



20 December 2021

Ms Sarah Kelly
Principal Planner
Department of Education
Sydney NSW 2000

Dear Ms Kelly

**New High School in Jerrabomberra (SSD-24461956)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal ended on 9 December 2021. Submissions received from the public including Queanbeyan-Palerang Regional Council (Council) and advice from government agencies during the exhibition of the proposal are available on the Department of Planning, Industry and Environment's (the Department) website at:
<https://www.planningportal.nsw.gov.au/major-proposals/proposal/42416>.

The Department requires a written response to issues raised in the submissions, as required under clause 82(2) of the *Environmental Planning and Assessment Regulation 2000*. The written response must be in the form of a submissions report that has been prepared having regard to the State Significant Development Guidelines (2021). The Preparing a Submissions Report Guideline forms part of the SSD Guidelines (Appendix C).

Please note that due to COVID-19, there has been a delay by the Department in processing hard copy correspondence sent to its office. If any further hard copy submissions are received, the Department will publish these on the Department's website and will notify you if this occurs.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in the public submissions and agency advice, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a Submissions Report within two months.

Note that the time between the date of this letter and the date the Planning Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*.

If you have any questions, please contact Tuong Vi Doan, who can be contacted on (02) 9995 6706 or at Tuongvi.Doan@planning.nsw.gov.au.

Yours sincerely,



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

Enclosed: Attachment 1 – Key issues

ATTACHMENT 1 – KEY ISSUES

1. Traffic, Transport and Access

- The EIS identifies that:
 - short term construction worker parking would be provided within the North Road cul-de-sac subject to approval of a Works Zone application
 - longer term construction worker parking should be made available within the construction site boundary or within the David Madew Park carpark subject to consultation with Council.
- The Submissions Report must further address potential construction vehicle parking impacts in instances where there is likely to be overflow on-street parking required (i.e. parking in David Madew Park carpark is not supported by Council). Provide further information on mitigation measures to ensure that construction worker parking does not significantly impact existing on-street parking availability for other users.
- Provide further assessment on whether the local road network can accommodate the construction vehicle routes.
- Provide details on how safety has been considered for the movement of pedestrians to the school, including the drop-off and pick-up of students from the western side of Environa Drive.
- Provide an updated assessment to include the consideration of traffic impacts associated with the proposed Tralee residential development.
- Address all issues raised by Council and TfNSW in relation to traffic, transport, access and car parking.

2. Design and Built Form

- The Government Architect NSW has advised that the proposal has not adequately addressed a number of matters raised in the State Design Review Panel (SDRP) advice dated 15 July 2021.
- The following recommendations of the SDRP advice must be addressed:
 - *Recommendation 7c* – the response does not include any options testing, and the recommendation to explore how the connection between the David Madew Oval and the school is connected and inclusive has not been adequately addressed. Options to provide an inclusive and equitable connection between the Oval and the school must be explored.
 - *Recommendation 9* - the response has not considered alternative options to provide accessible access between the Social Plaza and the Lower Terrace that feels more inclusive and equitable.
 - *Recommendations 11 and 12a* – opportunities must be pursued to articulate the volume of Building A along Environa Drive to reduce the visual bulk and allow for more opportunities for natural ventilation.

3. Biodiversity

The Biodiversity Development Assessment Report (BDAR) has been prepared in accordance with the Biodiversity Assessment Method (BAM) 2017. However, as transitional arrangements no longer apply, the BDAR must be updated to reflect the BAM 2020. The updated BDAR must also address the issues raised in the advice from the Biodiversity and Conservation Division.

4. National Airport Safeguarding Framework (NASF) Guideline

Canberra Airport has requested that the submitted Aviation Assessment be updated to address 'Guideline C – Wildlife' of the National Airport Safeguarding Framework (NASF) Guidelines. This can be addressed either through a wildlife assessment, or by engaging a qualified Ornithologist to review/monitor potential bird attracting activities/plantings.

5. Water quality

As per the EPA advice, further information must be provided to demonstrate the capacity, sizing, design rain event, catchment and management of the sediment for the proposed temporary sediment basin.