NSW Department of Education

Review of Environmental Factors Decision Statement

New High School for Leppington and Denham Court

Table 1: REF Details

Document Name	Review of Environmental Factors - New High School for Leppington and Denham Court
REF Date	2 May 2025
REF Version No.	4
Portal Reference No.	P5-2025-37 Note: Reference number corrected on 06/08/2026 to reflect NSW Planning Portal
Location	128-134 Rickard Road, Leppington
Summary of Proposed Activity	Construction and operation of a new high school
Prepared by	Gyde Consulting - Georgia Sedgmen
Assessments Manager Endorsement	I certify that I have reviewed and endorsed the contents of the REF document and the Decision Statement and, to the best of my knowledge, it is in accordance with the *Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the Guidelines approved under section 170 of the EP&A Regulation and the information it contains is neither false nor misleading. Lynne Sheridan, Manager, Statutory Planning

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

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

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

- Traffic, parking and access
- Contamination
- Design quality.

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

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

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

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

The REF was publicly exhibited on the NSW Planning Portal for 28 days from 21 February 2025 until 20 March 2025. Written notice was provided to neighbouring and nearby property owners and/or occupants in vicinity of the proposal. The relevant local council, Camden Council was provided written notice of the proposed activity on 18 February 2025, as well as relevant State and Commonwealth government agencies and service providers. Eight submissions were received during the exhibition period, comprising five submissions from government agencies, including the relevant Council, and three submissions from the community. One late submission was received from NSW State Emergency Service (SES). This was not addressed in the final REF but was considered as part of the assessment and determination of the project.

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

This determination is made following consideration of the matters in sections 1.7, 5.5, 5.7 and 5.10 of the EP&A Act, and section 171 and section 171A of the EP&A Regulation. This determination is also made following consideration of the design quality of the development, evaluated in accordance with the design quality principles set out in schedule 8 of the TI SEPP and the design

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principles set out in the *Design Guide for Schools* (May 2018) published by the NSW Government Architect.

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

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

The additional mitigation measures have been included to:

- ensure that the configuration of the school site is appropriately considered in the finalisation of the Indicative Layout Plan for the Leppington Town Centre; and
- ensure that excavation is conducted safely and in accordance with the requirements of utility asset owners.

The amended mitigation measures have been amended to:

- remove the requirement for Roads Act approval as it does not apply and to include a standard requirement to obtain landowner consent;
- ensure that consultation occurs in relation to relevant matters as part of the detailed design;
- ensure that the Flood Emergency Response Plan is reviewed annually for the first five years to consider changes to the local road network;
- consolidate revised transport mitigation measures to:
    - ensure a School Transport Plan is prepared which outlines strategies to encourage active and public transport and to reduce reliance on private vehicles and includes measures to minimise impacts on the road network;
    - ensure that impacts on the surrounding road network and intersections are assessed and satisfactory before student enrolments can be increased beyond 500 students; and
    - ensure appropriate road safety measures are introduced.

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

- the proposed activity is not likely to have a significant impact on the environment and therefore an Environmental Impact Statement is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a Species Impact Statement and/or Biodiversity Development Assessment Report is not required;
- the proposed activity may proceed as it responds to an existing need for secondary education facilities in this part of South-Western Sydney and it generally complies with, or is consistent with all relevant legislation, plans and policies;

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- mitigation measures are required to eliminate, minimise or manage environmental impacts and have been addressed at **Appendix 1** of the REF and at **Attachment 1** of this Decision Statement, and endorsed and amended by the Assessments Manager at **Table 1** of this Decision Statement; and
- the proposed activity is not likely to have a significant impact on matters of national environmental significance, or on the environment of Commonwealth land, and therefore referral to the Minister under the EPBC Act is not required.

Having regard to the above, and having the power to exercise the functions of the determining authority under Part 5, Division 5.1 of the *Environmental Planning and Assessment Act 1979* and Part 8, Division 1 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the proposal as described in the REF at 128-134 Rickard Road, Leppington is **APPROVED** on behalf of the department and may proceed without the need for further assessment, subject to compliance with and implementation of the following:

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

Yvette Buchli

Yvette Buchli
Executive Director – Planning and Assessments
11 June 2025

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Attachment 1

Additional Measures

GMM7 (to be inserted after GMM6)

ILP Consultation

Consult with the Department of Planning, Housing and Infrastructure in relation to consideration of the education precinct in the ILP proposed in the Leppington Town Centre Planning Proposal.

During construction

CMM19 (to be inserted after CMM18)

Dial Before you Dig

Prior to the commencement of any excavation or ground-disturbing activities, the proponent shall undertake a 'Dial Before You Dig' (DBYD) enquiry to identify the presence and location of any underground utilities and infrastructure within the proposed work area. Evidence of the DBYD and all relevant utility plans shall be kept on site at all times. The proponent shall ensure that all personnel involved in ground works are informed of the identified underground services and that appropriate exclusion zones, protective measures, and procedures are implemented to prevent damage, service disruption, or safety incidents.

Prior to construction

Amended Measures

GMM5 (measure to be amended)

~~*Roads Act 1993* approval~~**Landowner's consent**

~~Prior to the commencement of any work, approval under Section 138 of the *Roads Act 1993* is to be obtained (if required) from the relevant road authority. Any work in the road reserve, including a road opening permit for temporary construction access, requires Section 138 approval.~~
Landowners consent must be obtained in writing from the relevant landowner or authority.

Prior to commencement of construction

DMM1 (measure to be amended)

During Detailed Design phase, engagement is to continue with Camden Council in relation to the following items:

- Engineering, stormwater and utilities
  - DRAINS and MUSIC modelling

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  - Drainage and Catchment Plans
  - On-site detention facilities (safety fencing, pit, flood lines)
  - Flow details within swales and at the outlet
  - Sewer extension
- Earthworks
  - Cross-sections of the cut and fill, including the interface to the boundary
- ~~Acoustics~~
  - ~~Noise assessment to be undertaken once equipment selection has occurred, following the NPI requirements.~~
  - ~~Noise assessment of mechanical plant shall continue during his phase to confirm any noise control measures to achieve the relevant noise criteria at the nearest noise sensitive receivers.~~
- ~~Internal fit-out and use of Building C (VET, kitchen, food tech rooms, bistro, multipurpose space) and the canteen in Building D must be of commercial grade and designed in accordance with the relevant Acts, Regulations, Codes, and Standards.~~
- ~~Transport~~
  - ~~Car park details including land widths, lengths and swept pathways disabled parking notation and the interface between the internal roadway and Rickard Road.~~
  - ~~Detailed car park plan is to be compliant with the Australian~~
  - ~~Standards as required.~~
- Driveway
  - To be designed in accordance with Camden Council's Rural driveway specification
- ~~Waste~~
  - ~~Compliance with the Operational Waste Management Plan~~
- ~~Sediment basin calcs~~

Detailed Design

OPFMM1

Prior to the commencement of operation, the Flood Emergency Response Plan (FERP) is to be incorporated with the Emergency Management Plan and include the following:

(a) Prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises.

(b) School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April). This includes delegation of responsibilities across staff members;

(c) School administration to undertake responsibilities as set out in the FERP including presenting risks present on site and protocol to students, staff and parents; and

The FERP should be prepared to incorporate the final design details of the activity and updated prior to the site becoming operational, to include confirmation of the above. **The FERP should also be reviewed on an annual basis for the first five years to consider changes to the local road network that may change flood free access and egress routes.**

Prior to the commencement of Operations

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Mitigation Measures TRMM1 to TRMM22 (measures to be deleted and replaced with TRMM1 to TRMM6 as follows)

MM ID	MM Name	Mitigation Measure	Timing

TRMM1	**Operations**	**A School Transport Plan (STP) is to be prepared prior to the operation of the School to the satisfaction of DoE Transport Planning Team. The Plan is to be reviewed annually (with the final review undertaken once the maximum capacity of the school has been reached) for the following:**
		• **Review student enrolment numbers and distribution across the intake Catchment and the effects on mode share**
		• **Identify whether the new Austral HS affects the Leppington HS enrolment and intake catchment, and the effects on mode share and requirements for buses**
		• **Provision of temporary measures until TRMM2 is satisfied including:**
		  ○ **Implementation of measures to encourage non-car mode share and ensure the car mode share is restricted to 120 vehicles (or to a level that achieves an equivalent intersection performance as identified in Table 4-3 of Traffic Impact Assessment (Stantec, 2 May 2025)).**
		  ○ **Offsetting of school bell times with the Leppington Public School in order reduce queuing and congestion in the road network during pick-up and drop-off times and any consequent need to provide staff supervision for students with siblings in the Leppington Public School.**
		  ○ **Working with Transport for NSW (TfNSW) to ensure adequate bus services are provided with remote bus pick-up and drop-off locations within the intake catchment to support the adopted mode share targets required to restrict car mode share and manage intersection performance.**
		  ○ **Measures agreed with Transport Working Group under Mitigation Measure TRMM6.**
		• **Whether additional road network capacity and active transport facilities are provided as part of the development of the Leppington Town Centre**
		• **Whether additional bike parking is required for students.**
		
		The STP is to be implemented during operations.
			Prior to and during operations

TRMM2	**Operations**	**A revised assessment of intersection performance is required to the satisfaction of the DoE Transport and Assessments teams before student enrolments can**	**Prior to enrolling more**

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		be increased beyond 500 students. Outcomes of this assessment and any recommended measures must be incorporated into an updated STP. The assessment should incorporate: • **Staff and student travel mode surveys.** • **Kiss and Ride zone surveys and queue length surveys.** • **Consideration of additional road network capacity and active transport facilities provided as part of the development of the Leppington Town Centre** • **Updated intersection surveys and SIDRA modelling to determine intersection performance.** • **Calibration of any re-distribution assumptions, including Origin/Destination surveys.** • **Identification of any restrictions on car mode share targets** • **Confirmation of the need for additional bus services** • **Queuing analysis of additional traffic generation to ensure excessive queuing does not occur on Rickard Road.**	**than 500 students**
TRMM3	**Road safety measures**	**Facilitate Transport Working Group meetings during detailed design to finalise road safety measures, including consideration of:** • **provision of 'No stopping' signage and line marking along the western side of Rickard Road for a distance of 100 metres north of the existing public school and south of the proposed high school to encourage parents/ guardians not to pick-up or drop-off students on the western side of Rickard Road during school zone times.** • **provision of a concrete median (20m) (with supported by possible pedestrian fencing subject to advice from council) on Rickard Road at the internal driveway to prevent right hand turns into the internal driveway or vehicles, prevent pedestrians from crossing Rickard Rd at this location and prevent driving on the wrong side of the road to bypass the queue for the internal driveway.** • **provision of safety measures at internal site driveway entryway (such as painted line markings).** • **provision of measures to prevent or manage potential use of the western kerbside public bus stop by students in consideration of works proposed in support of the high school and Leppington Public School (such as provision of a wombat/school crossing and/or relocation of the public bus stop).**	**Prior to operations**

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		• **issuing of a road safety brochure for parents/carers explaining the traffic control and drop-off/pick up arrangements.** • **provision of SafeWork NSW Traffic Controllers at the driveway interface with Rickard Road to manage pedestrian movements and minimise queuing on to Rickard Road.** **Finalised measures to be implemented prior to operation**.	
TRMM4	**Sight lines**	**Ensure adequate sight lines are provided at the internal site driveway**.	**Detailed design**
TRMM5	**Vehicle access**	**Limit the size of the vehicles entering the site to 10.5m waste truck and 8.8m delivery truck.**	**During operation**
TRMM6	**Driveway signage**	**"No through-road" signage is to be provided at the entrance to the driveway**.	**Prior to operations**

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