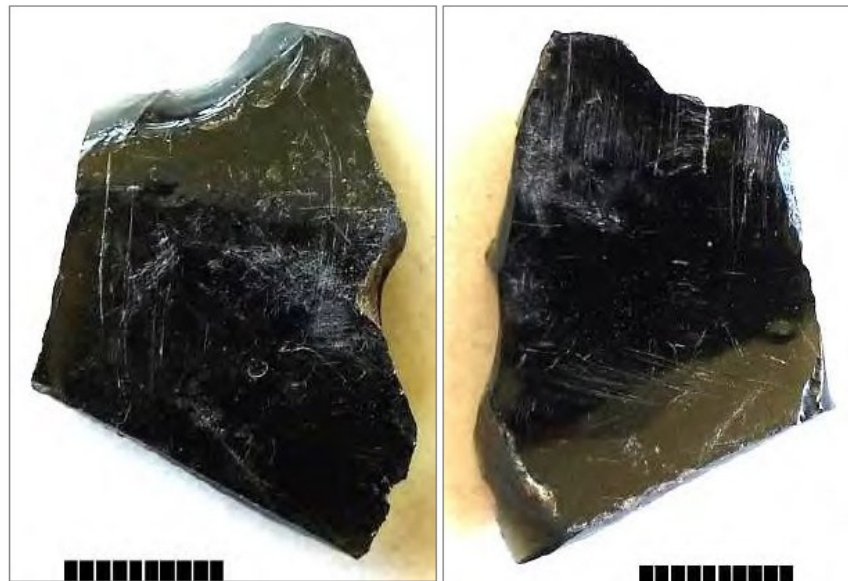
| Mitigation Measure Number | Mitigation Measure Name | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timing |
|---------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|                           |                         | <p>potential mainstream flooding of the site;</p> <p>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;</p> <p>e) a simplified description of flood behaviour, including potential flood levels and associated frequencies within the site and within the adjoining road system;</p> <p>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;</p> <p>g) School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April);</p> <p>h) School administration to undertake responsibilities as set out in the FERP;</p> <p>i) Ensure that the Flood Warning Notice is maintained and permanently visible;</p> <p>j) Include details of awareness training for employees, contractors, parents and induction of new staff members; and</p> <p>k) Provide clear messaging and communication protocols, including but not limited to, staff and parents</p> |        |

## 7.6 Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by APEX Archaeology (**Appendix 3**) which assesses Aboriginal heritage impacts and requirements for the proposed activity.

The proposed activity will involve ground disturbance from excavation and tree removal during the construction phase. A Preliminary Indigenous Heritage Assessment and Impact Report was prepared by APEX Archaeology in 2025 for the school site which identified the potential for subsurface archaeological deposits to be present and an ACHAR was prepared to support archaeological test excavation. Full consultation with Registered Aboriginal Parties, in accordance with the *Aboriginal cultural heritage consultation requirements for Proponents* (DECCW 2010) was undertaken for the ACHAR. 12 Aboriginal Parties registered for the project.

Studies on site included the excavation of 37 test pits which found three pieces of flaked glass (see **Figure 48**) within one test pit, which is likely to reflect Aboriginal occupation in the area during the early period of European colonisation. The Aboriginal Object has been registered as AHIMS site 52-5-1199.



**Figure 48: Glass flake found during archaeological investigations**

The test pit containing the flaked glass cannot be avoided by the proposed activity, resulting in the need for an Aboriginal Heritage Impact Permit (AHIP) to allow for the proposed activity to proceed. The flaked glass artefacts will be reburied on site, in consultation with Registered Aboriginal Parties for the project.

### 7.6.1 Aboriginal Heritage Mitigation Measures

The ACHAR concludes that the activity will result in a total impact to Aboriginal archaeological site AHIMS# 52-5-1199. Project specific mitigation measures to manage this impact are outlined in **Table 27**.

**Table 27: Mitigation Measures - Aboriginal Heritage**

| Mitigation Measure Number | Mitigation Measure Name           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Timing                                |
|---------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| H4*                       | Aboriginal Heritage Impact Permit | <p>Prior to construction, the Department will apply to Heritage NSW, NSW Department of Climate Change, Energy, the Environment and Water for an AHIP, to impact the listed Aboriginal site within the study area.</p> <p>No ground disturbing works can occur within the proposed AHIP area/no go zone identified in Figure 12 of the ACHAR report until the AHIP has been issued.</p> <p>All AHIP conditions must be satisfied once approved.</p> <p>When AHIP is approved from Heritage NSW it must be immediately provided to DoE Heritage.</p> | Prior to commencement of Construction |

| Mitigation Measure Number | Mitigation Measure Name | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                        |
|---------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| H5*                       | Heritage Induction      | Prior to construction and during construction, Aboriginal cultural awareness training for all site workers and contractors will be undertaken to prevent any unintentional harm to any unexpected Aboriginal objects. All registered Aboriginal parties for the project must be provided with the opportunity to participate in the development of the Aboriginal cultural heritage awareness training. DoE Heritage to advise on Aboriginal cultural training scope. | Prior to commencement of Construction and During Construction |

## 7.7 Environmental Heritage

A Statement of Heritage Impact (SOHI) has been prepared to address heritage impacts and requirements for the proposed activity.

The site does not contain, nor is in the vicinity of any heritage items of State or Commonwealth significance.

The site does not contain any locally listed heritage items; however, it is located within 200m of three heritage items listed in the Shoalhaven LEP, as shown in **Figure 49**. The three heritage items are:

- I524, Worrigeer Cemetery.
- I521, Rubblestone School (formerly Worrigeer Schoolhouse).
- I522 "Congla" (former Mackenzie Estate manager's residence).





**Figure 49: Map of locally listed heritage items within 200m of the site**

A thorough desktop investigation, site inspection and reporting was carried out to assess whether the proposed activity will have any detrimental impacts on the heritage value of these items. The proposed activity subject to this REF was not found to have any visual or physical impacts on the surrounding heritage items. The proposed activity is physically distant and partially obscured by vegetation and existing built structures when viewed from the surrounding heritage items, which reduces the activity's visual impacts. The SOHI concludes no further approvals are required in relation to the LEP heritage items.

### 7.7.1 Environmental Heritage Mitigation Measures

The SOHI concludes that the activity is not likely to have significant environmental impacts in relation to environmental heritage subject to implementation of the department's standard mitigation measures H1 and H3.

## 7.8 Tree Removal and Landscape

An Arboricultural Impact Assessment (AIA) has been prepared by Eco Logical Australia (**Appendix 6**) to assess the condition, retention value and potential impacts of the activity on existing trees within and adjacent to the site.

### Assessment Criteria

A total of 117 trees located within, or up to 15 metres from, the activity footprint were assessed. Trees were assigned a retention value (high, medium, low or priority for removal) in accordance with the Institute of Australian Consulting Arborists (IACA) Significance of Tree Assessment Rating System (STARS) and assessed for potential impacts in accordance with AS 4790-2025 Protection of Trees on Development Sites.

### Assessment Findings

The AIA has determined the following in relation to the 117 trees:

- 46 trees are retention incompatible.
- 2 trees are potentially retention compatible subject to further investigation.
- 14 trees are retention compatible subject to specific mitigation measures.
- 55 trees are retention compatible subject to standard mitigation measures.

#### Retention Incompatible Trees – Removal Required

Forty-six (46) trees are incompatible with the design of the activity and require removal due to greater than 20% encroachment of the Notional Root Zone (NRZ), or Structural Root Zone (SRZ) encroachment.

Of the 46 trees proposed for removal:

- 8 trees are of high retention value.
- 22 trees are of medium retention value.
- 16 trees are of low retention value.

The proposed preschool (subject to a separate planning pathway) will result in the removal of 61 trees within the preschool site, in addition to the 46 trees proposed to be removed under this REF. The cumulative tree removal impacts are assessed in **Section 7.9**.

#### Potentially Retention Compatible Trees – Subject to Further Investigation

Two (2) trees require root investigation to determine retention compatibility. The outcome of the root investigations in conjunction with detailed design and co-ordination of cut and fill, footpath and building works will determine retention compatibility. For the purposes of the ecological assessment, retention incompatibility has been assumed, however it is the department's intent to pursue retention in the detailed design phase. The process for the root investigations forms a bespoke mitigation measure as detailed in **Table 28** below.

#### Retention Compatible Trees - Subject to Specific Mitigation Measures

Fourteen (14) trees are retention compatible subject to mitigation measures. Of the 14 trees, 13 are subject to moderate impact resulting from a 10-20% NRZ encroachment. Of the 14 trees, 1 is subject to high impact.



## Retention Compatible Trees – Subject to Standard Mitigation Measures

Fifty-five (55) trees are capable of being retained on site and are subject to low to no impacts from the activity.



Figure 50: Arboricultural Impact Assessment

## 7.8.1 Arboricultural Mitigation Measures

The activity will be capable of being undertaken to limit tree impacts to those described above subject to the implementation of department standard mitigation measure E2, modified department standard mitigation measures E1 and E6 and bespoke mitigation measure E7\*. Modified or bespoke mitigation measures are outlined in **Table 28** (incorporating amendments from the Submissions Report).

**Table 28: Mitigation Measures - Arboriculture**

| ID         | MM Name              | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                                |
|------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>E1</b>  | Tree Protection      | Trees not approved to be pruned or removed are to be protected and maintained in accordance with AS 4970-2009 Protection of Trees on Development Sites. Tree protection must be approved by a Consulting Arborist AQF Level 5. Protections are to remain in place until the completion of all construction work in the vicinity of the protected trees.<br><u>Specific tree protection measures in Appendix 6 (Arboricultural Impact Assessment) are to be complied with.</u> | During Construction                   |
| <b>E6</b>  | Replacement Planting | Removal of native vegetation for construction must be replaced by trees at a ratio of 1:1 derived from species which form threatened ecological community PCT 3269 Shoalhaven Lowland Spotted Gum-Paperbark Forest.                                                                                                                                                                                                                                                           | During Construction                   |
| <b>E7*</b> | Root Investigation   | Retention of Tree 1 and Tree 64, as identified in Appendix 6 (Arboricultural Impact Assessment), is to be determined via root investigations by an AQF Level 5 Arborist prior to works commencing as per the Tree Protection Plan. Works may not commence until the outcome for this tree has been determined.                                                                                                                                                                | Prior to commencement of Construction |

## 7.9 Ecology

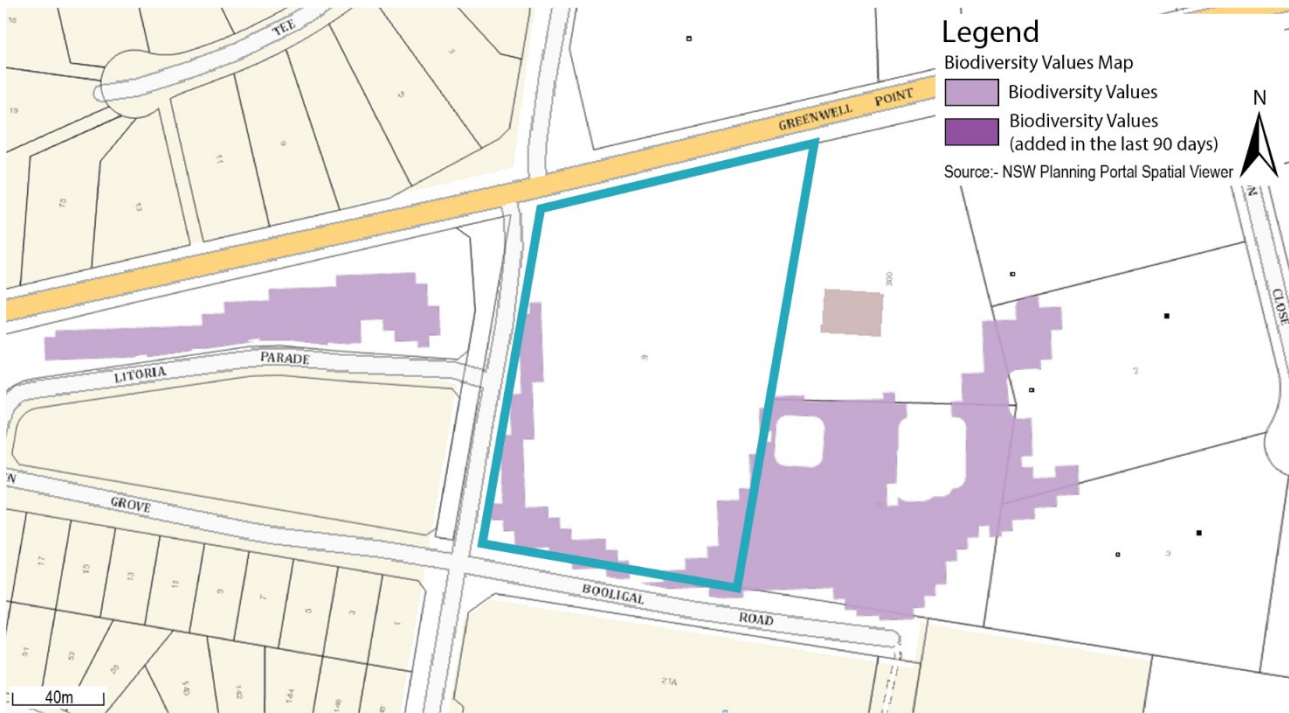
Additional Ecology assessment was undertaken following public exhibition and is included within the Submissions Report prepared by DFP Planning. That report prevails to the extent of any inconsistency with this REF.

A Flora and Fauna Assessment (FFA) has been prepared by Eco Logical Australia (**Appendix 4**) to address ecological constraints and requirements for the proposed activity.

The south-western corner of the site is mapped as containing biodiversity values as shown in **Figure 51**. Activities assessed under Part 5 of the EP&A Act are assessed differently and impacts to the BV map do not apply. The site does not contain any riparian or terrestrial biodiversity land mapped under the Shoalhaven LEP.

The site is not located in or adjacent to a National Park or conservation area nor will it impact upon surrounding conservation areas.





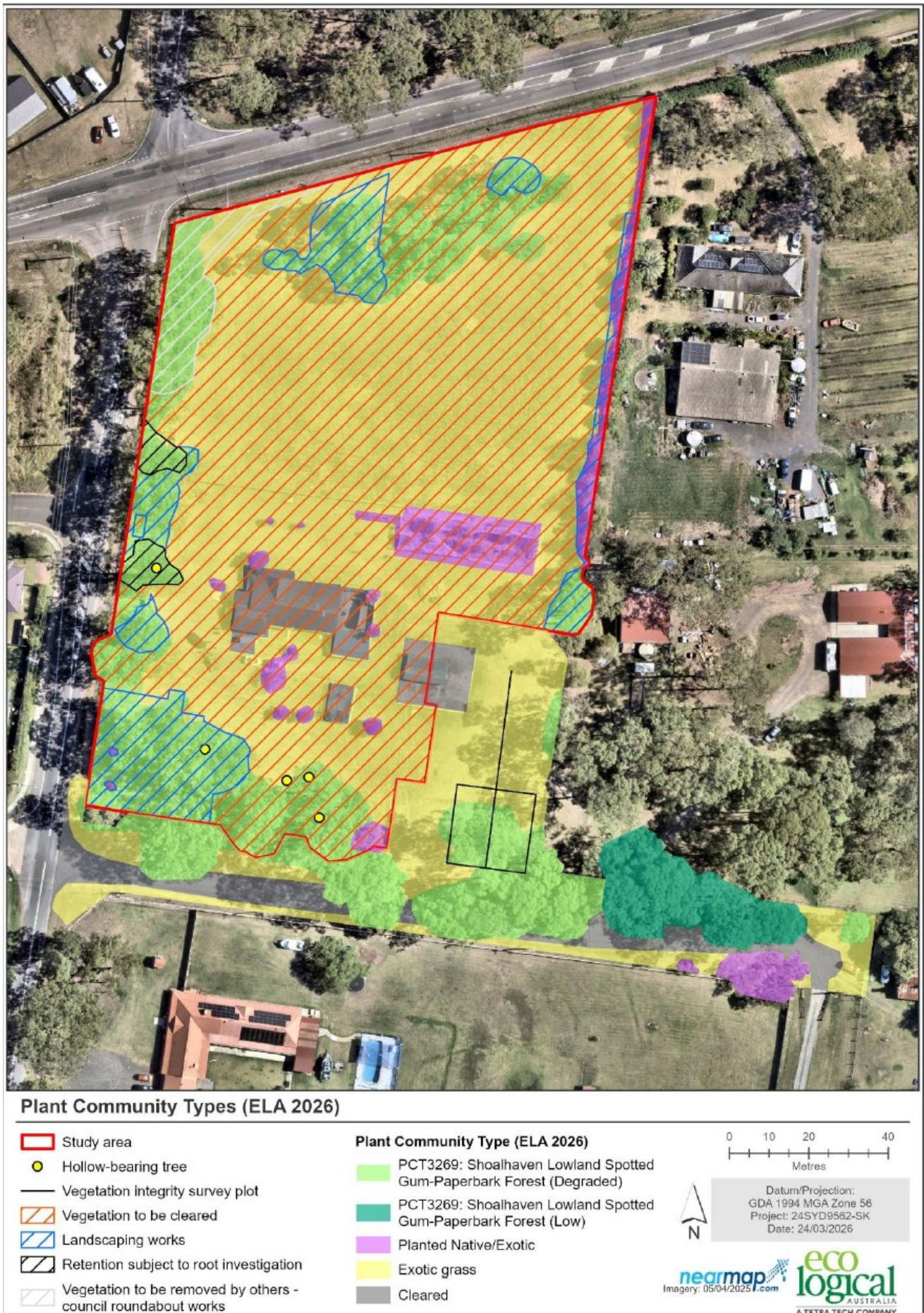
**Figure 51: Excerpt of NSW Biodiversity Values map**

A field survey was carried out as part of the FFA to validate existing vegetation mapping, determine the condition of present vegetation communities and identify habitat features like hollow bearing trees, woody debris or creek lines. The results of this field survey are shown in **Table 29** and **Figure 52**.

**Table 29: Vegetation recorded on site**

| PCT ID | PCT Name                                        | Conditions   | Study Area (ha) |
|--------|-------------------------------------------------|--------------|-----------------|
| 3269   | Shoalhaven Lowland Spotted Gum-Paperbark Forest | Degraded     | 0.43            |
| -      | Planted native/exotic vegetation                | Planted      | 0.10            |
| -      | Exotic grass                                    | Exotic       | 1.20            |
| -      | Cleared (built)                                 | Cleared      | 0.07            |
|        |                                                 | <b>Total</b> | <b>1.80</b>     |





**Figure 52: Results of field survey**



The presence of remnant native vegetation in the form of Shoalhaven Lowland Spotted Gum-Paperbark Forest (PCT3269) was identified on site, however was found to be in degraded condition with absent mid storey layer and slashed ground layer as shown in **Figure 53**.



**Figure 53: Degraded remnant Shoalhaven Lowland Spotted Gum-Paperbark Forest**

A large portion of the site is cleared and contains exotic grass as shown in **Figure 54**.



**Figure 54: Cleared portion of the site containing exotic grass**



No threatened flora species were identified during the field survey. Due to the regular maintenance and high levels of disturbance on the site, it is considered highly unlikely that threatened species would occur within any of the present vegetation.

No threatened fauna species were identified during the field survey. However, five (5) hollow bearing trees were identified within the study area with examples shown in **Figure 55**. These hollows have the potential to provide habitat for a wide variety of native species.



**Figure 55: Hollow bearing trees found on site**

A summary of impacts on vegetation within the study area is provided in **Table 30**.

**Table 30: Summary of vegetation impacts**

| Vegetation Community                                                        | Total in study area (ha) | Direct impact (ha) | Retained (landscaping) |
|-----------------------------------------------------------------------------|--------------------------|--------------------|------------------------|
| <b>PCT 3269: Shoalhaven Lowland Spotted Gum Paperbark Forest – degraded</b> | 0.43                     | 0.19               | 0.19                   |
| <b>Planted native/exotic</b>                                                | 0.10                     | 0.08               | 0.02                   |
| <b>Exotic Grass</b>                                                         | 1.20                     | 1.17               | 0.02                   |
| <b>Cleared (built)</b>                                                      | 0.07                     | 0.07               | Nil                    |

As discussed in **Section 7.8**, 46 trees require removal, inclusive of five (5) hollow bearing trees, affecting up to 0.19 ha of Shoalhaven Lowland Spotted Gum-Paperbark Forest (in low and



degraded condition) within the study area. The vegetation does not represent part a threatened ecological community listed under the BC Act or EPBC Act. Therefore, a Test of Significance under the BC Act or Assessments of Significance under the EPBC act are not required for the removal of the PCT.

Nest boxes will be installed on site to offset the loss of hollow bearing trees (native fauna habitat). New biodiverse plantings and tree replacement at a minimum ratio of 1:1 will be provided to offset the loss of biodiverse flora, as detailed in **Section 7.9.1**.

### Biodiversity Conservation Act 2016

Impacts to threatened species and threatened ecological communities listed under the Biodiversity Conservation Act 2016 (BC Act) are required to be assessed in accordance with Section 7.3 of the BC Act, known as 'Test of Significance'.

For assessments under Part 5 of the EP&A Act the biodiversity offsets scheme threshold is not required to be applied, as specified in section 7.2 (2). Declared areas of 'outstanding biodiversity value' under section 7.2(1c) must still be considered. The study area is not located on or near a declared area of outstanding biodiversity value.

A test of significance was conducted for native fauna species that would potentially use the tree hollows on site and was found unlikely to result in a significant impact upon threatened species as detailed in the FFA. A Species Impact Statement or BDAR are therefore not required.

### Cumulative Impacts

The proposed preschool (subject to a separate planning pathway) will result in the removal of 61 trees within the preschool site, in addition to the 46 trees proposed to be removed under this REF. Replacement planting to offset the loss of these trees is proposed as part of the preschool activity.

High quality landscaping throughout the site and adjoining preschool site will assist in offsetting the loss of vegetation, particularly as the new tree canopy matures.

Vegetation removal on the preschool site impacts an additional 0.31ha of low and degraded PCT 3269 Shoalhaven Lowland Spotted Gum Paperbark Forest.

A cumulative impact assessment is included in the FFA for this activity and concludes that the proposed tree and habitat removal across both projects is unlikely to result in a significant impact on any threatened species or ecological community beyond that already identified above, subject to the implementation of mitigation measures outlined in **Section 7.9.1**.

## 7.9.1 Ecology Mitigation Measures

The proposed activity will not to result in a significant adverse impacts on biodiversity with the implementation of the department's standard Mitigation Measures E1, E2, E3, E4, E5, E6, SW1, and the project specific Mitigation Measures outlined in **Table 31** (incorporating amendments from the Submissions Report).

**Table 31: Mitigation Measures - Ecology**

| ID  | MM Name            | Mitigation Measure                                                                                                                                                                                      | Timing                                |
|-----|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| E8* | Artificial Habitat | Install artificial habitats (nest box of similar entrance diameter) for fauna in adjacent retained vegetation within the study area. Ten (10) nest boxes with entrances between 5 mm to 20 mm should be | Prior to commencement of Construction |

| ID | MM Name | Mitigation Measure                                                                                                                      | Timing |
|----|---------|-----------------------------------------------------------------------------------------------------------------------------------------|--------|
|    |         | installed to mitigate impacts of the loss of the hollow-bearing trees (six microbat hanging boxes and four bird/glider boxes 10-15 cm). |        |

## 7.10 Sustainability and Climate Change

### Sustainability

Ecologically Sustainable Development (ESD) has been considered in the design of the activity as outlined in the Sustainable Development Plan (SDP) prepared to support this REF.

### ESD Measures

The ESD measures proposed as part of the activity include but are not limited to:

- **Indoor Environmental Quality** – Improving the passive environmental performance of the proposed buildings through use of low emissions paints, insulation, high performance glazing, shading, ventilation and daylight access. Use of biophilic design initiatives include access to views, use of natural daylighting, and natural ventilation.
- **Water** - Reduce usage of potable water through high-efficiency water fixtures. Provision of 2 x 5,000L rainwater tanks for re-use and landscaping irrigation.
- **Energy** – A minimum 70Kw rooftop solar system. Use of high-efficiency buildings services including intelligent lighting control and demand-controlled type mechanical systems.
- **Materials** – Reducing upfront carbon emissions through the use of local and low embodied emissions materials, recycled materials and light-coloured and reflective materials with lower heat absorption.
- **Waste** – Reducing construction waste through diverting a minimum of 90% of construction and demolition waste from land fill.

### ESD Certification

#### Green Star

The activity has been designed to achieve a minimum 4 Green Star certification under the Green Star As-Built V1.3 rating system.

#### Net Zero

The SDP confirms that the design of the activity will be fossil-fuel free/ all-electric in operation.

### ESD Principles and Objectives

#### Environmental Planning and Assessment Regulation 2021

The SDP addresses the ESD principles contained within Section 193 of the *Environmental Planning and Assessment Regulation 2021* as follows:

- **The Precautionary Principle** – The activity is unlikely to result in serious or irreversible damage to the environment. The site contains degraded vegetation communities, and the activity will provide for offset planting.
- **Intergenerational Equity** - Student and staff health will be considered through the incorporation of Indoor Environmental Quality design features including daylight, glare analysis, best practice lighting, indoor air quality, thermal comfort assessment, acoustic

design, and responsible material selection to reduce internal pollutants and resource depletion for future generations.

- **Conservation of Biological Diversity and Ecology** – This REF is supported by ecological reporting in accordance with NSW and Commonwealth requirements. Tree canopy coverage and waterwise landscaping principles are integrated into the design, including xeriscape (draught tolerant species) landscaping and the selection of locally indigenous native plants. Access to views will be considered to increase student engagement with the natural environment.
- **Improved Valuation, Pricing and Incentive Mechanisms** - Operational costs will be reduced through sustainable considerations to reduce energy, water and waste requirements, considering whole-of-life costing. The project will ensure that the principles of value for money, fit for purpose and provide long term reliability and flexibility are incorporated into the design and construction process. Strategies to reduce construction and operational waste including the development of a construction and an operational waste management plan and separation of waste streams incentive recycling and waste reduction of valuable resources.

#### State Environmental Planning Policy (Sustainable Buildings) 2022

*State Environmental Planning Policy (Sustainable Buildings) 2022* (SB SEPP), contains development standards for the delivery of sustainable buildings across NSW. The development standards for non-residential development only relate to development consent, as the proposed activity is development permitted without consent, there are no applicable provisions of SB SEPP.

#### Climate Change

The design of the activity has considered the impacts of climate change. A Climate Change Adaptation Plan (CCAP) has been prepared to support this REF. The New Primary School in Worrigeer is in the Illawarra Shoalhaven region which is anticipated to experience rising temperatures, variations in rainfall patterns and increased frequency in extreme weather events.

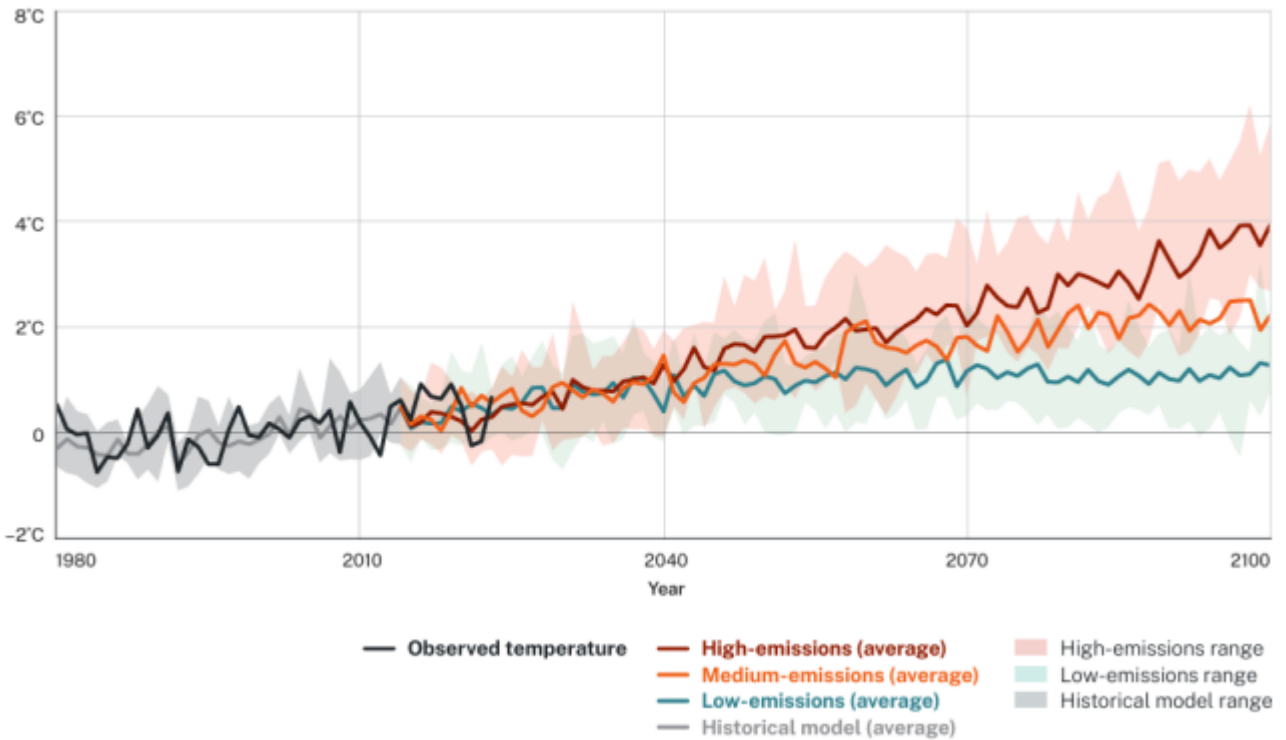
Anticipated temperature increases modelled off different emissions scenarios are shown in **Table 32** and **Figure 56**.

**Table 32: Anticipated changes in annual average temperatures**

| 2050                |                           |                           |                           |
|---------------------|---------------------------|---------------------------|---------------------------|
|                     | Low emissions             | Medium emissions          | High emissions            |
| Temperature         | 1.0°C<br>(0.6°C to 1.5°C) | 1.3°C<br>(0.7 to 1.9)     | 1.7°C<br>(0.8 to 2.6)     |
| Maximum temperature | 1.0°C<br>(0.5°C to 1.7°C) | 1.3°C<br>(0.8°C to 1.9°C) | 1.8°C<br>(0.9°C to 2.9°C) |
| Minimum temperature | 1.0°C<br>(0.6°C to 1.5°C) | 1.3°C<br>(0.7°C to 1.9°C) | 1.6°C<br>(0.9°C to 2.4°C) |
| 2090                |                           |                           |                           |
|                     | Low emissions             | Medium emissions          | High emissions            |
| Temperature         | 1.1°C<br>(0.5°C to 1.8°C) | 2.2°C<br>(1.6°C to 3.4°C) | 3.3°C<br>(2.2°C to 4.8°C) |
| Maximum temperature | 1.2°C<br>(0.5°C to 2.1°C) | 2.4°C<br>(1.6°C to 3.6°C) | 3.3°C<br>(2.2°C to 5.0°C) |

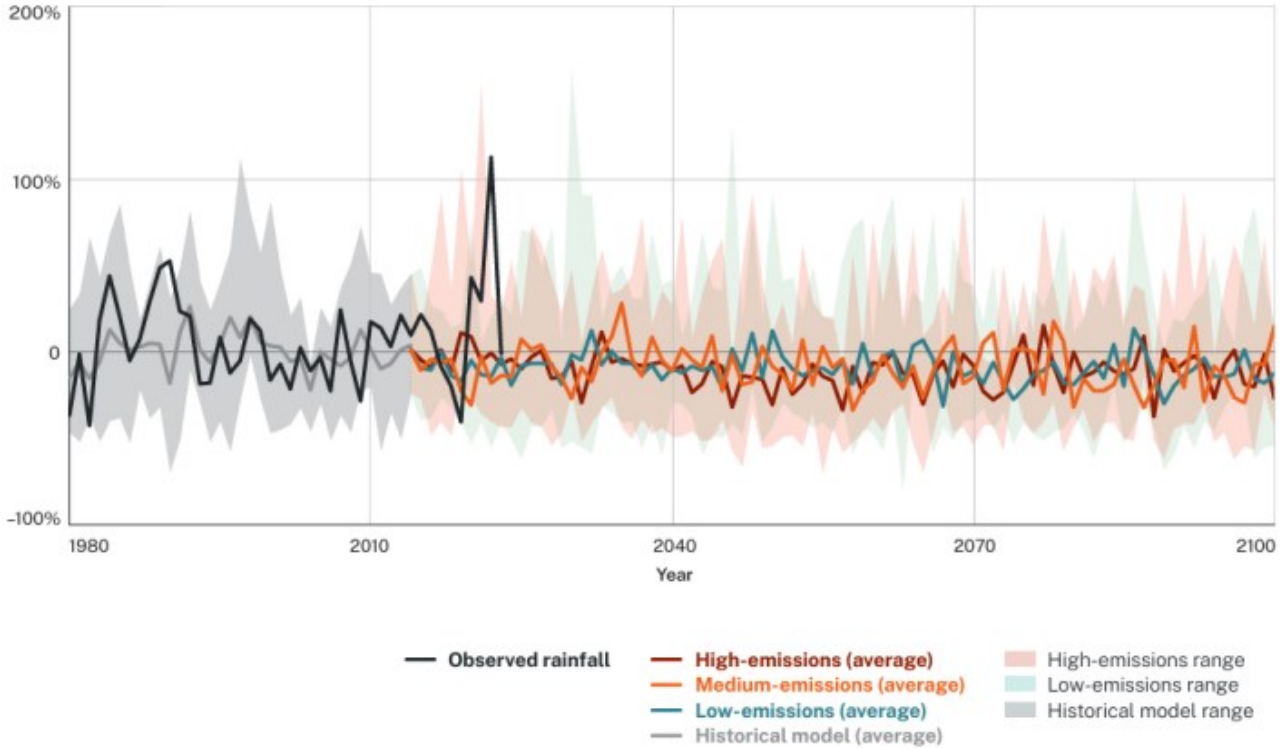


|                     |                           |                           |                           |
|---------------------|---------------------------|---------------------------|---------------------------|
| Minimum temperature | 1.1°C<br>(0.6°C to 1.7°C) | 2.2°C<br>(1.6°C to 3.3°C) | 3.3°C<br>(2.3°C to 4.8°C) |
|---------------------|---------------------------|---------------------------|---------------------------|



**Figure 56: Historical and Projected Average Temperature Changes**

Rainfall is expected to remain variable throughout this century, with an expected decrease of annual average rainfall of approximately 11% by 2090. However, accurate modelling is difficult due to complexities of rain generating weather systems. **Figure 57** shows historical and anticipated changes in annual average rainfall.



### Figure 57: Historical and Projected Average Rainfall

A climate change risk assessment was completed as part of the CCAP to inform the school design which assessed the risks climate change posed to building elements, transport and access and people and wellbeing. Three high risk items were identified and responded to in **Table 33**.

**Table 33: High risk climate change impacts**

| Climate Variable | Risk                                                                                                                          | Activity Response                                                                                                                                                                                                                                                           |
|------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Temperature      | Mechanical plant failure under increased temperatures.                                                                        | Increase stringency of mechanical design conditions to perform under 2050 temperature scenarios and allow for increased plant space to accommodate potential increased sizing under 2090 scenarios.                                                                         |
| Temperature      | Increased bushfire risks within the region posing threat to structures and resulting in poor air quality from bushfire smoke. | Consider combustibility of external landscape and building materials and design to minimise risk of fire damage.<br>Air quality sensors and a mechanical ventilation with increased filtration and full recirculation capability to mitigate the effects of bushfire smoke. |
| Precipitation    | Increased rainfall intensity resulting in site isolation                                                                      | Prepare a Flood Emergency Response Plan (FERP) to reduce the risks associated with site isolation.                                                                                                                                                                          |

## 7.10.1 Sustainability Mitigation Measures

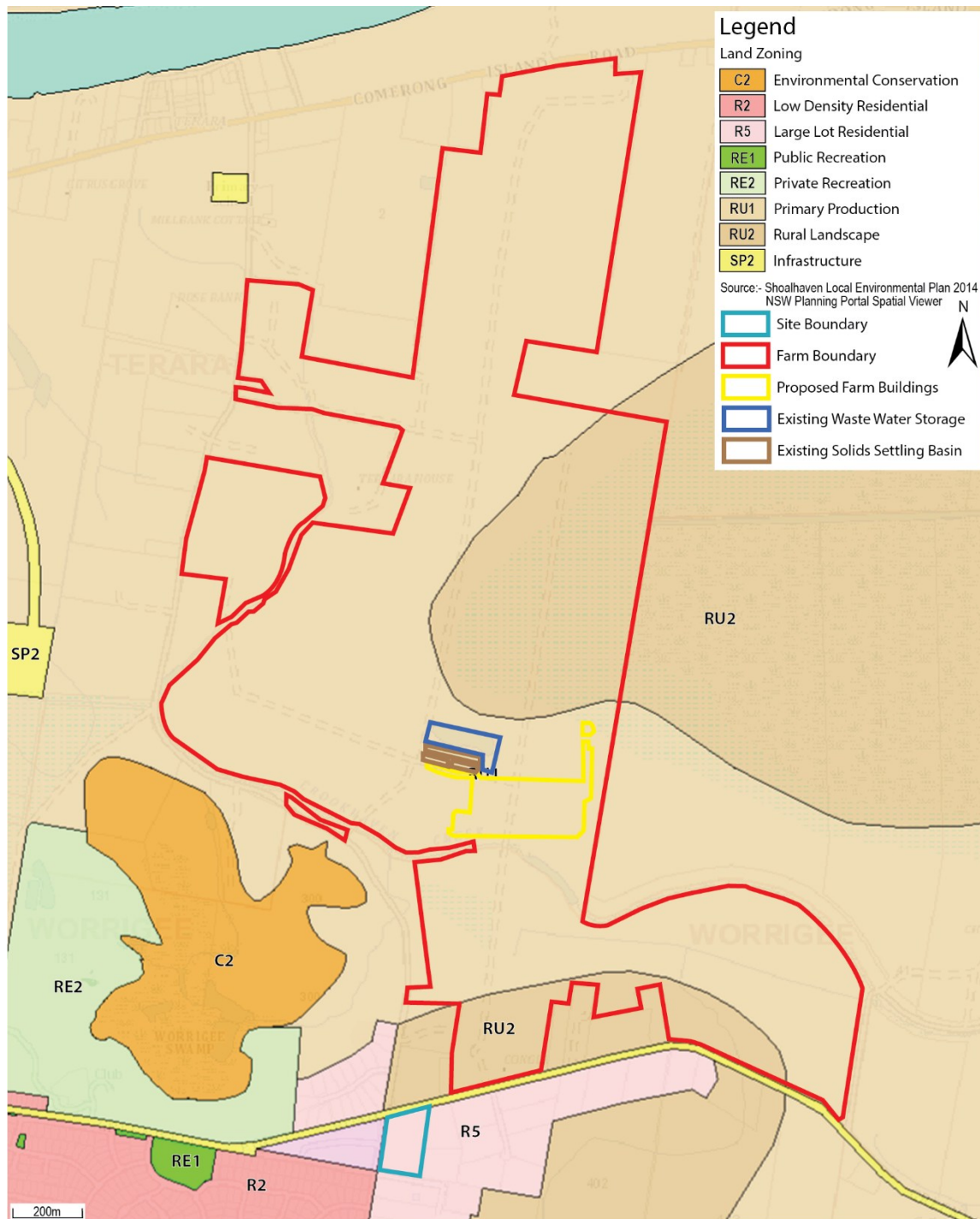
The department's standard mitigation measure S1 is to be implemented to ensure the proposed school design meets sustainable design requirements and minimises its impact on the environment.

## 7.11 Rural Land Use

Additional Land Use Conflict Assessment was undertaken following public exhibition and is included within the Submissions Report prepared by DFP Planning.

The site is zoned R5 Large Lot Residential under the LEP which is not a rural zone under the Standard Instrument. Notwithstanding, one of the objectives for the R5 Zone is *"to minimise conflict between land uses within this zone and land uses within adjoining zones"*.

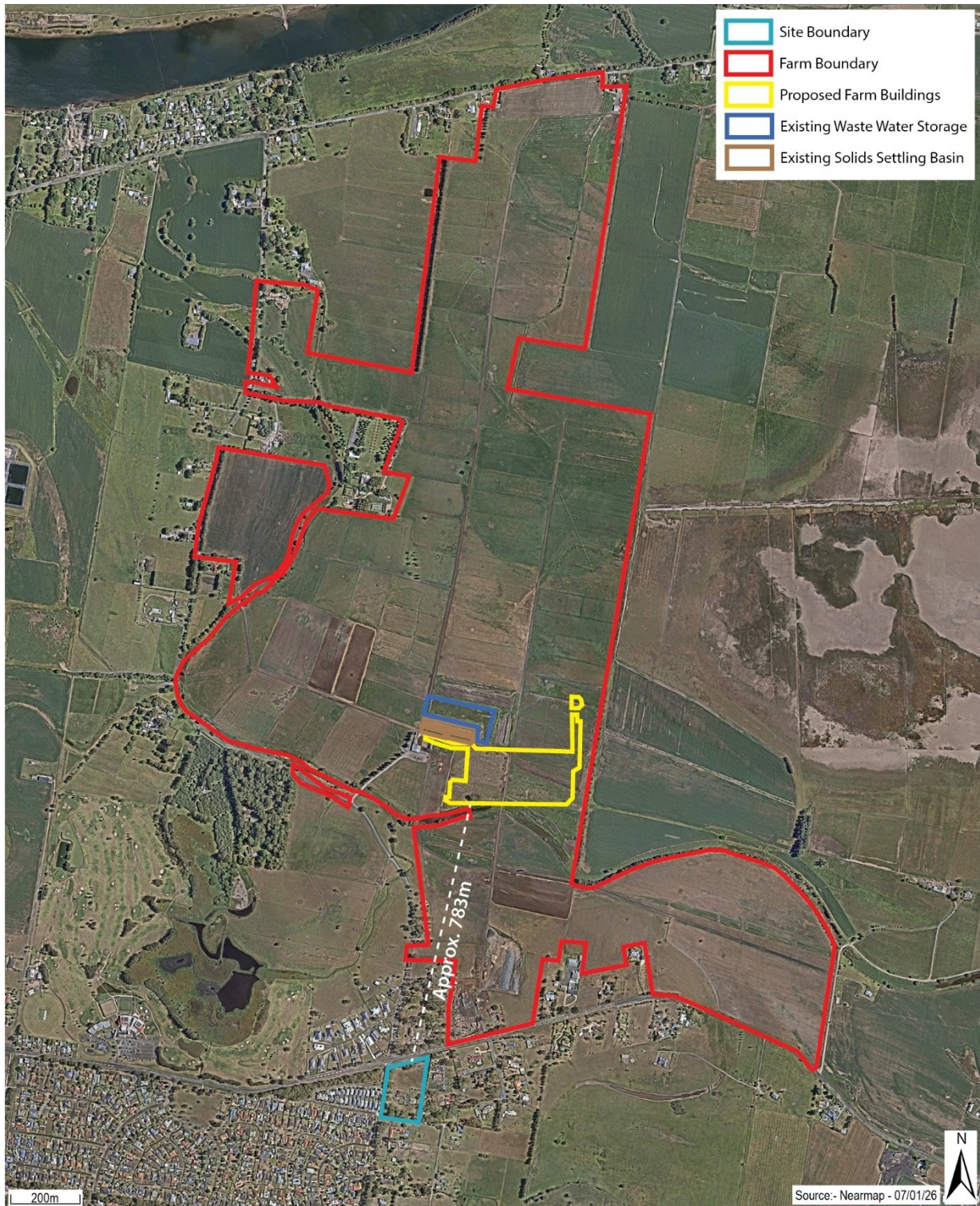
The land does not technically adjoin any rural zoning being bound by SP2 land to the north, R1 land to the west and R5 land to the east. Notwithstanding, the site is in the vicinity of land zoned RU2 Rural Landscape to the north of Greenwell Point Road and land zoned RU1 Primary Production further to the north as shown in **Figure 58**.



**Figure 58: Rural Land Use Context – Land Zoning**

Based on early community engagement, Terara Dairy (outlined in red in **Figure 58**) the operator has raised concerns regarding potential rural land use conflict. Terara Dairy commences approximately 150m north of the site at 233 Millbank Road, Terara. Terara Dairy is understood to operate seven days a week and include 2,200 cows. It is also understood that the Terara Dairy has submitted a Designated Development Application seeking to convert the operation from a pasture-based to barn-based system. The location of the proposed barns are shown outlined in yellow in **Figure 58** and **Figure 59** at a distance of approximately 783m from the school site.





**Figure 59: Rural Land Use Context - Aerial Photograph**

### Rural Land Use Conflict Guidelines

For the purpose of this REF, relevant rural land use conflict guidelines have been reviewed including:

- Meat & Livestock Australia, The National Guidelines for Beef Cattle Feedlots in Australia.
- The NSW Department of Primary Industries, *Buffer Zones to Reduce Land Use Conflict with Agriculture*.
- The NSW Department of Primary Industries, *The Land Use Conflict Risk Assessment Guide* (LUCRA Guide).



- The NSW Department of Primary Industries and Regional Development, NSW Dairy Development and Environmental Guidelines.

The LUCRA Guide includes the process for assessing potential land use conflict. While a formal LUCRA has not been undertaken, the four step process has been used as a guide.

### **LUCRA Step One: Gather Information**

The proposed activity involves the change of use of the subject land from a residential land use to an educational establishment in the form of a new primary school. As an educational land use, the proposal is considered to represent a sensitive receptor due to the presence of children and staff on the site during daytime operating hours.

The surrounding locality comprises a mix of residential, rural and agricultural land uses. The nearest agricultural operation is the Terara Dairy, which is located to the north of Greenwell Point Road and operates as a large-scale dairy farm. Existing dairy operations commence approximately 200m north of the subject site, while future proposed barn infrastructure associated with the dairy expansion is located approximately 1,000m from the site. The dairy currently accommodates approximately 2,200 cattle and operates continuously, seven days per week, with intentions to transition toward a more intensive barn-based dairy system over time.

Consultation undertaken as part of the assessment identified several potential concerns associated with the proximity of the dairy operation to the proposed primary school. These concerns included the potential for odour impacts, spray drift associated with agricultural practices, noise generated by machinery and operational activities, traffic interactions involving agricultural vehicles, pest and vermin attraction, and the potential spread of weeds or disease vectors.

The environmental setting of the locality was also considered as part of the assessment. The landform is generally flat, with a minor ridge occurring along Greenwell Point Road before the land falls away toward the rural land to the north. Existing vegetation is also present along sections of the road corridor and adjoining rural land, providing a degree of visual and physical separation between the two land uses.

Step One is to gather information about the proposed land use change and associated activities. A Summary of the information gathered is provided as follows:

- The change in land use is from residential to educational. Schools are identified as sensitive receptors.
- The school site and general surrounds were inspected on 10 April 2025.
- The topography of the area is relatively flat, with a minor ridge along Greenwell Point Road.
- The area is increasing in density as nearby properties are being subdivided for example Tee Close and Litoria Parade.
- Representatives of Terara Dairy have raised concerns with potential air quality, noise, spray drift and traffic compatibility concerns as part of community consultation.

### **LUCRA Step Two: Evaluate The Risk Level of Each Activity**

The Initial Risk Evaluation has identified the potential impacts of the nearby cattle and dairy farm being air quality (odour and pesticides), noise from machinery, pest animals, disease and weeds spread.

The Land Use Conflict Risk Assessment Guide provides a Risk Ranking Matrix as shown in **Table 34** with probability and consequence explained in **Table 35** and **Table 36** respectively.

**Table 34: LUCRA Risk Ranking Matrix**

| PROBABILITY        | A  | B  | C  | D  | E  |
|--------------------|----|----|----|----|----|
| <b>Consequence</b> |    |    |    |    |    |
| <b>1</b>           | 25 | 24 | 22 | 19 | 15 |
| <b>2</b>           | 23 | 21 | 18 | 14 | 10 |
| <b>3</b>           | 20 | 17 | 13 | 9  | 6  |
| <b>4</b>           | 16 | 12 | 8  | 5  | 3  |
| <b>5</b>           | 11 | 7  | 4  | 2  | 1  |

It is expected that the cattle/dairy farm will moderately impact the school from time to time. The probability of experiencing air pollution is expected to be Unlikely (D) and consequence of 3 is expected. This gives a consequence of 9. When air pollution occurs, it is expected to be a short-term impact. Noise, dust and odour reports are required to evaluate the potential impacts. It is noted that there have been residential subdivisions in closer proximity to the cattle farm.

**Table 35: LUCRA Probability**

| Level    | Descriptor     | Description                                                |
|----------|----------------|------------------------------------------------------------|
| <b>A</b> | Almost Certain | Common or repeating occurrence                             |
| <b>B</b> | Likely         | Known to occur, or 'it has happened'                       |
| <b>C</b> | Possible       | Could occur, or 'I've heard of it happening'               |
| <b>D</b> | Unlikely       | Could occur in some circumstances, but not likely to occur |
| <b>E</b> | Rare           | Practically impossible                                     |

**Table 36: LUCRA Measure of Consequence**

| <b>Level: 1</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Descriptor: Severe</b> |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Description</b>          | <ul style="list-style-type: none"> <li>Severe and/or permanent damage to the environment.</li> <li>Irreversible.</li> <li>Severe impact on the community.</li> <li>Neighbours are in prolonged dispute and legal action involved.</li> </ul>                                                                                                                                                                                                                                         |                           |
| <b>Example/ Implication</b> | <ul style="list-style-type: none"> <li>Harm or death to animals, fish, birds or plants.</li> <li>Long term damage to soil or water.</li> <li>Odours so offensive some people are evacuated or leave voluntarily.</li> <li>Many public complaints and serious damage to Council's reputation.</li> <li>Contravenes Protection of the Environment &amp; Operations Act and the conditions of Council's licences and permits. Almost certain prosecution under the POEO Act.</li> </ul> |                           |
| <b>Level: 2</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Descriptor: Major</b>  |
| <b>Description</b>          | <ul style="list-style-type: none"> <li>Serious and/or long-term impact to the environment.</li> <li>Long-term management implications.</li> <li>Serious impact on the community.</li> <li>Neighbours are in serious dispute.</li> </ul>                                                                                                                                                                                                                                              |                           |

|                             |                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Example/ Implication</b> | <ul style="list-style-type: none"> <li>• Water, soil or air impacted, possibly in the long term.</li> <li>• Harm to animals, fish or birds or plants.</li> <li>• Public complaints. Neighbour disputes occur. Impacts pass quickly.</li> <li>• Contravenes the conditions of Council's licences, permits and the POEO Act.</li> <li>• Likely prosecution.</li> </ul>                   |
| <b>Level: 3</b>             | <b>Descriptor: Moderate</b>                                                                                                                                                                                                                                                                                                                                                            |
| <b>Description</b>          | <ul style="list-style-type: none"> <li>• Moderate and/or medium-term impacts to the environment and community.</li> <li>• Some ongoing management implications.</li> <li>• Neighbour disputes occur.</li> </ul>                                                                                                                                                                        |
| <b>Example/ Implication</b> | <ul style="list-style-type: none"> <li>• Water, soil or air known to be affected, probably in the short term.</li> <li>• No serious harm to animals, fish, birds or plants.</li> <li>• Public largely unaware and few complaints to Council.</li> <li>• May contravene the conditions of Council's Licences and the POEO Act.</li> <li>• Unlikely to result in prosecution.</li> </ul> |
| <b>Level: 4</b>             | <b>Descriptor: Minor</b>                                                                                                                                                                                                                                                                                                                                                               |
| <b>Description</b>          | <ul style="list-style-type: none"> <li>• Minor and/or short term impact to the environment and community.</li> <li>• Can be effectively managed as part of normal operations.</li> <li>• Infrequent disputes between neighbours.</li> </ul>                                                                                                                                            |
| <b>Example/ Implication</b> | <ul style="list-style-type: none"> <li>• Theoretically could affect the environment or people but no impacts noticed.</li> <li>• No complaints to Council.</li> <li>• Does not affect the legal compliance status of Council.</li> </ul>                                                                                                                                               |
| <b>Level: 5</b>             | <b>Descriptor: Negligible</b>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Description</b>          | <ul style="list-style-type: none"> <li>• Very minor impact to the environment and community.</li> <li>• Can be effectively managed as part of normal operations.</li> <li>• Neighbour disputes unlikely.</li> </ul>                                                                                                                                                                    |
| <b>Example/ Implication</b> | <ul style="list-style-type: none"> <li>• No measurable or identifiable impact on the environment.</li> <li>• No measurable impact on the community or impact is generally acceptable.</li> </ul>                                                                                                                                                                                       |

Applying the risk matrix to the proposed activity, it is expected that unmitigated, the cattle/dairy farm will moderately impact the school from time to time. The probability of experiencing impacts is expected to be Unlikely (D) and consequence of 3 is expected. This gives a risk ranking score of 9. Notwithstanding, the assessment concluded that the identified risks are capable of being appropriately managed through site planning and mitigation measures incorporated into the activity design.

### LUCRA Step Three: Risk Reduction Management Strategies

A review of the *Buffer Zones to Reduce Land Use Conflict with Agriculture* provides a range of applicable buffer zones from agriculture to sensitive receptors from 50m (for stock grazing) to 500m-1000m (for cattle feedlots).

There are a number of existing mitigations which provide a degree of separation and buffering and minimise potential rural land use conflict including:

- Greenwell Point Road.
- The immediately surrounding zoning.
- Vegetation to the north of Greenwell Point Road.
- The topography falling towards the rural land use.
- The location of the buildings away from Greenwell Point Road.



- The principal vehicle and pedestrian access points being from Worrigeer Road and Booligal Road.

Notwithstanding, noting the separation is less than 1000m, to reduce the risk of conflict between the land uses, additional vegetation is recommended to be planted within the front setback to Greenwell Point Road. Vegetation buffers are a common means to protect against spray drift in particular and are commonly used to buffer between agricultural uses and sensitive receptors.

**Table 37: Mitigation Measures – Rural Land Use Conflict**

| Mitigation Measure Number | Mitigation Measure Name | Mitigation Measure                                                                                                                                                                                | Timing                             |
|---------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| LU1*                      | Buffer Planting         | Screen/hedge planting is to be provided within the site immediately adjacent to, and for the full extent of, the Greenwell Point Road boundary, to provide a vegetated buffer to rural land uses. | Prior to Commencement of Operation |

#### Step Four: Record LUCRA Results

The LUCRA findings confirm that while potential land use conflicts have been identified, these are capable of being effectively managed through site planning and buffers including;

- Greenwell Point Road and associated vegetation which provides a key visual buffer;
- Proposed enhancement of landscape screening measures including hedging along Greenwell Point Road as identified in the above mitigation measure.
- Old Worrigeer historical cemetery, while zoned as RU2 land, is unlikely to be used for agricultural purposes considering the land use and local heritage listing. The cemetery contains mature vegetation, screening the site from agricultural land further north

Accordingly, the assessment concludes that the proposed preschool can coexist with surrounding agricultural operations without resulting in unacceptable land use conflict, subject to implementation of the identified mitigation measures.

## 7.12 Waste

A WMP has been prepared to inform this REF. The WMP assesses both demolition and construction waste as well as operational waste. An assessment of waste generation and required mitigating measures is provided.

### 7.12.1 Demolition and Construction Waste

All existing structures on site are to be demolished to allow for the construction and operation of the proposed activity, including the existing dwelling house, garage, pool, hardstand, driveway and grassed area. Approximately 8,188m<sup>3</sup> of waste is expected to be generated consisting of soil, vegetation, asphalt, bricks and concrete amongst small levels of other waste streams.

Approximately 341m<sup>3</sup> of construction waste is expected to be generated based on waste generation rates in the Shoalhaven DCP for 'office block' and 'factory' uses. No school use is available in the Shoalhaven DCP. Construction waste will generally consist of concrete, soil, bricks, gyprock and timber. Approximately 92% of the construction waste stream is recoverable with a 90% target rate achievable.

## 7.12.2 Operational Waste

Operational waste is expected to be generated from:

- Domestic waste generated by students and staff including food waste.
- Office waste.
- Garden organic waste from landscaped areas.
- Bulky waste items such as furniture and e-waste.

The expected operational waste generation rates are provided in **Table 38**. The preschool is included in these calculations to show the waste collection area provides sufficient capacity for the needs of both the New Primary School in Worrigee (subject of this REF) and the adjacent preschool (subject to a separate planning pathway).

**Table 38: Operational waste generation rates**

| School                         | Use Type                                                                                                                                                                            | GFA (m <sup>2</sup> ) | Litres per week |            |                                |                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------|------------|--------------------------------|-----------------------|
|                                |                                                                                                                                                                                     |                       | Garbage         | Food       | Recyclable Paper and Cardboard | Recyclable Containers |
| New Primary School in Worrigee | Primary School – GLS, learning commons, multipurpose spaces, special programs rooms, library, outdoor learning commons, lounge, Communal Hall                                       | 3,776.7               | 952             | 370        | 350                            | 28                    |
|                                | Offices, SL meeting room, assistant principal, interview/office, principal, student reception, interview, deputy, public reception, clerical printing, OSHC office, canteen office. | 297.1                 | 105             | 14         | 83                             | 6.5                   |
|                                | Tea room, OSHC kitchenette, canteen                                                                                                                                                 | 97                    | 664             | 258        | 733                            | 189                   |
|                                | Uniform shop                                                                                                                                                                        | 27.1                  | 52              | 1.6        | 42                             | 25                    |
| Preschool                      | 60 place preschool internal space                                                                                                                                                   | 576                   | 145             | 56         | 53                             | 4.2                   |
|                                | Covered outdoor play area                                                                                                                                                           | 126                   | 32              | 12         | 12                             | 0.9                   |
|                                | Outdoor play area                                                                                                                                                                   | 420                   | 106             | 41         | 39                             | 3.1                   |
| <b>Total</b>                   |                                                                                                                                                                                     | <b>5,319.9</b>        | <b>2,055</b>    | <b>754</b> | <b>1,311</b>                   | <b>257</b>            |

The proposed waste management system has been designed to operate based on the estimated quantities, however if the generated waste is higher than estimated, additional collection frequency may be required. Collection of the waste materials will take place between 7am and 9am on collection days, there is no significant impact expected as the waste storage area is not near the school gates or drop off zones.

The recommended number of bins, collection frequency and required storage area is outlined in **Table 39**.

**Table 39: Required bins, collection frequency and storage area**

|                                                               | Garbage | Food | Recyclable Paper and Cardboard | Recyclable Containers |
|---------------------------------------------------------------|---------|------|--------------------------------|-----------------------|
| Bin Capacity (L)                                              | 3000    | 120  | 3000                           | 240                   |
| Collections per week                                          | 2       | 5    | 1                              | 1                     |
| Number of bins                                                | 1       | 5    | 1                              | 1                     |
| Bin storage area required                                     | 2.7     | 0.5  | 2.7                            | 0.4                   |
| Total area required (bins only) (m <sup>2</sup> )             | 6.4     |      |                                |                       |
| Total area required (including manoeuvring) (m <sup>2</sup> ) | 12.8    |      |                                |                       |
| Bulky Waste (m <sup>2</sup> )                                 | 8       |      |                                |                       |
| Grand Total (m <sup>2</sup> )                                 | 20.8    |      |                                |                       |

A waste storage area of approximately 20.8m<sup>2</sup> is required to store the required bins, bulky waste and allow for vehicle manoeuvring. An approximately 41m<sup>2</sup> waste storage area has been provided in the northeastern corner of the site accessed off Greenwell Point Road, providing more than the required space. **Figure 60** shows the waste storage and collection area design.



**Figure 60: Proposed Waste Storage and Collection Area**

The design and configuration of the waste storage area allows for collection vehicles to enter and leave the site in a forward-facing direction.

### 7.12.3 Waste Mitigation Measures

The activity is not likely to have significant environmental impacts in relation to construction and operational waste subject to implementation of the department's standard Mitigation Measures OM1 and OM2.

## 7.13 Social Impact Assessment

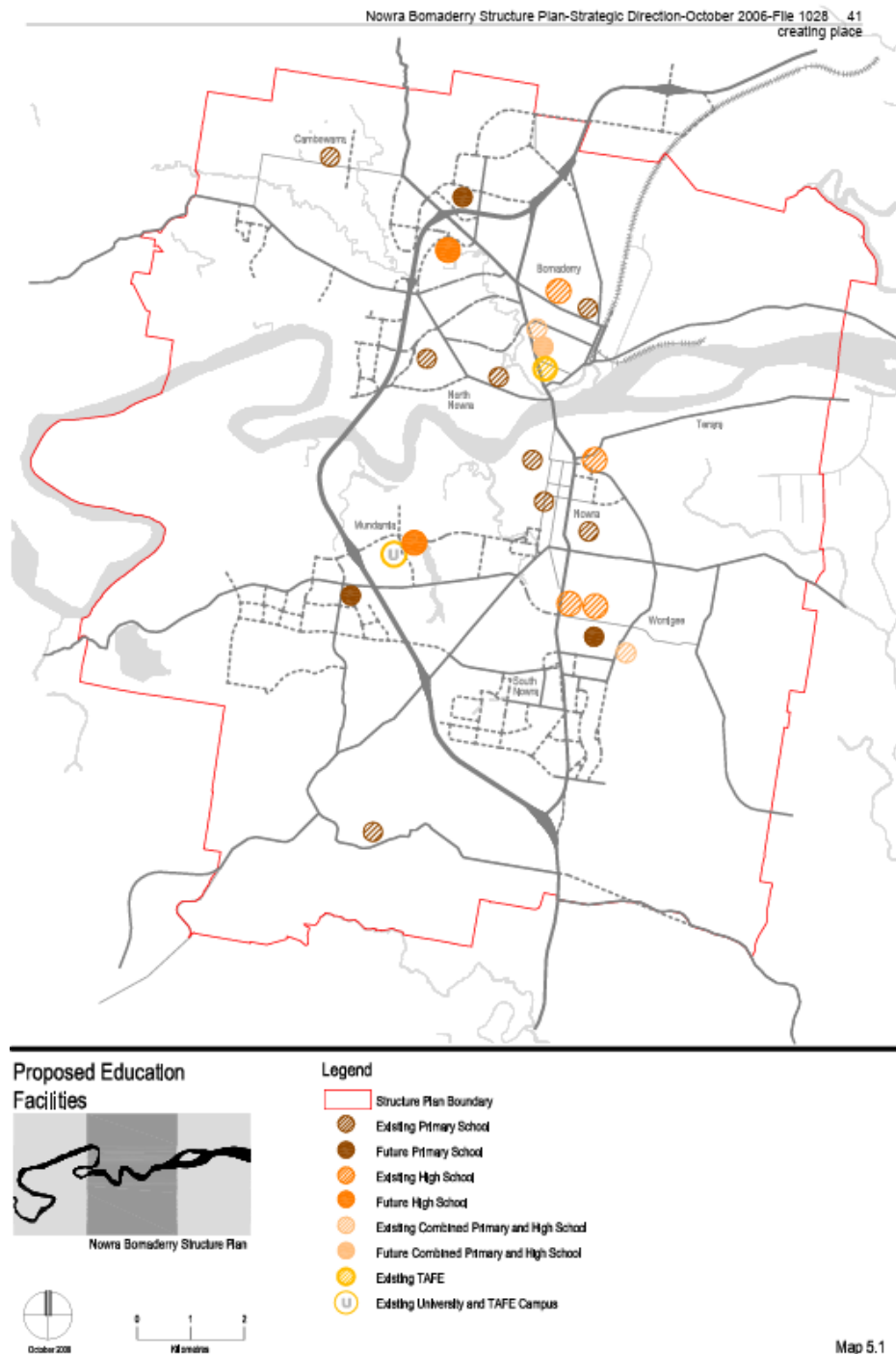
This Social Impact Assessment (SIA) provides a brief assessment of the potential social impacts resulting from the proposed activity.

### Catchment and Locality

The New Primary School in Worrigee will service the growing suburbs of Worrigee and South Nowra and will cater for up to 582 students including 30 SLU students.

Currently in the Shoalhaven LGA, there are 17 educational facilities. The existing and proposed educational establishments are shown in the **Figure 61**.





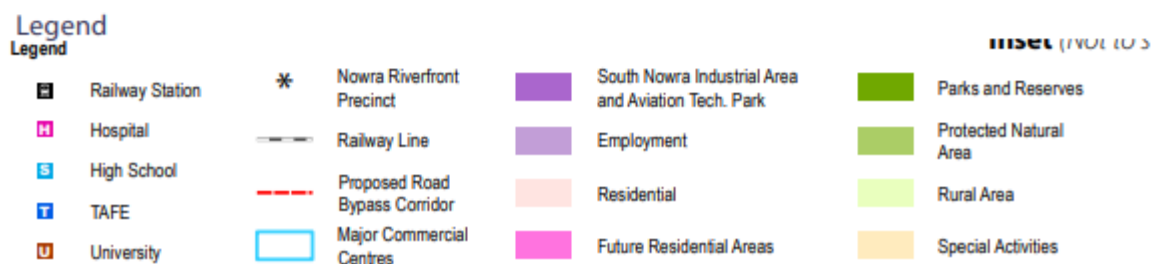
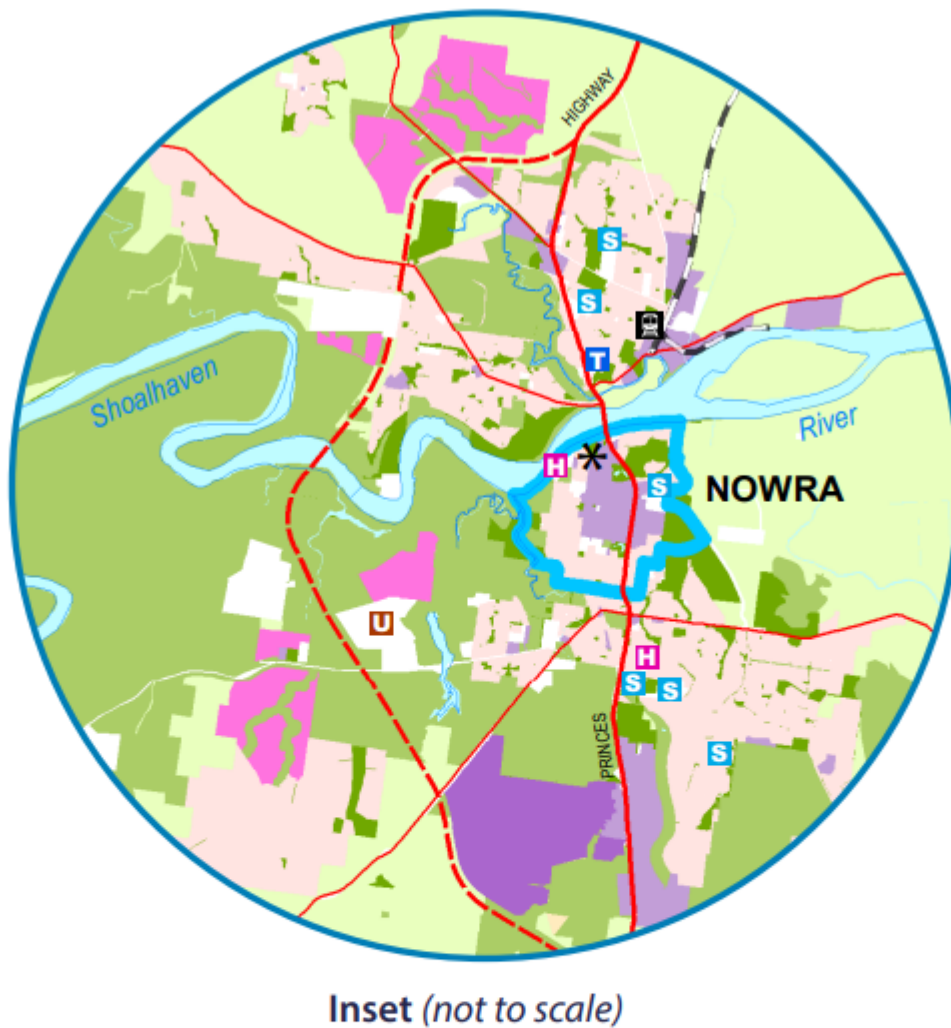
**Figure 61: Existing Nowra Bomaderry Structure Plan**

The site is situated within the suburb of Worrigeer, located within the Shoalhaven LGA. There are no other educational establishments within a 500m radius of the site. Public bus routes service the site. Surrounding land uses include low density residential land to the west, large lot residential to the east and south, and rural land to the north.

**Figure 62** is an aerial image that identifies surrounding land uses to provide context including the location of public bus stops. The proposed activity includes the construction of three (3) bus bays for school bus use.



Figure 62: Aerial Image Showing the Land Zoning and Bus Stops



**Figure 63: Existing Shoalhaven City Council Structure Plan. Source: Shoalhaven LSPS.**

### Strategic Considerations

This section has been developed in conjunction with the NSW Department of Education's Social Impact Assessment Guidance (Version 2.0).

Pursuant to Part 5 of the EP&A Act, an environmental assessment must be undertaken in accordance with the requirements set out in Section 171 of the EP&A Regulation.

Given the nature of the proposed activity, social impacts are one input that must be considered in the assessment of environmental impacts.

As part of this section, consideration has also been given to the local policies within the Shoalhaven LGA to understand the strategic context to which the site is located. These policies include:

- Shoalhaven 2035 Community Strategic Plan
- Local Strategic Planning Statement – Shoalhaven 2040
- Community Engagement Strategy 2024 – 2028

Through these strategic documents, the key social themes have arisen, as they relate to the site and development are summarised in **Table 40**.

**Table 40: Social Themes from Local Strategic Documents**

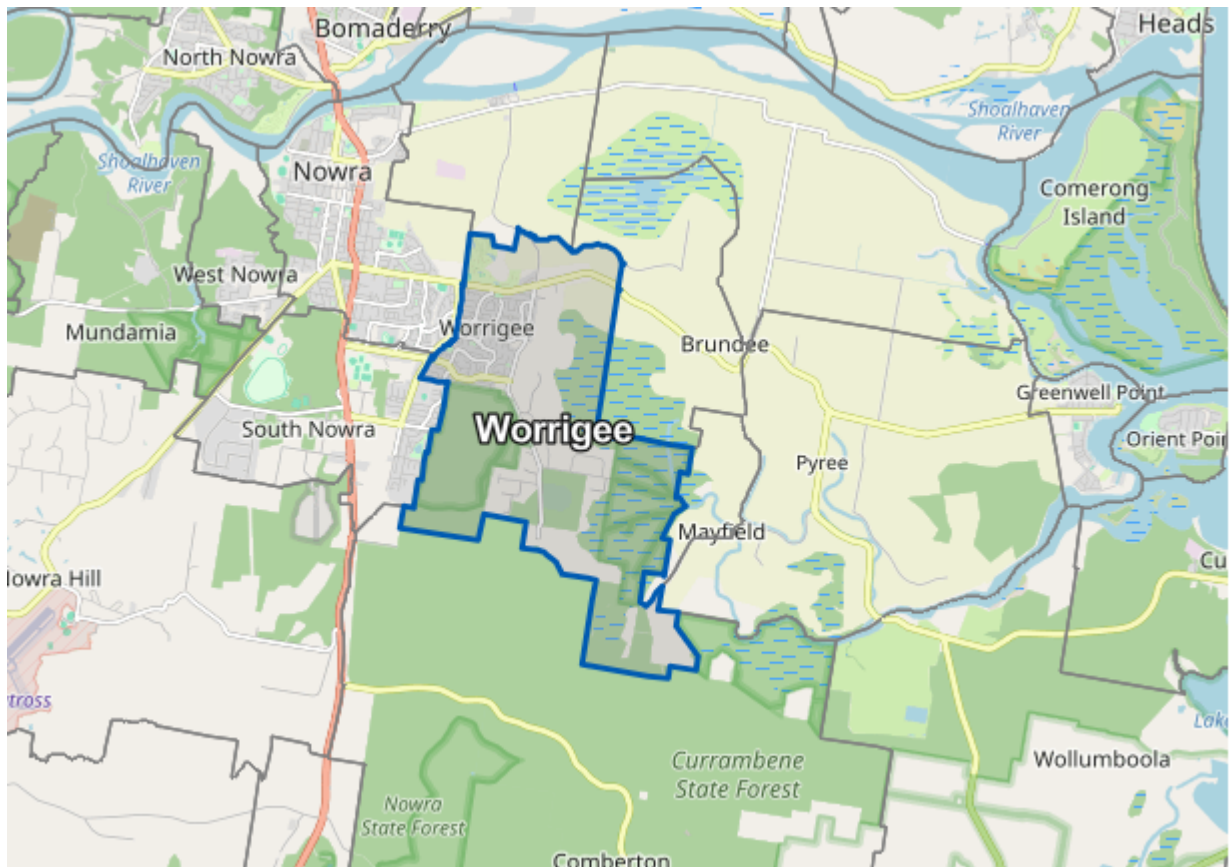
| Theme                                      | Discussion                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivering Infrastructure                  | In the Shoalhaven Local Strategic Planning Statement, Planning Priority 2 is to deliver infrastructure which includes educational establishments. The proposed Worrigeer Primary School will help deliver community infrastructure in the LGA, which aligns with Shoalhaven's Planning Priority 2.                                                       |
| Providing Jobs Close to Home               | In the Shoalhaven Local Strategic Planning Statement, Planning Priority 3 is to provide jobs close to home. The proposed New Worrigeer Primary School will provide new employment opportunities in the Shoalhaven LGA with temporary jobs being created during the construction of the school and permanent jobs created once the school is operational. |
| Creativity, Culture and Lifelong Learning  | In Shoalhaven's 2035 Community Strategic Plan, one of the community outcomes is for people to have access to education, training and volunteer opportunities throughout life, enhancing their sense of purpose and community participation.                                                                                                              |
| Keeping the Community Informed and Engaged | As part of the Shoalhaven City Council Community Engagement Strategy and Framework 2024-2028 schools, education facilities and students are an important part of the community engagement process.                                                                                                                                                       |

### Community Profile

In accordance with the Australian Bureau of Statistics (ABS), the most recent data available for Worrigeer and the Shoalhaven LGA is from the 2021 census.

**Figure 64** and **Figure 65** are maps that show the location of Worrigeer and the Shoalhaven LGA, to provide context for the statistical data referred to in **Table 41** below.





**Figure 64: Worrige Statistical Area. Source: ABS**



**Figure 65: Shoalhaven Statistical Area. Source: ABS**

The total population of Worrigeer is 5,384 people, with the median age of people residing in the suburb being 33 years of age, which is 6 years less than the NSW State average of 39 years. A total of 783 people are of between 10-19 years of age, which equates to 14.5% of the total population of the suburb.

A total of 975 people (18.1% of the population) are attending an educational establishment within Worrigeer.

**Table 41** provides a breakdown of selected characteristics of the population, providing a comparison the suburb and LGA.

**Table 41: Characteristics of the population – ABS 2021 Census**

| Characteristic                                       | Worrigeer 2016 | Worrigeer 2021 | Shoalhaven LGA 2016 | Shoalhaven LGA 2021 |
|------------------------------------------------------|----------------|----------------|---------------------|---------------------|
| <b>Population</b>                                    |                |                |                     |                     |
| Total People                                         | 5,068          | 5,384          | 99,650              | 108,531             |
| Total No. of Males                                   | 2,450 (48.3%)  | 2,648 (49.2%)  | 49,284 (49.5%)      | 53,719 (49.5%)      |
| Total No. of Females                                 | 2,618 (51.7%)  | 2,733 (50.8%)  | 50,364 (50.5%)      | 54,813 (50.5%)      |
| Total No. of persons aged between 10-19 years of age | 729 (14.4%)    | 783 (14.5%)    | 10,843 (10.9%)      | 11,511 (10.6%)      |
| <b>Type of Educational Institution Attending</b>     |                |                |                     |                     |
| Preschool                                            | 157 (9.6%)     | 162 (9.1%)     | 1,793 (6.5%)        | 2,126 (7.6%)        |
| Primary (Government)                                 | 369 (22.5%)    | 392 (21.9%)    | 6,011 (21.9%)       | 6,036 (21.6%)       |
| Primary (Total)                                      | 527 (32.2%)    | 574 (32.1%)    | 7,264 (26.5%)       | 7,502 (26.7%)       |
| Secondary (Government)                               | 223 (13.6%)    | 234 (13.1%)    | 3,931 (14.4%)       | 3,999 (14.3%)       |
| Secondary (Total)                                    | 383 (23.3%)    | 401 (22.4%)    | 5,414 (19.9%)       | 5,797 (20.7%)       |
| Tertiary                                             | 224 (10.1%)    | 331 (18.5%)    | 3,478 (12.7%)       | 4,432 (15.8%)       |
| Other / Not Stated                                   | 350 (21.3%)    | 325 (18.2%)    | 9,443 (8.4%)        | 8,202 (29.2%)       |
| <b>Employment Status</b>                             |                |                |                     |                     |
| Employed full-time                                   | 1,330 (57.4%)  | 1,403 (55.5%)  | 19,770 (50.8%)      | 22,299 (50.1%)      |
| Employed part-time                                   | 711 (30.7%)    | 862 (34.1%)    | 14,288 (36.7%)      | 16,673 (29.7%)      |
| Away from work                                       | 139 (6%)       | 144 (5.7%)     | 2,267 (5.8%)        | 3,329 (7.5%)        |
| Unemployed                                           | 139 (6%)       | 118 (4.7%)     | 2,589 (6.7%)        | 2,181 (4.9%)        |
| <b>Occupation</b>                                    |                |                |                     |                     |
| Professionals                                        | 291 (13.3%)    | 313 (13%)      | 6,125 (17.2%)       | 7,636 (18.1%)       |
| Managers                                             | 211 (9.7%)     | 224 (9.3%)     | 4,209 (11.6%)       | 5,288 (12.5%)       |
| Clerical and Administrative Workers                  | 261 (11.9%)    | 269 (11.2%)    | 4,139 (11.4%)       | 4,607 (10.9%)       |
| Sales Workers                                        | 259 (11.8%)    | 273 (11.2%)    | 3,901 (10.7%)       | 3,983 (9.4%)        |

|                                        |               |               |                |                |
|----------------------------------------|---------------|---------------|----------------|----------------|
| Technicians and Trades Workers         | 434 (19.9%)   | 414 (17.2%)   | 6,250 (17.2%)  | 7,012 (16.6%)  |
| Community and Personal Service Workers | 343 (15.7%)   | 470 (19.5%)   | 5,026 (13.8%)  | 6,305 (14.9%)  |
| <b>Method of Travel to Work</b>        |               |               |                |                |
| Car, as driver                         | 1,618 (74.4%) | 1,711 (71%)   | 24,870 (68.4%) | 26,961 (63.7%) |
| Walked only                            | -             | 14 (0.6%)     | 1,141 (3.1%)   | 1,170 (2.8%)   |
| Did not go to work                     | -             | 284 (11.8%)   | -              | 5,049 (11.9%)  |
| Worked at home                         | 49 (2.3%)     | 146 (6.1%)    | 2,083 (5.7%)   | 5,305 (12.5%)  |
| <b>Housing</b>                         |               |               |                |                |
| Family households                      | 1,334 (81.2%) | 1,402 (77.3%) | 26,292 (68.8%) | 29,348 (68.8%) |
| Single person households               | 254 (15.5%)   | 352 (19.4%)   | 10,916 (28.6%) | 12,150 (28.5%) |
| Group households                       | 55 (3.3%)     | 59 (3.3%)     | 980 (2.6%)     | 1,169 (2.7%)   |

The key observations from the characteristics of the population of Worrigee compared to the Shoalhaven LGA based on the ABS data in **Table 41** is presented as follows.

- Between 2016 and 2021, the suburb of Worrigee had a 6% population increase.
- By comparison, the Shoalhaven LGA had an 8.9% population increase.
- 10-19 year olds proportionally increased in Worrigee, however decreased in the Shoalhaven LGA.
- Between 2016 and 2021, the total number of persons attending primary school (including Government, Catholic and other non-Government schools) in the suburb of Worrigee increased by 8.9%. The total number of persons attending secondary school also increased by 4.7%.
- By comparison, Shoalhaven LGA had a 3.3% increase in the number of persons attending primary school and a 7% increase in persons attending secondary school.
- The method of travel to work presents a proportionate decline in car usage but the total number of car users increased, likely as a result of the COVID-19 Pandemic occurring around the 2021 census.

## Stakeholder Engagement

Engagement has been conducted with various stakeholders on the proposed development. So far the following key stakeholder engagement sessions have been completed (**Table 42** and **Table 43**).

**Table 42: External Stakeholder Engagement**

| Date       | External Sessions                                                                                                                                                                             |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19/07/2025 | Advertisement in the South Coast Register inviting registrations of interest from Aboriginal people who may have cultural knowledge of the activity area as part of preparation of the ACHAR. |
| 28/07/2025 | Door knock consultation with 97 local properties to provide a planning update and address misinformation in the community.                                                                    |
| 31/07/2025 | RH Boyd & Son Pty Ltd prepared a submission.                                                                                                                                                  |
| 8/08/2025  | Premise Australia Pty Ltd prepared a submission.                                                                                                                                              |
| 27/08/2025 | Shoalhaven Council prepared a submission.                                                                                                                                                     |
| 10/03/2026 | Drop-in community information session.                                                                                                                                                        |

**Table 43: Internal Project Sessions**

| Date       | Internal Sessions                                  |
|------------|----------------------------------------------------|
| 05/11/2025 | Aboriginal Stakeholders (connecting with Country). |
| 24/02/2026 | Transport Working Group.                           |

Some of the questions and responses to those questions raised during the stakeholder engagement sessions have been set out below in **Table 44**.

### Potential Social Impacts

**Table 44** provides consideration of social impacts.

**Table 44: Social Impact**

| Type of Impact                                                                                                                                                  | Describe the impacts on the community and how they might be experienced, either positively or negatively                                                                                                                                                                                                                                                                                | Discussion                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Impacts on access – will there be an improvement to the quality of provision and a response to emerging and changing needs?                                     | There will be temporary impact to vehicular access during the road upgrades.<br><br>Upon completion of the activity, the road network and footpath network will have a positive impact to the community.                                                                                                                                                                                | A construction traffic management plan will be prepared to mitigate accessibility and safety impacts.<br><br>The transport upgrades will result in a safer and more efficient environment.                                                         |
| Impacts on privacy, overshadowing and visual amenity - will there be significant change for neighbours and the locality during both construction and operation? | Potential overlooking between the proposed school and adjoining properties.                                                                                                                                                                                                                                                                                                             | Impacts from construction activities will be mitigated through the Construction Management Plan.<br><br>Boundaries will be landscaped with trees and vegetation to provide a visual and acoustic buffer between the school and adjoining land.     |
| Impacts on sense of place - will there be effects on community cohesion or how people feel connected to the place and its character?                            | Change in use to school from anticipated residential uses. The provision of a school may result in a higher number of inactivated street frontages due to privacy and security requirements. This may result in a negative social impact for residents with existing views of the site.<br><br>The school will provide the community with potential new facilities for use out of hours | The school has been designed to be visually appealing and welcoming to the community, while providing appropriate measures for student safety.                                                                                                     |
| Impacts on the way people get around – will there be changes associated with traffic or parking in the area?                                                    | The car dependent nature of the locality presents potential safety challenges for school-age pedestrians, with limited safe pedestrian infrastructure in the vicinity of the site.                                                                                                                                                                                                      | A proposed intersection upgrade of Greenwell Point Road and Worrigeer Road (Shoalhaven City Council project) will include upgrades to pedestrian infrastructure including footpaths and dedicated crossing points (pedestrian refuge islands). The |



| Type of Impact                                                                                                                                                                        | Describe the impacts on the community and how they might be experienced, either positively or negatively                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Discussion                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>speed limit on Greenwell Point Road was recently reduced from 80km/hr to 60km/hr. Additionally 40km/hr school zone speed limits will be introduced within the vicinity of the school to improve pedestrian safety.</p> <p>10 DOPU spaces will be provided for safe and efficient drop off and pick up of students who are driven to school on local Booligal Road instead of busier roads.</p> |
| Impacts on wellbeing - will there be benefits for students and the community associated with better school facilities, sporting facilities and grounds, and active transport options? | The proposed activity achieves a positive benefit to the community through providing new educational facilities for the growing community. Active transport infrastructure will be improved in the vicinity of the site.                                                                                                                                                                                                                                                                                                                                                                                                                               | The proposed activity provides a new high quality educational facility for the growing community of Worrigee while reducing capacity constraints at existing schools in South Nowra.                                                                                                                                                                                                              |
| <b>Stakeholder Engagement Considerations/Concerns</b>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Location and Zoning Incompatibility</b>                                                                                                                                            | <p>The R5 Large Lot Residential Zone is to transition between the established R1 Urban Residential area and adjoining land zones.</p> <p>It is acknowledged that farming activities take place on the northern side of Greenwell Point Road which is zoned RU2.</p>                                                                                                                                                                                                                                                                                                                                                                                    | <p>R5 is a prescribed zone under the TI SEPP, meaning the proposed activity is permissible without consent on the land.</p> <p>The site adjoins R1 General Residential and R2 Low Density Residential land. Landscaping will include substantial boundary vegetation to screen the school from adjoining properties.</p>                                                                          |
| <b>Proximity to Intensive Agriculture and Biophysical Strategic Agricultural Land (BSAL)</b>                                                                                          | <p>The property opposite the site is zoned RU1 Primary Production and is used for intensive agricultural operations (cattle farm and dairy farm). Potential conflicts with this land include:</p> <ul style="list-style-type: none"> <li>• Odour, noise and possible chemical spray drift.</li> <li>• Restriction of legitimate farming practices due to proximity of a sensitive use.</li> <li>• Increased risk of land-use disputes undermining both school amenity and agricultural viability.</li> </ul> <p>The placement of sensitive land uses near BSAL is discouraged by the Department of Primary Industries <i>Right to Farm Policy</i>.</p> | <p>The proposed activity is located approximately 780m from future intensive agricultural activity. Some residential development located closer which is considered to be equally sensitive to agriculture impacts.</p> <p>Dwellings and roads also provide a buffer between nearby agricultural land uses and the site.</p>                                                                      |

| Type of Impact                                  | Describe the impacts on the community and how they might be experienced, either positively or negatively                                                                                                                                                                                                                                                                                                                                                                                                             | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proximity to a Main Road/Traffic Impacts</b> | <p>The activity site fronts Greenwell Point Road, an arterial road connecting Nowra and Culburra Beach. This may result in increased</p> <ul style="list-style-type: none"> <li>Traffic safety risks for students, parents and staff, particularly during peak drop-off and pick-up times;</li> <li>Increased potential for accidents due to high vehicles volumes and travel speeds;</li> <li>Ongoing amenity impacts from traffic noise, which may affect learning environments and outdoor play areas.</li> </ul> | <p>No pedestrian access to the school will be provided along Greenwell Point Road and pedestrian infrastructure will be upgraded within the vicinity of the site to facilitate safe pedestrian movements.</p> <p>40km/hr school zone speed limits will be introduced before activity operation.</p> <p>The new roundabout at Greenwell Point Road, Worrigeer Road and Millbank Road will improve traffic flow and contain pedestrian refuge points.</p> <p>Traffic noise was found to be within acceptable thresholds, and boundary landscaping and vegetation will be provided and will act as a buffer between the site and adjoining land/roads.</p> |
| <b>Location Contrary to Strategic Planning</b>  | <p>The Shoalhaven Local Strategic Planning Statement identifies more central locations within Nowra as the priority areas to accommodate population growth and the delivery of associated infrastructure, including schools.</p>                                                                                                                                                                                                                                                                                     | <p>The site location is on the rural-urban border, however, the area is becoming more densely populated with a number of residential subdivisions occurring in the vicinity of the site.</p> <p>The school is located near the growing communities of Worrigeer and South Nowra.</p>                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Public and Active Transport</b>              | <p>The site is located on the rural urban interface of suburban Worrigeer, with limited existing safe pedestrian infrastructure resulting in unsafe pedestrian movements. Existing intersections may not be able to cope with increased traffic generation.</p>                                                                                                                                                                                                                                                      | <p>The proposed road/transport infrastructure upgrades include:</p> <p>Upgrades to Worrigeer Road:</p> <ul style="list-style-type: none"> <li>Footpath on the eastern side of Worrigeer Road between Greenwell Point Road and Booligal Road</li> <li>Three accessible kiss and drop spaces for SLU students</li> <li>Indented bus bay with space for three buses.</li> <li>Marked raised (wombat) pedestrian crossing on northern approach to Golden Grove and Booligal Road intersection.</li> </ul> <p>Upgrades to Booligal Road:</p> <ul style="list-style-type: none"> <li>Footpath on both sides of the road.</li> </ul>                           |

| Type of Impact                      | Describe the impacts on the community and how they might be experienced, either positively or negatively                                                   | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                                                                                                                                                            | <ul style="list-style-type: none"> <li>• 10 DOPU spaces.</li> <li>• Access to the shared preschool and staff car parking</li> <li>• 17 short stay parking spaces.</li> <li>• Marked raised (wombat) pedestrian crossing on approach to Worrigeer Road</li> <li>• Turning circle at the eastern terminus</li> </ul> <p>Upgrades Greenwell Point Road:</p> <ul style="list-style-type: none"> <li>• Footpath connecting Worrigeer Road to pedestrian refuge at the new roundabout</li> <li>• Vehicle access to waste collection area with 6 staff parking spaces</li> </ul> <p>Worrigeer Road, Greenwell Point Road and Millbank Road intersection to be upgraded to a roundabout.</p> <p>All road upgrades will be completed before activity operation.</p> |
| <b>Stormwater and Overland Flow</b> | Increased impervious surfaces will result in increased surface runoff during heavy rainfall, which may impact on surrounding properties and public domain. | A stormwater management system will be installed to mitigate increased overland flow. The piped drainage system including OSD tanks is designed to result in pre-development level overland flows to adjoining properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Noise and Vibration</b>          | Construction works may result in short term noise and vibration impacts to nearby residential dwellings.                                                   | Noise and Vibration impacts are assessed under <b>Section 0</b> . Construction noise mitigation is required to highly noise affected receivers as outlined in the Noise and Vibration Impact Assessment prepared by Lucid dated 17 March 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

### 7.13.1 Social Impact Mitigation Measures

This REF and accompanying reports conclude the activity is not likely to have significant environmental impacts in relation to social impact subject to implementation of the Department's standard Mitigation Measure in **Table 45**.

**Table 45: Mitigation Measures - Social Impacts**

| Mitigation Measure Number | Mitigation Measure Name | Mitigation Measure                                                                                               | Timing              |
|---------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------|---------------------|
| CE3                       | Complaints Handling     | All complaints must be managed in accordance with the Department's Stakeholder and Community Participation Plan. | During Construction |

## 7.14 Other Environmental Impacts

**Table 46** considers other environmental impacts.

**Table 46: Other Environmental Impacts**

| Issue                             | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Visual Amenity and Privacy</b> | <p>The proposed new school buildings are adequately setback from the surrounding residential properties and measures will be provided to avoid overlooking of neighbouring properties. The activity site is not in an area of high scenic value or scenic protection.</p> <p>The works will be visible from the public domain. The proposed activity will not be visible from land uses that are sensitive to visual impacts, and landscaping on site will provide vegetated buffers to adjoining land.</p> <p>A view impact assessment is not required.</p> |
| <b>Overshadowing</b>              | <p>Shadow diagrams have been prepared and the proposed activity was found to have no adverse overshadowing impacts.</p> <p>The proposed activity adjoins residential properties to the east. The school playing field is proposed next to the residential dwelling and will not cast any shadows to the adjoining property.</p> <p>The proposed buildings (maximum three storeys) will not result in no overshadowing impacts on residential land west of Worrigee Road or south off Booligal Road.</p>                                                      |
| <b>Air Quality</b>                | <p>The dairy farm is not expected to result in adverse impacts on air quality as discussed in <b>Section 7.11</b>.</p> <p>The proposal does not involve the use of a generator nor is it expected to generate odours during construction or operation.</p> <p>The construction of the new school could generate dust, construction air quality and dust management will be addressed in the construction management plan required under Mitigation Measure C1.</p> <p>A detailed air quality assessment is therefore not required.</p>                       |
| <b>Wind</b>                       | The proposed building is less than four storeys and is unlikely to impact the pedestrian wind environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Land Use</b>                   | The proposed activity is not near restricted land uses, oil or gas pipelines, mine subsidence, unexploded ordnance or high voltage powerlines or telecommunications infrastructure.                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Coastal Risks</b>              | The proposed activity is not in a Coastal Management Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Aviation</b>                   | The proposed activity is not in proximity to an airport or other aviation facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## 7.15 Cumulative Impact

The cumulative impact of proposed activity with the New Public Preschool in Worrigee has been considered as part of this REF.



Additionally, the proposed activity has considered strategic planning and infrastructure upgrades within the vicinity of the site. The only noteworthy project proposed is the Greenwell Point Road, Worrigeer and Millbank Road intersection upgrade which will support the proposed activity.

### **Shoalhaven City Council**

#### **Development Applications Under Assessment**

- DA26/1016 – 315 Greenwell Point Road, Worrigeer - Alterations and additions to an existing dairy and conversion from dairy (pasture-based) to dairy (restricted) (barn-based system), including the construction of two free-stall barns and other associated infrastructure.

#### **Development Applications Recently Approved**

- DA25/1497 – 9 Tee Close, Worrigeer – New swimming pool and detached garage
- DA25/1629 – 19 Tee Close, Worrigeer – Detached shed
- DA24/1031 – 13 Tee Close, Worrigeer – Detached shed
- DA24/1170 – 17 Tee Close, Worrigeer – Relocation of shed and screen fencing

### **Sydney and Regional Planning Panels Planning Register**

- No applications found.

### **Department of Planning, Housing and Industry – Major Project Register**

- No applications found.

### **Road Upgrades and Public Transport Uplift**

- Intersection upgrade of Greenwell Point Road, Worrigeer Road and Millbank Road. The intersection will be reconfigured from a stop sign arrangement to a single lane roundabout with new pedestrian infrastructure. This intersection upgrade will support the needs of the proposed activity.
- East Nowra Sub Arterial (ENSA) road project connecting Greenwell Point Road to the Princes Highway. This project is in the early planning phase with no construction funding announced.

The Illawarra-Shoalhaven Regional Transport Plan identifies 71 initiatives required to deliver the regional transport vision for Illawarra-Shoalhaven over the next 20 years. Some of the initiatives are already in delivery or planning phases.

The cumulative impacts associated with the activity are generally associated with potential construction impacts on concurrent projects. The impacts of the construction works are temporary in nature and are expected to occur for a short period. The impacts of the proposed activity will be appropriately mitigated through the CEMP and CTPMP.

The proposed activity is unlikely to cause a cumulative impact with the development applications approved by Council as the approved applications are of a minor nature.

The proposed construction works are not considered to result in significant adverse amenity impacts on the surrounding development and residents. It is considered that the benefits associated with the new school will outweigh the short-term construction impacts. Therefore, any cumulative impacts associated with the activity are considered minor, temporary and acceptable, subject to the implementation of the mitigation measures that are set out in **Appendix 1** of this REF report.

## 7.16 Consideration of Environmental Factors

Section 171(1) of the EP&A Regulation notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The assessment provided in the sections above has been prepared to provide a detailed consideration of the factors that must be taken into account for an assessment under Division 5.1 of the EP&A Act. These factors are summarised at **Table 47** and where mitigation measures have been proposed in response to the factor, these have been identified.

**Table 47: Environmental Factors considered**

| Environmental Factor                         | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Mitigation Measure Reference                            |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| (a) Any environmental impact on a community? | <p>(a1) Impact during construction – such as noise, vibration, traffic, construction vehicle routes, access and parking, pollution/dust, water and stormwater flow, sediment and run-off, waste removal, servicing arrangements, bushfire, flooding, contamination, other construction occurring in the area.</p> <p>(a2) impact post-construction (including from any development, activity, public-address systems and sirens, signage, events, hours of operation, or out of hours use of facilities, helicopter facilities, emergency facilities) which may include:</p> <ul style="list-style-type: none"> <li>(i) water flow/water quality, downstream impacts</li> <li>(ii) flooding impact, flood evacuation routes, changes to flood risk and patterns</li> <li>(iii) bushfire impact, bushfire evacuation routes, changes to bushfire risk and patterns</li> <li>(iv) impact, during a flood or bushfire event, on existing infrastructure such as roads, etc</li> <li>(v) impact on emergency response to existing Communities</li> <li>(vi) waste and servicing arrangements</li> <li>(vii) traffic and parking impacts, pedestrian and road safety (including pedestrian and cyclist conflict and safety), operation of the surrounding road network, impact on road capacity, including peak hour, intersection performance and any cumulative impact from surrounding approved developments, impacts of potential queuing in drop-off/pick- up zones and bus bays during peak periods, emergency drop-offs, servicing and loading/unloading areas, large vehicles and height clearances, parking arrangements and rates. Consider in the context of availability, frequency, location and convenience of public transport and consequences of parking overflowing into adjoining streets</li> <li>(viii) existing utility infrastructure and service provider assets</li> </ul> <p>(a3) impact on flight paths of nearby airport, airfield, or helicopter landing sites</p> | <p>Environmental impacts that have potential to impact on the community include noise and traffic. These impacts have been considered as part of this REF report. Mitigation measures have been included to minimise the potential impacts where they are unable to be avoided. Proposed road upgrades will improve traffic flow and safety within the vicinity of the site.</p> <p>Construction works are anticipated to result in some adverse impacts relating to noise, dust and traffic. A Construction Environmental Management Plan (CEMP) is to be prepared and should include mitigation measures to reduce these temporary impacts during construction. Subject to the implementation of mitigation measures in the CEMP, these impacts are considered to be acceptable.</p> <p>There will not be ongoing stormwater management and visual impacts during the operational stage.</p> <p>The new school is expected to provide long term benefits to the community as it provides an educational establishment for the growing population in the area.</p> <p>The new school will also create new employment opportunities for adults residing within the area.</p> | Multiple mitigation measures (refer <b>Appendix 1</b> ) |

| Environmental Factor                                                                | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Mitigation Measure Reference |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|                                                                                     | (a4) other environmental impacts (social, economic or cultural) on the community not mentioned above<br>(a5) cumulative impacts from the development and other surrounding approved developments                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |
| (b) Any transformation of a locality?                                               | (b1) impact on the existing and future character of the neighbourhood, streetscape and local area<br>(b2) impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses<br>(b3) visual impact from key viewpoints and views to key viewpoints<br>(b4) cumulative impacts from the development, and other approved developments, on the locality                                                                                                                                                                                                                         | The proposed activity for the construction of a New Primary School in Worrigeer has been designed to minimise impacts on the surrounding area, with landscaped setbacks softening built form when viewed from the public domain.<br><br>The impacts on the adjoining agricultural land uses are not expected to be significant.<br><br>The materials and finishes have been chosen to complement the surrounding natural landscape and rural character.                                                                                                                                                                                      | VA1                          |
| (c) Any environmental impact on the ecosystems of the locality?                     | (c1) impact on the existing and future ecosystem (flora, fauna, habitats, biodiversity, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil)<br>(c2) long- and short-term impact of:<br>(i) loss or harm to trees or other vegetation<br>(ii) removed canopy cover<br>(iii) landscape setting in respect of the site and streetscape<br>(iv) impacts of the above on urban heat island effect and urban and internal comfort levels on and off-site<br>(c3) impact from introducing new trees and vegetation species<br>(c4) cumulative impacts on the ecosystem | Mitigation measures for sediment and erosion control will be in place to avoid potential impacts of adjoining and downstream properties.<br><br>The CEMP will include a construction tree protection plan to mitigate any potential impacts to the trees and vegetation.<br><br>Tree replacement planting at a ratio of 1:1 is proposed to offset the loss of native species that require removal. New plantings will incorporate native species.<br><br>The proposal was not found to have any impacts on threatened species or ecological communities. Nest boxes will be used on site to offset the loss of hollow bearing trees on site. | E1, E2, E3, E4, E6, E7*      |
| (d) Any reduction of the aesthetic, recreational, scientific or other environmental | (d1) impacts onto adjoining properties and public spaces (particularly in residential areas) such as lighting impacts and light spill, acoustic, visual privacy, noise and vibration (including from helicopters and ambulances), visual amenity, solar access, view loss and view sharing, vistas, overshadowing, local                                                                                                                                                                                                                                                                                                  | The activity will not result in a reduction of the aesthetic, recreational or scientific value of the locality. The site boundaries have established vegetation and will limit any potential visual impact of the locality.                                                                                                                                                                                                                                                                                                                                                                                                                  | TA3, TA4, VA1                |



| Environmental Factor                                                                                                                                                                                                              | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                       | Mitigation Measure Reference |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| quality or value of a locality?                                                                                                                                                                                                   | <p>character, streetscape, weather factors such as wind impacts</p> <p>(i) the above should be considered from any proposed development or activity on the development site, public-address system, ambulance siren, flashing signage, event, hours of operation, or out of hours use of school facility, helicopter facility, emergency facility, research centre where hazardous material is being used or stored and any potential incident, etc.</p> <p>(d2) impacts on connectivity, permeability and accessibility of public spaces and areas surrounding the development, this includes impacts on arterial and other thoroughfares and green corridors and wayfinding</p> <p>(d3) impacts on other aesthetic, recreational, scientific or other environmental quality or value of the locality not mentioned above or in (a) and the cumulative impacts</p> | <p>The height of the proposed buildings is below the maximum four (4) stories permissible under SEPP T1. Setbacks will be landscaped to soften built form.</p> <p>The school will be well connected to the local road network, with concurrent pedestrian and road infrastructure upgrades provided, while limiting pedestrian access to busy Greenwell Point Road.</p> <p>The proposed activity does not result in a reduction of agricultural land.</p> |                              |
| (e) Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations? | <p>(e1) impacts on heritage items (local, state and commonwealth), conservation areas and Aboriginal heritage (including intangible cultural significance), draft and interim items. Both at / or near the site</p> <p>(e2) impacts on Aboriginal cultural heritage values on the land and connection to Country</p> <p>(e3) direct or indirect impacts on the heritage significance of environmental heritage, impacts to archaeological resources</p> <p>(e4) impacts on aesthetic, anthropological, architectural, cultural, historical, community values and identity, scenic values, scientific or social significant items, or items of other special value for present or future generations</p>                                                                                                                                                             | <p>The potential impacts on the three (3) nearby heritage items have been considered in the SOHI and were not found to have any physical or visual impacts.</p> <p>AHIMS site 52-5-1199 will be totally impacted by the proposed development under an Aboriginal Heritage Impact Permit. The Aboriginal Objects will be reburied on site in consultation with Registered Aboriginal Parties. Refer to <b>Section 7.6</b> for a detailed assessment.</p>   | VA1, H1, H2, H3, H4*, H5*    |
| (f) Any impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act</i>                                                                                                                | (f1) impacts on listed protected fauna at and in the vicinity of the site, and their habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The activity will have no significant impacts on likely feeding habitat of any listed protected fauna. The FFA found that no threatened flora or fauna were present on site at the time of the site inspection. Nest boxes will be provided on site to offset the loss of hollow bearing trees. Refer to <b>Section 7.9</b> for a</p>                                                                                                                  | E3, E4                       |

| Environmental Factor                                                                                                       | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Mitigation Measure Reference                            |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 2016?                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | detailed assessment against ecology impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |
| (g) Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air? | (g1) potential endangering of any species or vegetation<br>(g2) protected and threatened flora, terrestrial, fauna species, populations, ecological communities and their habitats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The FFA included an inspection of the flora identified on the Biodiversity Values map. The ecological community being Shoalhaven Lowland Spotted Gum-Paperbark Forest was found to be in endangered condition with slushed ground layer and missing understory. The remnant forest is not connected to any adjoining national park, conservation area or high value flora. The activity was not found to have any detrimental impacts. Refer to <b>Section 7.9</b> for a detailed assessment against ecology impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | E3, E4                                                  |
| (h) Any long-term effects on the environment?                                                                              | (h1) Long-term effects on:<br>(i) flood and bushfire behaviour, flooding and the flood plain, bushfire prone land<br>(ii) natural environment, flora and fauna species and their habitats<br>(iii) agricultural productivity<br>(iv) industrial land supply<br>(v) housing supply<br>(vi) climate change<br>(vii) cumulative impacts<br>(h2) meet industry recognised building sustainability and environmental performance standards, integrate environmental design, minimise greenhouse gas emissions, minimise energy and water consumption (recycled water) and material resources, renewable energy generation and storage, fossil fuel-free, sustainable travel choices, manage, reuse, recycle and safely dispose of waste<br>(h3) long term ecological, social and economic Effects | The activity site is not identified as bushfire prone land, flood prone land or containing any threatened ecological communities or fauna.<br><br>A flood study was carried out as part of the climate change risk assessment which resulted in a design amendment to raise the FFL above the PMF.<br><br>The site is not zoned as an industrial or agricultural land use and will not result in any impacts on these land uses in the locality.<br><br>The proposed activity will support growing residential housing developments by providing essential infrastructure in the form of an educational establishment.<br><br>An assessment of the cumulative impacts of the activity in conjunction with surrounding development found no detrimental impacts on the community or environment.<br><br>The proposed activity will provide for ongoing employment and educational opportunities for the local community.<br><br>The proposed activity has been designed to achieve a minimum 4 Green Star rating and has been | Multiple mitigation measures (refer <b>Appendix 1</b> ) |

| Environmental Factor                                                  | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                            | Mitigation Measure Reference          |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | designed in accordance with the Department's Patternbook.                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| (i) Any degradation of the quality of the environment?                | No specific factors – to be assessed by the determining authority if relevant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The proposed school activity is not expected to result in the degradation of the environment. Tree loss is offset at a ratio of 1:1 and high-quality landscaping will be provided to improve biodiversity.                                                                                                                                                                                                                     | E1, E2, E6, OM8                       |
| (j) Any risk to the safety of the environment?                        | (j1) whether the development will have adverse environmental impacts (flood or stormwater runoff, storm surge, bushfire, ongoing maintenance of landscaping within the Asset Protection Zone, contamination leak, wind speeds, extreme heat, urban heat, climate change adaptation) on the surrounding area, particularly in sensitive environmental, cultural areas or residential neighbourhoods.<br>(j2) impacts on soil resources and related infrastructure and riparian lands on and near the site, soil erosion, salinity and acid sulfate soils, surface water resources (quality and quantity), hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses, groundwater resources. | The proposed activity was designed considering the impacts of climate change and flooding. The proposed design was found to have minimal effects on overland flow and flooding. Landscaping and tree canopy will mitigate the effects of urban heat.<br>Soils on site were not found to contain high levels of salinity or acid sulfate soils. Localised contamination hotspots will be remediated in accordance with the RAP. | C3, LC1, LC4, SW1, SW6, SW7           |
| (k) Any reduction in the range of beneficial uses of the environment? | No specific factors – to be assessed by the determining authority if relevant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The site is currently occupied by a single residential dwelling, the surrounding area is being subdivided and becoming a residential area, the loss of one dwelling will have a negligible impact on the environment.                                                                                                                                                                                                          | N/A                                   |
| (l) Any pollution of the environment?                                 | (l1) any pollution during construction and post construction e.g. 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); light pollution; waste, including hazardous waste<br>(l2) impact of contamination spill, movement or disturbance during and post construction, and into the long term<br>(l3) impact of a potential rainfall or flood event during construction (e.g. storage of fuel for construction vehicles, stock                                                                             | Impacts associated with pollution are capable of being managed through the implementation of mitigation measures during the construction phase. The prospect activity has been designed to meet a minimum 4 Green Star rating and considers ESD and sustainability design principles, reducing greenhouse gas emissions.<br>Construction impacts on the surrounding environment will be reduced through mitigation measures.   | C4, LC1, LC2, LC3, LC4, SW1, SW6, SW7 |

| Environmental Factor                                                                                                | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                     | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Mitigation Measure Reference                            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|                                                                                                                     | piles of soil, etc)<br>(l4) dangerous goods and hazardous materials associated with the development (i.e. labs)                                                                                                                                             | Contaminated soils will be remediated in accordance with the RAP.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                         |
| (m) Any environmental problems associated with the disposal of waste?                                               | (m1) environmental problems of waste during and after construction (left over construction materials, and personnel waste), transport and disposal of waste, ongoing use and eventual decommission of the development<br>(m2) cumulative impacts from waste | The WMP was prepared and found majority of waste streams from construction and ongoing operation (>80%) are recyclable. The WMP provides for adequate collection and disposal of waste on site.                                                                                                                                                                                                                                                                                 | C1, OM1, OM2                                            |
| (n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?   | No specific factors – to be assessed by the determining authority if relevant                                                                                                                                                                               | The activity is unlikely to result in any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.                                                                                                                                                                                                                                                                                                                             | N/A                                                     |
| (o) Any cumulative environmental effects with other existing or likely future activities?                           | (o1) The cumulative effects of noise and impacts to the road network from surrounding existing and approved developments                                                                                                                                    | The activity site has road frontage to Greenwell Point Road which is a regional road. The majority of vehicle access will be provided to the surrounding local road network instead of Greenwell Point Road. No pedestrian access will be provided from Greenwell Point Road. The surrounding existing and approved developments are residential and rural land uses, of which the proposed activity is expected to have minimal impacts on the ongoing operation of these uses | Multiple mitigation measures (refer <b>Appendix 1</b> ) |
| (p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions? | (p1) coastal processes 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                                                 | There are no foreseeable impacts on coastal processes or hazards as suitable erosion and sediment controls (during construction) and stormwater retention measures proposed. The site and surrounding locality are not mapped as a coastal hazard area.                                                                                                                                                                                                                         | C1, SW1                                                 |



| Environmental Factor                                                                                                                      | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Response/Assessment                                                                                                                                                                                                                                                                                                                                                                                                                            | Mitigation Measure Reference |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| (q) Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act? | <p>(q1) relevant issues, objectives, policies and actions identified in local, district and regional plans and compliance of the proposal, and policies that identify community priorities that may be impacted</p> <p>(q2) relevant legislation, environmental planning instruments (including drafts, policies and guidelines).</p> <p>(q3) requirements of any approvals applying to the site, including concept approval or recommendation from any Gateway determination</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Refer to <b>Section 5.5</b> of this REF.                                                                                                                                                                                                                                                                                                                                                                                                       | N/A                          |
| (r) Any other relevant environmental factors?                                                                                             | <p>(r1) health or safety risk to children, visitors, patients or staff of the development</p> <p>(r2) developments compatibility with neighbouring land uses, including proximity to:</p> <ul style="list-style-type: none"> <li>(i) restricted premises, injecting rooms, drug clinics, premises licensed for alcohol or gambling, sex services premises (for schools)</li> <li>(ii) hazardous land uses, waste transfer depots or landfill sites, service stations, air pollutant generating uses, noise or odour generating uses, extractive industries, industrial uses</li> <li>(iii) intensive agriculture, agricultural spraying activities and sources</li> <li>(iv) adjacent to or on land in a pipeline corridor</li> <li>(v) sites which, due to prevailing land use zoning, may in the future accommodate the above uses.</li> </ul> <p>(r3) noise/air pollution, vibration and safety impacts from the below on the proposed development:</p> <ul style="list-style-type: none"> <li>(i) roads with higher traffic volumes, higher operating speeds and more heavy vehicles, freight traffic or used to transport dangerous goods or hazardous materials</li> <li>(ii) rail lines</li> </ul> <p>(r4) dangerous goods and hazardous materials (their storage, use, removal and disposal) associated with the development</p> | <p>The agricultural uses within the vicinity of the site may impact on air quality on occasion. It is to be noted that agricultural uses are located within closer proximity to agricultural uses than the proposed activity. Refer to <b>Section 7.11</b> for a detailed assessment.</p> <p>Localised contamination hotspots will be remediated during construction and will pose no threat to staff or students during school operation.</p> | LC1, TA4, TA7*               |

| Environmental Factor | Division Factors for school developments<br><i>Attachment B of The Guidelines (DPHI, December 2025)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Response/Assessment | Mitigation Measure Reference |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------|
|                      | <p>(r5) suitability and safety of drop-off and pick-up areas, including for emergency vehicles, safety and convenience of proposed parking areas and rates, and off-and-on street parking on school/hospital location, vehicle and pedestrian access, internal vehicle and pedestrian areas, provision of servicing, loading/unloading.</p> <p>(r6) impacts of bushfire, flooding or land contamination, any soil and groundwater contamination, hazardous materials from demolition works on the proposed development</p> <p>(r7) any other relevant impacts</p> |                     |                              |

## 8. Justification and Conclusion

The activity comprising the New Primary School in Worrigee, at 9 Worrigee Road, Worrigee is subject to assessment under Division 5.1 of the EP&A Act. The 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.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing and future need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a BDAR to be prepared. The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Division 5.2 of the EP&A Act. On this basis, it is recommended that the department determine the proposed activity in accordance with Division 5.1 of the EP&A Act subject to the implementation of mitigation measures identified within this report and at **Appendix 1** (as amended by the Submissions Report).