



NSW Department of Education
Development of a new Primary School at Googong
SEARs Request

October 2020

Executive summary

Overview of the proposal

The NSW Government is investing \$6.7 billion to deliver 190 new and upgraded schools to support communities across NSW. The township of Googong, located about 10 kilometres south of Queanbeyan Central Business District (CBD), has been identified as a growth area that requires a new Primary school to be constructed to meet the educational needs of the area. A new public school at Googong has been proposed on Lot 3 DP 1179941 at the centre of the township of Googong (the proposal). The site is currently a vacant lot owned by the Department of Education (DoE).

Statutory context

Under clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*, the 'Development for the purpose of a new school (regardless of the capital investment value)' is categorised as State Significant Development (SSD).

The proposal is for a new school, and therefore meets the definition of SSD. The consent authority under section 4.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Minister for Planning and Public Spaces or their delegate.

Applications for SSD must be accompanied by an environmental impact statement (EIS). The purpose of this SEARs request is to inform the content of the environmental assessment requirements to be issued by the Secretary of the NSW Department of Planning, Industry and Environment. The DoE is the 'applicant' for the proposal.

The proposal

A number of proposal options have been developed that took into consideration the local context, the needs of a new primary school at Googong and how best to provide high quality learning facilities and modern adaptable spaces. The proposal was considered the preferred option as the design provided an educational facility that links to the broader community in a safe and integrated way.

The proposal includes the construction and operation of the following facilities:

- 30 general purpose learning areas (i.e. teaching space/classrooms) located in four two-storey buildings, with two blocks located on the eastern boundary and two blocks on the western boundary
- Four special program rooms
- Core facilities including a library, multipurpose hall, out of school hours care facilities, canteen, administration and staff facilities on the southern and western boundaries of the school
- Outdoor play areas including a playing field, yarning circle, quadrangle and playground
- An onsite carpark, kiss and ride facilities, an on street car parking bay and a bus stop on Gorman Drive
- Landscaping of the property.

The proposal would involve all works occurring within the site as well as on the adjacent roads.

Community and stakeholder engagement

Googong residents and key stakeholders (including Queanbeyan-Palerang Regional Council) have been consulted throughout the preliminary planning design phase to better understand their requirements as the primary users.

DoE will continue to engage with Government agencies identified as stakeholders and the community for the proposal via regular meetings.

Key Issues

Potential environmental, social and economic impacts of the proposal have been identified through a preliminary risk assessment, preliminary investigations and consultation with key stakeholders. The following key issues were identified and will be further assessed in the EIS:

- Traffic and access – Additional assessment on traffic and transport would be undertaken as part of the EIS to assess both the construction and operational impacts of the proposal
- Noise and vibration – A Noise and Vibration Assessment would be undertaken to identify potential impacts during construction and operation and mitigation measures to manage any impacts.
- Hydrology and drainage – The management of stormwater would be addressed further through detailed design of the proposal. A Stormwater Management Plan would be developed and included as part of the EIS.
- Urban design and built form – An assessment would be undertaken to identify potential impacts to the visual amenity
- Socio-economic impacts - Socio-economic impacts would be considered as part of the EIS to identify potential impacts of the construction and operation.

Other environmental issues present on site but not considered key are outlined in section 6.1.4.

Conclusion

This Secretary's Environmental Assessment Requirements (SEARs) request has been prepared on behalf of DoE to request SEARs for the preparation of an Environmental Impact Statement (EIS) for the development of a new primary school at Googong. The proposal meets the criteria for SSD and as such, an EIS will be prepared to address the SEARs in accordance with the EP&A Act and other relevant legislation.

This report provides an overview of the development of a new primary school at Googong and the likely scale and nature of the impacts to support the request for SEARs. The level of assessment for the potential impacts of the proposal is identified for consideration by DPIE.

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1. Introduction

This Secretary's Environmental Assessment Requirements (SEARs) request has been prepared by GHD on behalf of the New South Wales (NSW) Department of Education (DoE) (the 'applicant') to support a request for SEARs for the development of a new primary school in Googong.

The proposal involves the construction and operation of a new primary school at Googong, a Core 35 school catering for up to 700 students, to meet the growing need for an educational facility in the township of Googong (the 'proposal').

This report provides an overview of the proposal, outlines the statutory context, and identifies the likely environmental and planning issues associated with the proposal.

Along with the SEARs request we are also seeking a BDAR Waiver, attached as Appendix B.

1.1 Applicant details

The DoE is a department of the NSW Government, responsible for the co-ordination and delivery of early childhood, primary school, secondary school, vocational education, adult, migrant and higher education in the state of NSW.

DoE is the largest provider of public education in Australia responsible for delivering high-quality public education to two-thirds of the NSW student population.

DoE is both the applicant and the owner of the land upon which the proposal is to be constructed and operated.

1.2 Proposal need

The NSW Government is investing \$6.7 billion to deliver 190 new and upgraded schools to support communities across NSW. The proposal would be a new school constructed to meet the educational needs of the Googong community.

The development of a new primary school at Googong has been proposed as part of the development of the township of Googong. The school will accommodate the rapid population growth in the area and meet the increasing demand for a local primary school.

1.3 Alternatives considered

During the planning phase, DoE undertook an options analysis to select the most suitable option. The criteria for the options analysis included the design objectives with reference to the Educational Facilities Standards and Guidelines (EFSG), the objectives of the proposal, desired outcomes, site constraints, as well as social and environmental outcomes.

A number of options were considered, with two options shortlisted and carried through to more detailed planning and development.

Table 1.1 provides a summary of the two shortlisted options, noting that only differentiating key features of the options are presented.

Table 1.1 Analysis of shortlisted

Option	Key features	Advantages	Disadvantages
4b	The proposed school will include new core facilities to meet the EFSG requirements, including:	- Location of the main entrance on Gorman Drive provides safer	- Visible from houses along Wilkins Way

Option	Key features	Advantages	Disadvantages
	<ul style="list-style-type: none"> - 30 home bases, two blocks on the eastern boundary and two blocks on the western boundary - Hall and Out of School Hours Care (OSHC) located on the western boundary - Library, special program rooms and staff and administration building located on the southern boundary - Kiss and ride facilities on Gorman Drive, McPhail Way and Wilkins Way - Carpark located in the north west corner that has separated entry and exit points onto Aprasia Avenue 	<ul style="list-style-type: none"> - access to the school due to the wider pavement between the school boundary and the road and the buffer created by the bike path. - Multiple kiss and ride facilities provide for the larger traffic numbers expected in a rural town. - Location of hall enables access for after school care. 	
3b	<p>The proposed school will include new core facilities to meet the EFSG requirements, including:</p> <ul style="list-style-type: none"> - Home bases located along the eastern boundary - Hall and OSHC located in the south west corner - Library and staff and administration building located on the southern boundary - Kiss and ride facilities on Wilkins Way - Carpark located in the south west corner that has a shared entry and exit points onto McPhail Way 	<ul style="list-style-type: none"> - The location of the main entrance on Gorman Drive provides safe access to the school due to the wider pavement between the school boundary and the road and the buffer created by the bike path. - The location of the school carpark and hall in the southwest corner enable out of hours use of these facilities without access the rest of the school 	<ul style="list-style-type: none"> - Less kiss and ride locations than other options - The entrance of the carpark creates a safety hazard due to its proximity to the main entrance of the school - Increased visibility from residential houses along Wilkins Way

Option 4b was selected as the preferred option as the design provides an educational facility that links to the broader community in a safe and more integrated manner. This option provides safe and easy access to the school using Gorman Drive as the main entrance and maintains a buffer between the road and the school. Gorman Drive has a wider footpath and bike lane, providing safer entry for students, parents and teachers, and links to local active transport routes including the bike lane and footpath.

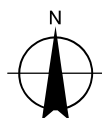
Option 4b would also provide the potential for additional benefits for the community in the event a memorandum of understanding is in place that allows for joint use. The location of core facilities, like the Hall and Library, on the boundary of the site, makes them accessible for community use after hours.

1.4 Site setting and description

An overview of the site details is provided in Table 1.2. The location of the site is shown in Figure 1-1.



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 Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 55



Department of Education
 Development of new Primary School
 at Googong SEARs request

Project No. 12521933
 Revision No. -
 Date 22/10/2020

The proposal site

FIGURE 1.1

Table 1.2 Site details

Site detail	Description
Address	Aprasia Avenue, Googong
Land	Lot 3 DP 1179941
Area	Approximate 2.8 ha
Local Government Area (LGA)	Queanbeyan-Palerang LGA
Land ownership	DoE

1.4.1 Location

The township of Googong lies within the Queanbeyan South Public School catchment area, located about 8.5 kilometres to the north. The new primary school will have a relatively large catchment, including sections of the suburbs of Carwoola, Greenleigh, The Ridgeway, Royalla, Burra, Jerrabomberra, Tralee and Environa, as well as Googong.

The site is about 10 kilometres south of the Queanbeyan Central Business District (CBD). The township of Googong is a recently developed town, with the planning beginning in the early 2000s and the first residents taking up residence in 2014. The site is located about 100 metres west of Googong North Village Centre which is a neighbourhood shopping centre with supermarket, cafes and take-away food outlets. The site also adjoins a neighbourhood centre, including early learning centre and is opposite local parks. The local context of the site is shown in Figure 1-2.

1.4.2 Site setting

The site is currently a vacant lot with a land elevation of approximately 600 metres Australian height datum (AHD). The site is located in the centre of Googong east of the North Village Centre. The site is bordered by Aprasia Avenue to the north, Wilkins Way to the east and Gorman Drive to the south and generally surrounded by low-density, residential detached dwellings. Key non-residential land uses adjacent to the site include:

- Hope Christian Church and Our Place Early Learning childcare centre located about 50 metres west of the site on the corner of McPhail Way and Gorman Drive
- Googong North Village Centre located about 100 metres west of the site on the corner of Gorman Drive and Caragh Avenue
- Hopper Park located about 20 metres south-east of the site on Wilkins Way
- Lovegrove Park located about 20 metres north of the site on Aprasia Avenue
- The Anglican School, Googong located about 280 metres to the west of the site, also on Gorman Drive.

The township of Googong will be home to approximately 18,000 people, with the development proposing five neighbourhoods, a town centre, local neighbourhood centres and three schools, one of which, The Anglican School, is operational. The Anglican school is owned and operated by the Anglican diocese of Canberra-Goulburn and is therefore meeting different schooling needs within the area. Recreational facilities will include an indoor sports and aquatic centre, sporting fields and approximately 183 hectares of open space.

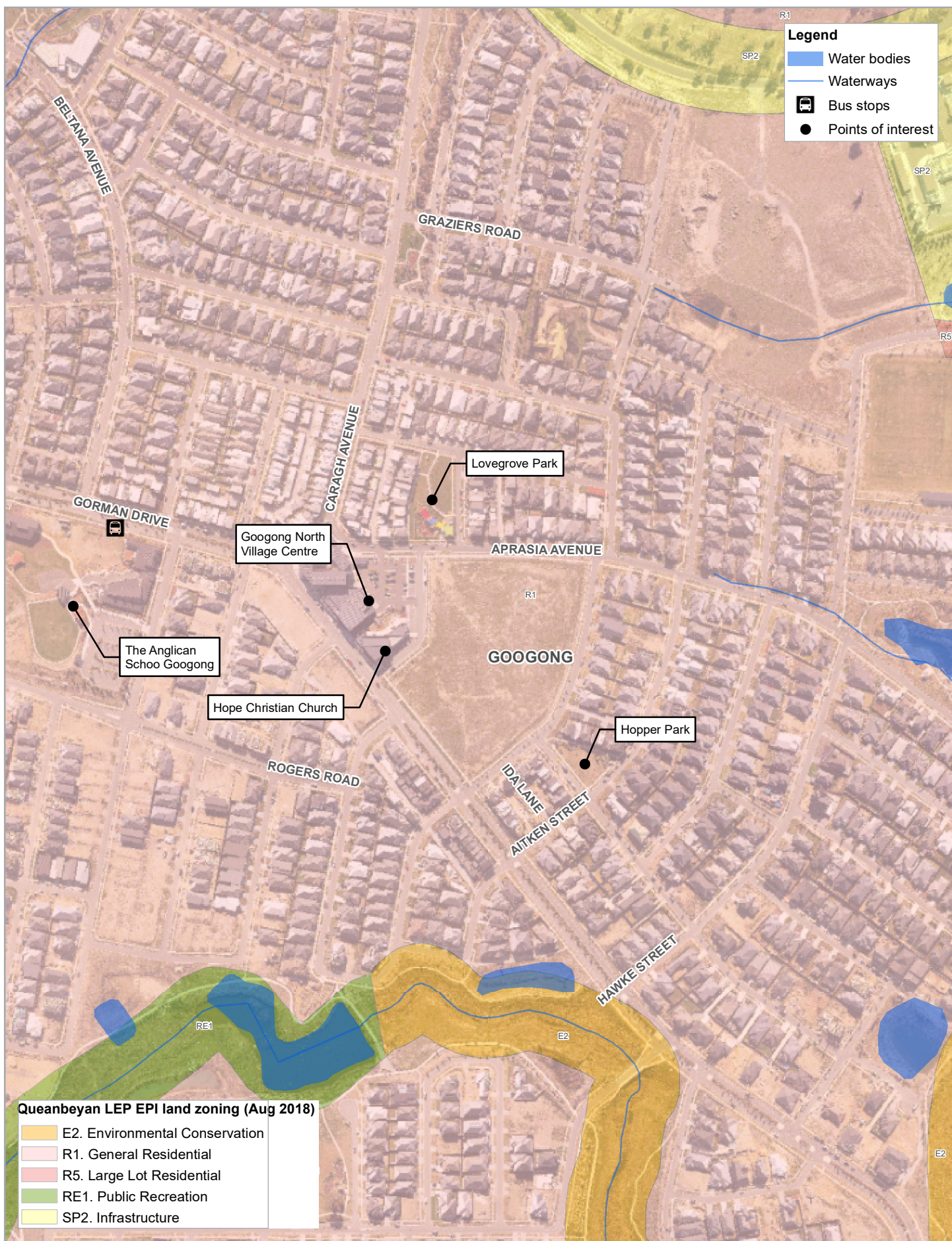
As a regional town, public transport is currently limited in the area. Two bus stops in proximity to the site are located on Gorman Drive; one on the northern side located about 25 metres west of

the site, adjacent to Hope Christian Church, and the other on the southern side adjacent to the site. There is also an existing bike path along Gorman Drive.

The key surrounding land uses are shown on Figure 1-2.

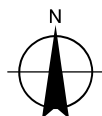
1.4.3 Site access

There is currently no existing formal road access road into the site. There are formal pedestrian footpaths around the perimeter of the site. Temporary fencing has been erected along the perimeter preventing pedestrians or vehicles from accessing the site.



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Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



Department of Education
Googong New PS Planning Approvals
Pathway Strategy

Project No. 12521933
Revision No. -
Date 18/05/2020

Local context

FIGURE 1.2

2. Proposal details

2.1 Proposal description

The proposal is to develop a new primary school at Googong. The proposal is needed to meet the education needs of the area, both current and future, through the provision of core educational infrastructure, flexible learning spaces and play space. The proposal would provide a new public school that has the capacity for 700 students and 60 staff following completion.

The proposal includes the construction and operation of the following facilities as shown in Figure 2-1:

- 30 new general purpose learning areas (teaching space/classrooms) located in four two-storey buildings
- Four special program rooms
- Core facilities including a library, multipurpose hall, out of school hours care facilities, canteen, administration facilities and staff facilities
- Outdoor play areas including a playing field, yarning circle, quadrangle and playground
- An onsite carpark, kiss and ride facilities, an on street car parking bay and a school bus stop on Gorman Drive
- Landscaping of the property.

The proposal would involve all works occurring within the site as well as on the adjacent roads.

A summary of the proposed development is detailed in Table 2.1. The proposal would meet the DoE Facilities Standards and Guidelines requirements.

Table 2.1 Overview of the proposal

School criteria	Quantity
Student capacity	700
Staff capacity	60
Teaching spaces	
Home bases	30
Special program rooms	3
Total indoor space	6,423 m ²
Covered outdoor space	2,923 m ²
Uncovered outdoor space	15,368 m ²

2.1.1 Construction

Subject to receiving planning approval, construction is anticipated to commence in 2021 and will likely last 24 months.

Figure 2-1 Key features of the proposal (SHAC, 2020)



3. Strategic context

The following key strategic planning policies are relevant to the proposal and will be considered in the preparation of the EIS.

Table 3.1 Key strategic plans relevant to the proposed development

Strategic Plans	Purpose	Comments
<i>NSW State Priorities</i>	<p>The NSW State Priorities guide the ongoing actions of the State Government and guide resource allocation and investment in conjunction with the NSW Budget. The priorities currently centre around the following themes:</p> <ul style="list-style-type: none"> • Lifting education standards • Keeping children safe • Breaking the cycle of poverty • Improving the health system • Better environment • Better customer service. 	The proposal supports State Priorities, particularly the lifting of educational standards by addressing population growth and capacity, facilities, and the learning environment.
<i>Queanbeyan-Palerang Community Strategic plan 2018-2028</i>	<p>The Strategy identifies strategic directions and initiatives for the Queanbeyan-Palerang LGA. The Community Strategic plan outlines five key pillars for the community:</p> <ul style="list-style-type: none"> • Community • Choice • Character • Connection • Capability. 	The proposal would consider the <i>Community Strategic plan</i> in preparation of the design and EIS.
<i>Future Transport Strategy 2056</i> (Transport for NSW 2018a)	The Strategy identifies strategic directions for transport planning and initiatives to help meet the challenges of a changing environment.	The proposal would consider the state-wide outcomes detailed in <i>Future Transport Strategy 2056</i> in preparation of the design and EIS.
<i>State Infrastructure Strategy 2018 – 2038 Building the Momentum</i>	This Strategy identifies infrastructure need over the next 20 years to meet the growing population and economy of NSW. A key objective of the strategy regarding education is to deliver infrastructure to keep up with the pace	The proposal represents an investment in the delivery of modern education infrastructure to meet community demands

Strategic Plans	Purpose	Comments
	of student numbers, and provide safe, modern, and digitally-enabled learning environments for all students.	
<i>NSW Long Term Transport Master Plan 2012</i>	The Master Plan identifies actions to address transport challenges and guides the State Government's transport funding priorities over the next 20 years.	The proposed school will cause some delays on the surrounding road network and the impact of the proposal on this would be considered as part of the EIS.
<i>Crime Prevention Through Environmental Design (CPTED) Principles</i>	The CPTED principles provide a strategy for crime prevention that focuses on the planning, design and structure of cities and neighbourhoods.	The CPTED principles will be incorporated into the design of the proposal and considered in the EIS.

4. Statutory context

4.1 Planning approval pathway

The *State Environmental Planning Policy (State and Regional Development) 2011* nominates certain types of development as either state significant developments, state significant infrastructure or regionally significant developments.

Under clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*, 'Development for the purpose of a new school (regardless of the capital investment value)' is categorised as State Significant Development (SSD).

The consent authority for SSD in accordance with section 4.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Minister for Planning and Public Spaces or their delegate.

4.2 Permissibility

The proposal is consistent with the provisions of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (ESEPP) as the development is proposed within a prescribed zone i.e. R1 General Residential where educational facilities are permissible.

The consistency of the proposal with the provisions under Schedule 4 of the ESEPP and other State planning policies are discussed in section 4.4.

4.3 Commonwealth legislation

4.3.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the principal environmental law administered by the Commonwealth. It provides for the protection of matters of national environmental significance as well as the environment more generally in the case of actions by the Commonwealth Government.

Under the EPBC Act, an action that is likely to have a significant impact on a matter of national environmental significance, or the environment as a result of actions by the Commonwealth must be referred to the Commonwealth Minister for the Environment.

The proposal is unlikely to affect a matter of national environmental significance and is not being proposed by the Commonwealth Government, therefore a referral is not likely to be required.

4.4 State legislation

4.4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for the proposal. Section 4.12(8) requires that a development application for a SSD project be accompanied by an Environmental Impact Statement (EIS) prepared by or on behalf of the applicant in the form prescribed by the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

4.4.2 Biodiversity Conservation Act 2015

Part 7.3 of the *Biodiversity Conservation Act 2015* (BC Act) lists five factors that must be taken into account when determining the significance of potential impacts of a proposed activity on threatened species, populations or ecological communities (or their habitats) listed under the BC Act. The 'five part test' or 'test of significance' is used to assist in the determination of whether a proposal is 'likely' to impose 'a significant effect' on threatened biota and thus whether a species impact statement (SIS) is required.

The majority of the site has been previously cleared and subject to previous disturbance. The proposal would not result in significant impacts to any listed flora, fauna or communities, and a species impact statement is not required. Further information is provided in section 6.2.1.

A Biodiversity Development Assessment Report (BDAR) is not considered required for the proposal due to the absence of vegetation and habitats on site. A BDAR waiver has been completed and is attached as Appendix B and the preliminary ecology assessment attached as Appendix A.

4.4.3 Environmental planning instruments

The below sections outline the key environmental planning instruments which identify the permissibility of the proposal.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP) was introduced in 2017 to provide a streamlined approval pathway for educational facilities to build high quality facilities to ensure the education system can support the learning needs of all students. The ESEPP essentially establishes permissibility and removes the need for DAs for most types of smaller development undertaken by educational establishments.

Additionally, the EIS will address Part 7 General development controls and Schedule 4 that outlines the design quality principles that must be considered by the determining authority prior to approval.

State Environmental Planning Policy (State and Regional Development)

The *State Environmental Planning Policy (State and Regional Development) 2011* identifies development types that are of State significance, or infrastructure types that are of State or critical significance. Clause 15 of Schedule 1 identifies the proposed development as SSD:

15 Educational establishments

- (1) Development for the purpose of a new school (regardless of the capital investment value).*
- (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

The proposal involves the development of a new school. Therefore, the proposal can be declared as an SSD, as described in section 4.1.

Further consideration of other environmental planning instruments would occur as part of the EIS including but not limited to:

- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*
- *State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *State Environmental Planning Policy (Koala Habitat Protection) 2019.*

4.5 Local legislation

The proposal is located in the Queanbeyan-Palerang local government area (LGA). Land is controlled by *Queanbeyan Local Environmental Plan 2012* (Queanbeyan LEP).

4.5.1 Queanbeyan Local Environmental Plan 2012

The site is subject to the provisions of Queanbeyan LEP. Key provisions of the LEP are briefly discussed in Table 4.1.

Table 4.1 Review of consistency with Queanbeyan LEP

Item	Provision	Comment
Zoning	The site is zoned R1 General Residential, a prescribed zone. As discussed in section 4.2, educational establishments are permitted in this zone.	The provisions of state planning instruments supersede the local planning instruments. The proposal can be determined by the Minister for Planning and Public Spaces.
Height of buildings	The maximum height of the buildings is 8.5 metres.	The proposed maximum height is eight metres.
Urban Release Area	The proposal is located in a mapped urban release area under the Queanbeyan LEP.	As the site is located within an urban release area, the <i>Googong Development Control Plan 2010</i> is applicable.

4.5.1 Googong Development Control Plan 2010

Under the provisions of Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, Development Control Plans do not apply to SSD projects. However, the EIS will consider the key relevant specifications of the Googong Development Control Plan 2010 and document consistency with these requirements.

5. Community and stakeholder engagement

5.1 Previous stakeholder engagement

Early community and government agency consultation for the proposal has identified a number of key stakeholder groups. The broad stakeholder groups identified are:

- Googong community (including parents and citizens representatives)
- Aboriginal community groups
- Queanbeyan-Palerang Regional Council (Council)
- State Emergency Services
- Local bus company Qcity Transit
- Transport for NSW.

A brief description of the consultation conducted is provided below.

5.1.1 Government agencies

DoE and the School Infrastructure team are engaging with Council during the planning stage to seek input on the proposal and consider transport requirements. Council provided preliminary inputs regarding traffic planning around the proposal, including:

- Safety and efficiency of pick-up/drop-off facilities
- Location of bus zones
- On and off-street parking
- Location of children's crossing
- Location of bike parking.

Consultation with Council will continue throughout the design period to ensure the proposal is suited to the broader local context.

5.1.2 Googong community

The Googong community (including parents and citizens representatives) have been consulted several times to date during proposal development to better understand their requirements as the primary users. Consultation is ongoing as part of regular meetings.

5.1.3 Aboriginal community

As part of the development of the township of Googong (Neighbourhood 1), consultation has been ongoing with Registered Aboriginal Parties (RAPs). Further consultation with these identified RAPs regarding the new primary school will be undertaken during preparation of the EIS, if required (refer also section 6.2.2).

5.2 Proposed stakeholder engagement

5.2.1 Government agencies

DoE will continue to engage with Government agencies identified as stakeholders as well as additional meetings with the Council to discuss transport matters.

5.2.2 Googong community

Community consultation will include a range of formal and informal engagement tools according to the particular needs of individual groups such as phone calls, briefing sessions, meetings, newsletters and targeted stakeholder surveys.

5.2.3 Aboriginal community

If required, Aboriginal stakeholder consultation would be undertaken as part of the development of the Aboriginal Cultural Heritage Assessment Report in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

Due to the extensive amount of Aboriginal cultural heritage assessment associated with the development of Googong, DoE request an ACHAR is not required for the new public school at Googong. Refer to section 6.2.2 for further discussion.

Navin Officer Heritage Consultants have had ongoing consultation with the RAPs for Googong (throughout the development of the township) over an area (Neighbourhood 1) which includes the site. As such, further consultation with these registered groups would be undertaken, if required (refer also section 6.2.2).

5.2.4 ESEPP Consultation

Division 1 of the ESEPP outlines a number of consultation and notification requirements for development. The following consultation and notifications may be required for the proposal (subject to the final design):

- Council, due to:
 - impacts on stormwater management services provided by Council
 - connection to, and impact on the capacity of, any part of a sewerage system owned by Council
 - excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which Council is the roads authority
- Transport for NSW (formally RMS) as the proposal will have a capacity of more than 50 students and will require the construction of new vehicular access points to the school.

Notification and consultation on any of the above matters would involve providing written notice of the intention to carry out the development and consideration of any responses to the notice received within 21 days of the notice being given.

The ESEPP consultation listed above outlines the minimum consultation required for the proposal. DoE will undertake further consultation with both Council and other government agencies to deliver a high-quality school for the community.

6. Relevant matters for consideration

A preliminary environmental risk analysis has been conducted to assist in the identification of key environmental matters that will require assessment within the EIS. Risks were identified for both the construction and operation phase of the project and analysed in relation to their possible consequence and likelihood of occurrence.

Based on the risk assessment conducted, a summary of the key environmental issues is provided in Section 6.1. The intent of the discussion is to demonstrate an understanding of the issues and the need for further environmental assessment and mitigation measures for these key issues. The potential impacts and management of other issues are discussed in section 6.2.

6.1 Expected key issues

6.1.1 Traffic and access

Existing environment

The proposal site is bounded by local roads, Gorman Drive to the south, Aprasia Avenue to the north, McPhail Way to the west and Wilkins Way to the east. Gorman Drive will be used as the main access to the site with alternate access and parking located on McPhail Way.

Gorman Drive consists of one traffic lane in each direction with eastbound and westbound traffic separated by intermittent central landscaped medians. There is a designated cycle way and parking barking bays located on both sides of the road. Gorman Drive currently terminates at a U-turn facility to the south. However, following further developed of the township to the south, Gorman Drive would link up with new main roads.

There is currently one public bus service (837 Googong to Queanbeyan, via The Anglican School) operating in Googong. The bus service runs between Googong and Queanbeyan six times a day and between Queanbeyan and Googong four times a day. There are two bus stops located on Gorman drive, the eastbound bus stop is directly adjacent Hope Christian Church and the westbound bus stop is directly adjacent to the Anglican School.

Aprasia Avenue consists of one traffic lane in each direction with driveway access on the northern side of the road and parallel parking located on the southern side.

Wilkins Way and McPhail Way are two lane, cross streets that link Aprasia Avenue and Gorman Drive.

Existing footpaths are located along all four boundaries of the site.

Potential impacts

Construction traffic has the potential to affect the local road network and the availability of parking.

In the course of operation, traffic and access issues will largely be associated with an increase in traffic during the peak drop-off and pick-up times.

Proposed assessment

An assessment of traffic and access would be undertaken as part of the EIS to assess both the construction and operational impacts of the proposal. The assessment would include consideration of the following:

- Impacts on the surrounding road network due to the generation of traffic

- Impacts of the implementation of a green travel plan
- Impacts on parking including street parking in accordance with the requirements specified in the Australian Standard AS:2890.1 Employee car parking (Googong DCP does not provide a parking rate for educational facilities).

6.1.2 Urban design and built form

Existing environment

The site is located at the centre of Googong and is surrounded by residential dwellings (to the north, east and south) and the central shopping centre to the west. There is limited vegetation on and around the site, with street trees planted along the boundaries. The site gently slopes to the northeast.

Potential impacts

The proposal will have positive urban design/streetscape benefits for this community hub with the presentation of a new school site. The design takes into consideration the streetscape and integration of the new primary school into the urban landscape for this central Googong site. The proposal may require two storey buildings to accommodate classrooms.

Proposed assessment

The design report would be undertaken to identify potential impacts of changing from a vacant site to an operating school. The assessment will propose mitigation measures to manage the identified impacts. A design report would also be prepared to consider the appropriate design, architectural quality and built form. This report would include perspectives and photomontages of the proposal.

6.1.3 Hydrology and drainage

This section summarises a preliminary drainage assessment undertaken for the site.

Existing environment

The site is located at the headwaters of a tributary of Montgomery Creek that drains to the Queanbeyan River. The Queanbeyan Palerang LEP indicates that the site is not flood prone or flood planning land.

The site has two discharge points that discharge to the Council stormwater system.

The first discharge point along Gorman Drive (approximately opposite Helen Circuit) captures runoff from the southwestern portion of the site and discharges to Council's stormwater system via a grated inlet pit.

The second discharge point collects the remainder of the site runoff via drainage channels parallel to Aprasia Avenue and Wilkins Way and discharges to Council's stormwater system via a letter inlet box pit.

For larger storm events where the capacity of the inlets is exceeded, stormwater would overflow from the site and be conveyed within the road corridor in the directions indicated in Figure 6-1.

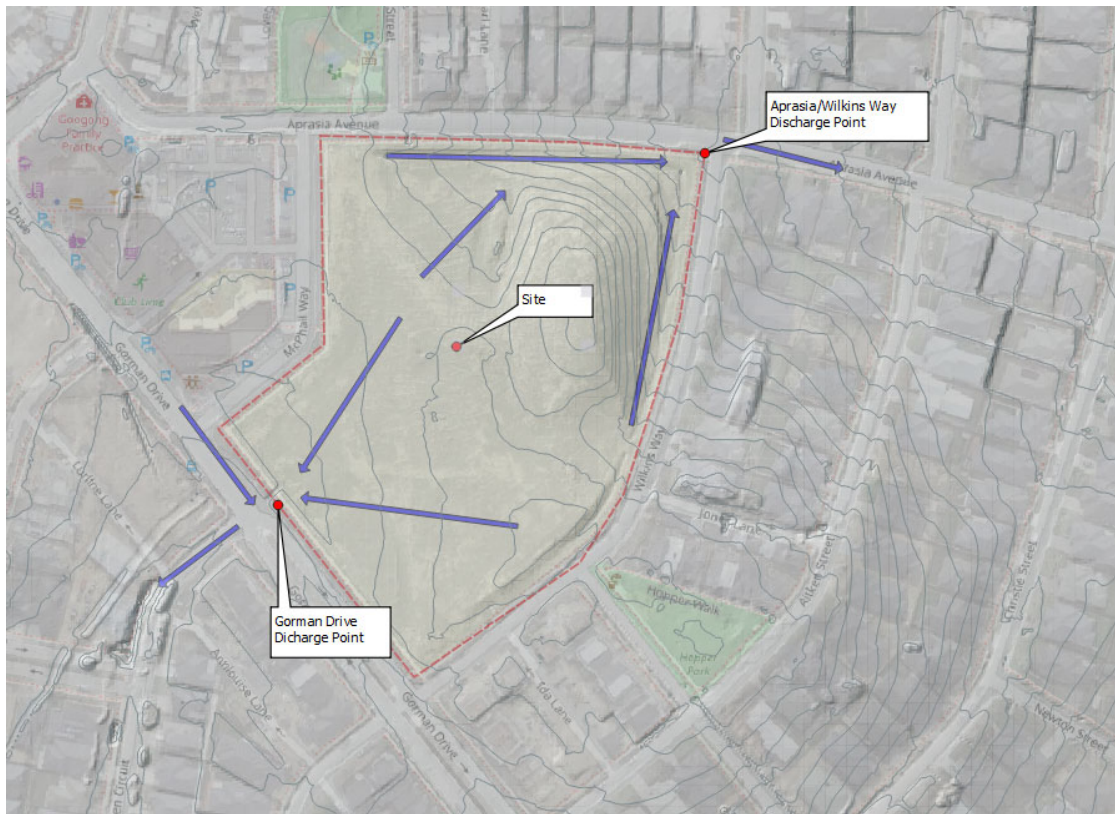


Figure 6-1 Site drainage

Storm events were simulated and assessed with a range of storm durations to determine the critical storm duration at the site.

The assessment shows that some shallow flooding can be expected at two key locations at the site, and in the drainage lines parallel to Aprasia Avenue and Wilkins Way. This flooding is likely to be associated with drainage of local stormwater from the site. The detailed design would consider drainage and stormwater.

Potential impacts

The proposal would result in an increase in impervious areas, including the quadrangle, buildings and footpaths/ internal roads, with greater volumes of water runoff from the site.

Proposed assessment

The management of stormwater would be addressed through detailed design of the proposal. A Stormwater Management Plan, including Water Sensitive Urban Design (WSUD), would be developed and included as part of the EIS.

6.1.4 Socio-economic impacts

Existing environment

The community of Googong does not have a public school, which results in the children having to travel to attend school elsewhere. As of 2018, population demand for primary and high school within the Googong catchment is 880 and 1,648, respectively. By 2030, demand for primary school is projected to reach 2,351 and high school demand will increase to 2,702. Both will continue to rise by approximately 5,000 by 2036.

There is currently no local community halls within Googong. Fernleigh Park Community Hall, located five kilometres to the south west, is the closest community hall to the township.

Potential impacts

The new primary school will be the only public school within the Googong Township. There is the potential for a shared use facility as the site could provide a resource for community groups able to utilise the school facilities as well as the shared sense of community a public school provides. As such, there is an opportunity for a memorandum of understanding to allow joint use.

The proposal will also provide employment opportunities during the construction phase and during operation for teachers and support staff.

Proposed assessment

Socio-economic impacts would be considered as part of the EIS.

6.2 Other environmental issues

6.2.1 Noise and vibration

Existing environment

Existing background noise at the site is consistent with an urban residential area. The main sources of background noise include traffic on the adjacent roads and noise generated at the town centre, early learning centre and church. Sensitive receivers include the church and the surrounding residents, particularly those directly adjacent to the site, along Gorman Drive, Wilkins Way and Aprasia Avenue.

Potential impacts

The proposal will involve construction of new buildings and infrastructure. These works have the potential to result in exceedances of noise and vibration levels at sensitive receivers, including nearby residential areas.

Following completion of construction, operational noise levels experienced at surrounding receivers is expected to increase from existing levels due to the operation of the new primary school during the school week. In particular, recess, lunchtime and after school. There may be a school bell which marks the beginning and end of school each day. Occasionally, there might also be PA announcements during particular events e.g. sports days/carnivals.

Proposed assessment

A Noise and Vibration Assessment would be undertaken to identify potential impacts during construction and operation and appropriate mitigation measures to manage any impacts.

6.2.2 Aboriginal heritage

Existing environment

Searches were undertaken of the following statutory and non-statutory heritage registers and schedules:

- Aboriginal Heritage Information Management System (AHIMS)
- Atlas of Aboriginal Places (NSW DPIE).

The AHIMS search conducted for the area around Googong located five listed Aboriginal heritage sites. None of these sites are located within the boundary of the proposal.

The site does not include landscape elements that indicate the presence of Aboriginal objects. A significant amount of disturbance within the block occurred during the construction of the

surrounding development, with the proposal site also used as the compound and laydown area during construction of Googong. Prior to this, an Aboriginal assessment was completed for the Googong development (specifically referred to as Neighbourhood 1), which included consultation with the identified RAPs.

Potential impacts

An Aboriginal heritage due diligence was completed by Navin Officer Heritage Consultants in March 2020 (refer to Appendix C) and concluded that no Aboriginal sites will be harmed by the development; therefore, the Aboriginal significance of the site is low.

The likelihood of any impacts is considered low due to the level of past disturbance on the site and the lack of any landforms which are suggestive of potential Aboriginal heritage items.

Proposed assessment

Extensive work has already been undertaken in the planning and development of Googong, including consultation with registered RAPs. Given the previous Aboriginal assessment and consultation completed for the Googong development (which included the proposal site), no further assessment is proposed as part of the EIS and DoE request an ACHAR is not required for the proposal.

6.2.3 Historic heritage

Existing environment

A due diligence heritage investigation was undertaken by Navin Officer Heritage Consultants in March 2020 (refer Appendix C). This preliminary assessment include a site visit and desktop searches on the following statutory and non-statutory heritage registers and schedules:

- World Heritage List
- The National Heritage List (Australian Heritage Council)
- The Commonwealth Heritage List (Australian Heritage Council)
- The State Heritage Register (NSW Heritage Branch, Office of Environment and Heritage)
- Section 170 Heritage and Conservation Register(s) compiled by the Queanbeyan-Palerang Regional Council
- Heritage Schedule(s) from the Queanbeyan Local Environmental Plan 2012.

All searches found no heritage items listed on the State Heritage Register within the study area. The site investigation found that there are no recorded European heritage sites within the site.

Potential impact

The proposal is not expected to impact on any locally listed heritage items during construction or operation.

Proposed assessment

Historic heritage would not be considered further as part of the EIS.

6.2.4 Contamination

Existing environment

A search of the EPA's Contaminated Land Record database (EPA, 2020a) and the list of NSW contaminated sites notified to the EPA (EPA, 2020b), undertaken 18 May 2020, returned no records of contaminated land within the suburb of Googong.

The site has been subject to some disturbance during the construction of the township of Googong, with the site used as a compound and laydown area. During a site walkover undertaken on 17 March 2020, the presence of residual materials and stockpiles was noted (refer to Figure 6-2, Figure 6-3 and Figure 6-4).



Figure 6-2 Residual timber



Figure 6-3 **Ground disturbance**



Figure 6-4 **Material stockpile**

Potential impacts

The proposal has the potential to disturb the ground due to construction of buildings and utilities. Further investigations are needed to identify the potential for any contamination within the site.

Proposed assessment

Clause 7(1) of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) requires the consent authority to consider whether land is contaminated prior to consent of a development. The EIS will be supported by a Phase 1 Preliminary Assessment of the site and recommendations for further studies, if required.

6.2.5 Biodiversity

Existing environment

A desktop review and site survey was completed to determine the biodiversity constraints associated with the proposal. The full report is provided in Appendix A. As previously noted, the site has been cleared of all vegetation during the development of the urban release area and the site was formerly used as a construction compound and laydown area for land clearing and development operations.

Vegetation

No remnant canopy vegetation is present on the site, with street trees limited to those planted adjacent to the surrounding footpath. No shrubs are present on the site and groundcover vegetation is highly degraded and dominated by introduced species, including Turnip Weed (*Rapistrum rugosum*), Lambs Tongues (*Plantago lanceolata*) Cocksfoot (*Dactylis glomerata*) and Sheep Sorrel (*Acetosella vulgaris*). Introduced species account for about 70 per cent of the groundcover, native species cover is about 1.4 per cent and the remaining area (approximately 28 per cent) is exposed ground. Existing vegetation is shown in Figure 6-5.



Figure 6-5 View of the site looking south

Fauna habitat

It is unlikely that the site would support fauna species other than to provide marginal foraging habitat for mammal species such as the Eastern Grey Kangaroo (*Macropus giganteus*), of which scats were present on site. Common reptile species such as skinks and snakes, including the Eastern Blue-tongue (*Tiliqua schinoides*) and Eastern Brown Snake (*Pseudonaja textilis*), and birds that may forage on the ground. The site lacks rocky habitat including surface and partially embedded rocks that are essential habitat components for the Pink-tailed Worm-lizard (*Aprasia parapulchella*), a vulnerable listed species under the BC Act and EPBC Act, which is known to occur in the Googong area.

Threatened and migratory species

The literature review and database search identified 24 listed species and ecological communities that have the potential to occur in the study area due to suitable habitat being available, and/or have been recorded in the locality.

Potential impacts

The site is unlikely to support, or be occupied by any of the species that are likely to occur in the study area. This is due to the highly degraded and introduced nature of the groundcover, the absence of canopy and shrub cover, and the absence of habitat features such as surface and partially embedded rocks and woody debris to provide suitable habitat for threatened species. There are no aquatic habitats or wetland areas in the site to provide suitable habitat for aquatic or water-dependant species such as amphibians.

Biodiversity Development Assessment Report (BDAR) Waiver

As the proposal is to be assessed under Part 4 of the EP&A Act, consideration must be given to the potential impacts on biodiversity under the Biodiversity Assessment Method (BAM). Where the BAM applies, a Biodiversity Development Assessment Report (BDAR) is required to set out the proposed biodiversity offsets that must be taken into account in assessing the proposed

development. A BDAR must identify the biodiversity values to be impacted by a development, detail the avoidance methods undertaken to minimise impacts, and identify any offset requirements.

The initial site survey has, however determined that the site would not involve the removal of any native vegetation or have potential impacts on biodiversity values. Therefore, a BDAR waiver has been prepared to assess the impacts on biodiversity values from the proposed, concluding that there are no relevant impacts. The BDAR waiver is attached as Appendix B.

Proposed assessment

The BDAR waiver is attached as Appendix B. No additional specialist assessments are proposed as part of the EIS.

6.2.6 Construction dust

Existing environment

Air quality in the vicinity of the site is considered to be consistent with a rural residential area. There are limited sources of air pollution in the vicinity of the site with the road network considered to be the main source of pollution (vehicle emissions) close to the site while ongoing land and building development in the release area contributes to emissions at a more regional scale.

Potential impacts

Construction of the proposal has the potential to impact on adjacent sensitive receptors due to the generation of dust from construction activities and minor increases in emissions due to plant on site. Overall however, large volumes of earthworks are not expected with ground disturbance limited to utility trenches e.g. power, water, drainage, etc.

There are not expected to be any air quality emissions from the school during operation.

Proposed assessment

A construction dust assessment would be undertaken and included as part of the EIS.

6.2.7 Bushfire

Existing environment

The township of Googong is surrounded by National Park, with the closest parks being Brindabella National Park and Kosciuszko National Park in the West and Yanununbeyan National Park, Budawang National Park and Deua National Park in the West. The general area is characterised by low rolling to undulating hills (Jenkins 2000). The site has an elevation of 745 metres above sea level. The site has a slope of less than five per cent, which is anticipated to be levelled for construction.

Presently there are no plant community types on or within 600 metres of the site. The site comprises maintained exotic grassland, and in the absence of unmanaged vegetation, there is a low risk of an unacceptable fuel load developing at the site or in the surrounding areas. There are irregular plantings of exotic tree species along the road edges of the site. Currently, the exotic trees are juvenile and are not producing a large amount of leaf litter.

Potential impacts

No part of the site is on bushfire-prone land. The nearest bushfire-prone vegetation is approximately 800 metres from the site.

A desktop search of Council's online mapping and RFS bushfire prone land mapping (refer Figure 6-6) indicated that the site is not in bushfire prone land.

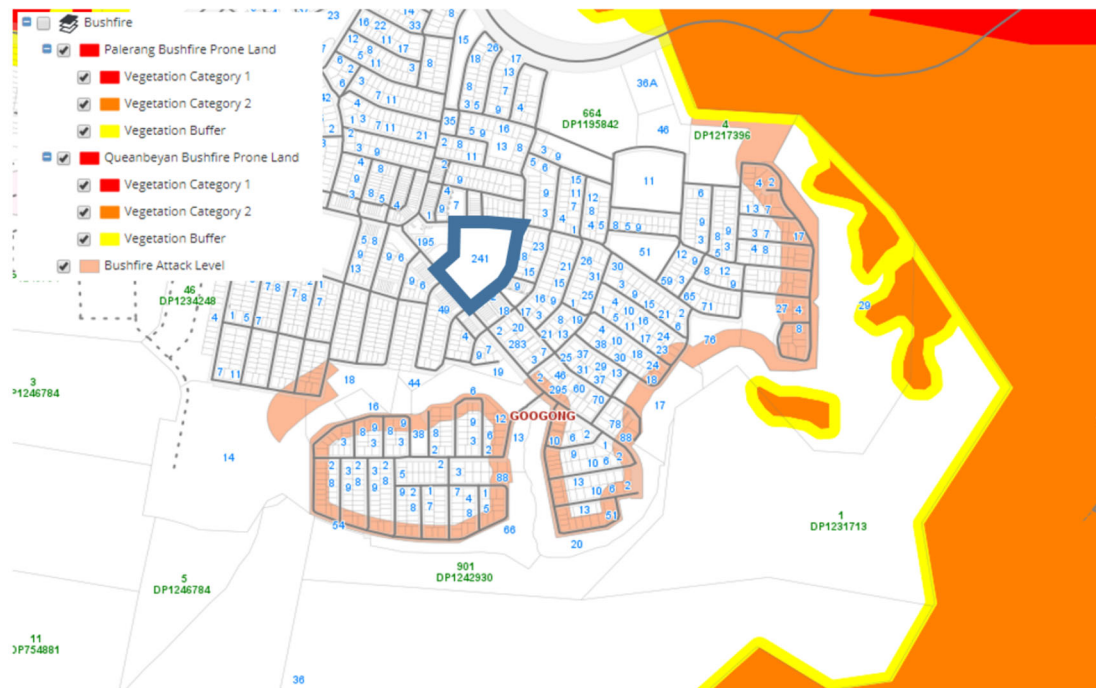


Figure 6-6 RFS Bushfire prone land mapping result (RFS, 2020)

Proposed assessment

No part of the lot on which the development is proposed is on bushfire prone land, and the nearest bushfire-prone land is approximately 800 metres away. Accordingly, the provisions of Planning for Bushfire Protection (RFS, 2019) do not apply. Issue of a Bush Fire Safety Authority under Section 100B of the Rural Fires Act 1997 is not required.

Given the above, no recommendations for bushfire protection measures are relevant or required and no further assessment is therefore proposed as part of the EIS.

7. Conclusion

This SEARs request provides an overview of the development of the new primary school at Googong and the likely scale and nature of the impacts to support the request for SEARs. The level of assessment for the potential impacts of the proposal is identified for consideration by DPIE.

The proposal meets the criteria for SSD and as such, an EIS will be prepared to address the SEARs in accordance with the EP&A Act and other relevant legislation.

8. References

RFS, 2020, "Check if you're in bush fire prone land" <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection/bush-fire-prone-land/check-bfpl>

Appendix A – Preliminary ecology assessment

21 October 2020

To NSW Department of Education

Copy to

From Melissa Cotterill

Tel +61 2 69237433

Subject Ecology input

Job no. 12521933

1.1 Ecology

A desktop review and site survey was completed to determine the biodiversity constraints associated with the project. The following sections outline the results of this assessment.

1.1.1 Methodology

Desktop review

A search of relevant databases and previous reports was undertaken in February and March 2020 to determine potential biodiversity constraints within a 10 kilometre radius (defined as the 'locality') of the project and that may be associated with the project area. The following databases were reviewed:

- NSW BioNet Atlas of NSW Wildlife for records of threatened species listed under the NSW *Biodiversity Conservation Act 2016* (BC Act) in the locality
- Biodiversity Conservation Division (BCD) Threatened Species, Populations and Communities database for threatened ecological communities that may occur in the locality
- Department of Agriculture, Water and Environment (DAWE) Protected Matters Search tool – for matters of national environmental significance listed under the *Commonwealth Environment Protection Biodiversity Conservation Act 1999* (EPBC Act) located within a 10 kilometre radius of project (searched February 2020)
- State Vegetation Type Mapping (SVTM), NSW Government Vegetation Information System (VIS) and OEH Spatial Data Catalogue for vegetation mapping in the study area
- National Herbarium of NSW, PlantNet database review for Rare or Threatened Australian Plants
- The DAWE directory of important wetlands
- The Commonwealth Bureau of Meteorology's Atlas of Groundwater Dependent Ecosystems (GDE)
- NSW BCD Threatened Species Profile Database
- Critical habitat registers:
 - DAWE – register of critical habitat
 - BCD – areas of outstanding biodiversity values (AOBVs)

Previous reports

The following previous reports were reviewed:

- Biosis (2014), Googong Township Pink-tailed Worm-lizard Management Plan, report prepared for Googong Township Pty Ltd, July 2012
- Australian Government Department of Sustainability, Environment, Water, Populations and Communities (2011), Recommendation Report – Googong Township urban development and associated infrastructure, NSW, report based on EPBC Act referral 2011/5829.
- Manidis Roberts (2010), Googong Township water cycle project, report prepared for CIC Australia Ltd, November 2010.

Field survey

A site survey was undertaken by an ecologist on 17 March 2020. The primary objectives of the site survey were to:

- Determine the vegetation condition within the project area and identify areas of conservation significance with reference to threatened ecological communities listed under the BC Act and EPBC Act
- Identify potential habitat for threatened flora and fauna species in the study area and determine the potential for threatened species to be affected by the project.

The site survey consisted of a random meander search of the entire project site and one flora plot (20 metres by 50 metres) to identify potential areas of habitat value and to determine the vegetation condition within the project area.

Within the plot, the following vegetation and habitat characteristics were recorded:

- Description of vegetation
- Dominant canopy vegetation
- Dominant understorey vegetation
- Groundcover species cover and abundance
- Percent native and exotic plant cover
- Proportion of overstorey regeneration
- Any signs of previous disturbance and grazing.

Fauna surveys were limited to habitat assessment to determine the potential of the project area to provide habitat for threatened fauna species

1.1.2 Existing environment

Vegetation

The project site has been previously cleared of native vegetation during the construction works for the subdivision of the Googong residential area. The project site was used as a construction compound

and stockpile area during construction of the township and is therefore highly degraded and altered from its original state (refer Figure 1).

No remnant canopy vegetation is present in the project site, with trees limited to those planted adjacent to the surrounding footpath. No shrubs are present in the site. Groundcover vegetation is highly degraded and dominated by introduced species, including Turnip Weed (*Rapistrum rugosum*), Lambs Tongues (*Plantago lanceolata*) Cocksfoot (*Dactylis glomerata*) and Sheep Sorrel (*Acetosella vulgaris*). Introduced species account for about 70 percent of the groundcover, native species cover is about 1.4 percent and the remaining cover is bare ground.



Figure 1: View of the project site looking south

Fauna habitat

The project site is comprised of highly degraded groundcover dominated by introduced species. It is unlikely that the site would support fauna species other than to provide marginal foraging habitat for mammal species such as the Eastern Grey Kangaroo (*Macropus giganteus*), of which scats were present on site, common reptile species such as skinks and snakes, including the Eastern Blue-tongue (*Tiliqua schinoides*) and Eastern Brown Snake (*Pseudonaja textilis*), and birds that may forage on the ground. The project site lacks rocky habitat including surface and partially embedded rocks that are essential habitat components for the Pink-tailed Worm-lizard (*Aprasia parapulchella*), a vulnerable listed species under the BC Act and EPBC Act, which is known to occur in the Googong Township area.

Threatened and migratory species

The literature review and database search identified 24 listed species and ecological communities that have the potential to occur in the study area due to suitable habitat being available, and/or have been recorded in the locality (refer Table 1).

Table 1 Listed species likely to occur in the study area

Species	Status	Recorded in locality	Recorded in project site
<i>Reptiles, invertebrates, amphibians</i>			
Golden Sun Moth <i>Synemon plana</i>	E – BC Act CE – EPBC Act	Multiple records for the species, the closest record is 2.5 km west of the proposal site (BCD, 2020)	No
Green and Golden Bell frog <i>Litoria aurea</i>	E – BC Act V – EPBC Act	One record for the species, located 2.3 km north-east of the proposal site (BCD, 2020)	
Pink-tailed Worm-lizard <i>Aprasia parapulchella</i>	V – BC Act V – EPBC Act	Yes – just outside study area in designated offset area to the east and Rockley Oval to the west (BCD, 2020)	No
Rosenberg’s Goanna <i>Varanus rosenbergi</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Southern Bell Frog <i>Litoria raniformis</i>	E – BC Act V – EPBC Act	One records for the species located 2.3 km north-east of the proposal site (BCD, 2020)	
<i>Mammals</i>			
Grey-headed Flying-fox <i>Pteropus poliocephalus</i>	V – BC Act V – EPBC Act	Two records for the species, the closest is located 2.3 km south-west of the proposal site (BCD, 2020)	No
Koala <i>Phascolarctos cinereus</i>	V – BC Act V – EPBC Act	One record for the species 2.3 km north-east of the	

Species	Status	Recorded in locality	Recorded in project site
		proposal site (BCD, 2020)	
Large Bent-winged Bat <i>Miniopterus orianae oceanensis</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Spotted-tailed Quoll <i>Dasyurus maculatus</i>	V – BC Act E – EPBC Act	Two records for the species, the closest is located 1.2 km east of the proposal site (BCD, 2020)	No
Birds			
Australasian Bittern <i>Botaurus poiciloptilus</i>	E – BC Act E – EPBC Act	One record for the species 5.7 km north of the proposal site (BCD, 2020)	
Brown Treecreeper (eastern subspecies) <i>Climacteris picumnus victoriae</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Diamond Firetail <i>Stagonopleura guttata</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Dusky Woodswallow <i>Artamus cyanopterus cyanopterus</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Flame Robin <i>Petroica phoenicea</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Gang-gang Cockatoo <i>Callocephalon fimbriatum</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Hooded Robin (south-eastern form) <i>Melanodryas cucullata cucullata</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Little Eagle <i>Haliaeetus leucogaster</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Fork-tailed Swift <i>Apus pacificus</i>	Mi – EPBC Act	One record for the species 5.7 km north	No

Species	Status	Recorded in locality of the proposal site (BCD, 2020)	Recorded in project site
Scarlet Robin <i>Petroica boodang</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Speckled Warbler <i>Chthonicola sagittata</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Spotted Harrier <i>Circus assimilis</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Superb Parrot <i>Polytelis swainsonii</i>	V – BC Act V – EPBC Act	One record for the species 6.0 km north of the proposal site (BCD, 2020)	No
Painted Honeyeater <i>Grantiella picta</i>	V – BC Act V – EPBC Act	One record for the species 5.7 km north of the proposal site (BCD, 2020)	No
Varied Sittella <i>Daphoenositta chrysoptera</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
White-bellied Sea Eagle <i>Haliaeetus leucogaster</i>	V – BC Act	Two records for the species, the closest is located 2.3 km north-east of the proposal site (BCD, 2020)	No
White-throated Needletail <i>Hirundapus caudacutus</i>	Mi – EPBC Act	Two records for the species, the closest is located 2.3 km north-east of the proposal site (BCD, 2020)	No
Flora			
Button Wrinklewort <i>Rutidosia leptorrhynchoides</i>	E – BC Act E – EPBC Act	Multiple records for the species, the closest record is 1.7 km east of the proposal site (BCD, 2020)	No
Hoary Sunray	E – EPBC Act	Multiple records for the species, the	No

Species	Status	Recorded in locality	Recorded in project site
<i>Leucochrysum albicans</i> var. <i>tricolor</i>		closest record is 1.7 km north of the proposal site (BCD, 2020)	
Pale Pomaderris <i>Pomaderris pallida</i>	V – BC Act V – EPBC Act	Multiple records for the species, the closest record is 3.9 km north of the proposal site (BCD, 2020)	No
Silky Swainson-pea <i>Swainsona sericea</i>	V – BC Act	No records within 10 km (BCD, 2020)	No
Ecological communities			
Box-Gum Woodland	E – BC Act E – EPBC Act	Known to occur in the offset area to the east of the project site	No
Natural Temperate Grassland	E – EPBC Act	Known to occur in numerous areas within the locality	No

The project site is unlikely to support, or be occupied by any of the species that are likely to occur in the study area, as indicated above. This is due to the highly degraded and introduced nature of the groundcover, the absence of canopy and shrub cover, and the absence of habitat features such as surface and partially embedded rocks and woody debris to provide suitable habitat for threatened species. There are no aquatic habitats or wetland areas in the project site to provide suitable habitat for aquatic or water-dependant species such as amphibians.

Pink-tailed Worm-lizard habitat

The Pink-tailed Worm-lizard is known to occur in the designated conservation area for the species, about 600 metres east of the project site. This 52 hectare conservation area was set aside specifically for the Pink-tailed Worm-lizard following an assessment of the impacts of the Googong Township on the habitat of the species in order to conserve and manage high quality habitat for the species in perpetuity (Biosis 2012). The conservation area is managed by the Queanbeyan-Palerang Regional Council.

With the limited access available at the site, a brief inspection of the conservation area was conducted during the survey period. The conservation area differs significantly from the project site due to the presence of native woodland vegetation with a groundcover containing native species, including Red-leg Grass (*Bothriochloa macra*), and an abundance of rocky habitat, particularly on sloping landform, which is favoured by the species (refer Figure 2).

The species was also previously recorded in the area of Rockley Oval, about 600 metres north-west of the project site. This area, in addition to the area of the project site, has since undergone clearing for the township subdivision and subsequent degradation of any potential habitat that may have been present for the species. The site survey indicated an absence of potential habitat for the species due to lack of surface and partially embedded rocks, and a dominance of introduced groundcover species. The project site is therefore unlikely to provide potential habitat for the species.



Figure 2: View of the Pink-tailed Worm-lizard offset area, showing rocky habitat

Googong foreshores

Googong Foreshores is located about 1.5 kilometres to the east of the project site and known to provide habitat to numerous threatened species. It is Commonwealth land, leased to the Australian Capital Territory and New South Wales governments by the Commonwealth Department of Finance and Deregulation as part of the Queanbeyan Water Supply Agreement. The subdivision of Googong Township is entirely outside of Googong Foreshores. Listed threatened species and ecological communities known to occur within the Googong Foreshores are:

- Pink-tailed Worm-lizard
- Hoary Sunray
- Pale Pomaderris
- Button Wrinklewort
- Natural Temperate Grassland of the Southern Tablelands of New South Wales and the Australian Capital Territory
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

The project site is unlikely to support any of these listed species or ecological communities due to the highly degraded and introduced nature of the groundcover, and lack of habitat features required to provide suitable habitat for these species. As these species are unlikely to occur, Tests of Significance pursuant to section 7.3 of the *Biodiversity Conservation Act 2016* and/or significance assessments for matters of environmental significance pursuant to the Significant impact guidelines 1.1 of the *Environment Protection and Biodiversity Conservation Act 1999* are not required to assess the potential for significant impact on threatened biota or communities.

1.1.3 Conclusions and need for further assessment

As the proposal is to be assessed under Part 4 of the EP&A Act, consideration must be given to the projects potential impacts on biodiversity under the Biodiversity Assessment Method (BAM). Where the BAM applies, a Biodiversity Development Assessment Report (BDAR) is required that sets out the proposed biodiversity offsets and that must be taken into account in assessing the proposed development. A BDAR must identify the biodiversity values to be impacted by a development, detail the avoidance methods undertaken to minimise impacts, and identify any offset requirements. However, following initial site surveys, it has been determined that the project site would not involve the removal of any native vegetation or have potential impacts on biodiversity values. Therefore, a BDAR waiver is considered an appropriate level of assessment for the project (refer Appendix B).

Regards

Melissa Cotterill

Scientist

Appendix B - BDAR waiver

Table 1: BDAR waiver request information requirements	
Admin	<p>Proponent: Department of Education</p> <p>Contact details: Sarah Kelly Principal Planner, School Infrastructure NSW 0419 125 237, Sarah.Kelly97@det.nsw.edu.au</p> <p>GHD on behalf of the proponent. Lucy Bourne Senior Environmental Scientist, GHD 02 6923 7424, Lucy.Bourne@ghd.com</p>
	Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process).
	<p>Melissa Cotterill</p> <p>Bachelor of Science (Ecology)</p> <p>Accredited Biodiversity Assessment Methodology (BAM) assessor.</p>
Site details	<p>Aprasia Avenue, Googong, NSW. Lot 3 DP 1179941. Queanbeyan-Palerang LGA</p> <p>The project site consists of an approximate 2.8 hectare vacant block owned by the Department of Education (DoE). The site has been previously cleared of native vegetation and contains minimal vegetation cover mostly limited to introduced groundcover vegetation. The project site has previously been utilised as a construction compound and stockpile site during the construction of the surrounding township, and subsequently has been degraded and altered from its original state in this time.</p> <p>Figures of the site location map depicting the development site in the context of surrounding areas and landscape features can be found below Figure 1.</p>
Proposed development	<p>The proposal is to develop a new primary school at Googong. The proposal is needed to meet the education needs of the area, both current and future, through the provision of core educational infrastructure, flexible learning spaces and play spaces, and would provide an new public school with the capacity for 1,000 students and 70 staff at completion.</p> <p>The proposal includes staged construction and operation of the following facilities:</p> <ul style="list-style-type: none"> • 44 new general-purpose learning areas (teaching space/ classrooms) located in four two story buildings • Four special program rooms • Core facilities including a library, multipurpose hall, out of hours care facilities, canteen, administration facilities and staff facilities • Outdoor play areas including a playing field, yarning circle, quadrangle and playground • An onsite carpark, kiss and ride facilities, and on street car parking bay and a school bus stop on Gorman Drive • Landscaping and property. <p>The proposal would involve all works occurring within the site as well as on the adjacent roads.</p> <p>The proposal has been developed to allow the works to be delivered in two stages, This will enable Googong Primary School to become operational following the completion of the first stage of construction.</p>
Impacts on biodiversity values	Impacts on biodiversity values are summarised below in Table 2.

Please complete Table 1. For each biodiversity value either explain why the value is not relevant to the development or, where it is relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts on the proposed development.

Table 2: Impacts on biodiversity values from the proposed modification			
Biodiversity values	Meaning	Relevant or NA* (✓ or NA)	Likely impacts <i>Proponent should indicate how biodiversity values may relate to their development site and how impacts may have been avoided or otherwise.</i>
Vegetation integrity	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state	NA	<p>The proposed development involves the construction and operation of a new primary school on Aprasia Avenue, Googong. The development would include teaching spaces and play space with associated facilities. The development will be located on land that has been previously cleared of native vegetation during the construction works for the subdivision of the existing Googong residential area. The site was used as a construction compound and stockpile area during construction of the township and is therefore highly degraded and altered from its original state. There is no remnant or regrowth canopy or shrub layer vegetation present on the site.</p> <p>About 2.75 hectares of vegetation removal and disturbance would be required for the development, which is dominated by introduced species, including Turnip Weed (<i>Rapistrum rugosum</i>), Lambs Tongues (<i>Plantago lanceolata</i>), Cocksfoot (<i>Dactylis glomerata</i>) and Sheep Sorrel (<i>Acetosella vulgaris</i>). Introduced species account for about 70 percent of the groundcover, native species cover is about 1.4 percent with the remaining cover being bare ground (see Photo 1).</p>
Habitat suitability	Degree to which the habitat needs of threatened species are present at a particular site	NA	<p>The proposed location for the new primary school has previously been cleared of native vegetation for development of the Googong residential area, and is comprised of highly degraded groundcover dominated by introduced species. There are no fauna habitat features in the site of trees, shrubs rocky or watery habitats. The site is unlikely to support fauna species other than to provide marginal foraging habitat for commonly occurring species. It is unlikely the site would support threatened species due to the absence of suitable habitat, including native vegetation in any stratum and other habitat features (i.e. trees, rocky outcrops etc.) (see Photo 1).</p> <p>The proposed development has avoided impacts upon threatened species or ecological communities and their habitats through its location in a previously disturbed area with very low potential habitat value, and the avoidance of any clearing of native vegetation.</p>
Threatened species abundance	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	NA	<p>The development site was previously cleared of native vegetation during the construction works for the subdivision of the Googong residential area. The site was used as a construction compound and stockpile area during construction of the township and is therefore highly degraded and altered from its original state. The site is unlikely to support threatened species due to the absence of suitable potential habitat, including native vegetation and other habitat features (i.e. trees, rocky outcrops etc.).</p> <p>The proposed development has avoided impacts upon threatened species or ecological communities and their habitats through its location in a previously disturbed area with very low potential habitat value, and the avoidance of any clearing of native vegetation.</p> <p>No threatened species have previously been recorded in the study area. The Pink-tailed Worm-lizard (<i>Aprasia parapulchella</i>) is known to occur in a designated offset area for the species just outside the study area to the east. However, the development site lacks rocky habitat including surface and partially embedded rocks that are essential habitat components for the species, and is dominated by introduced</p>

Table 2: Impacts on biodiversity values from the proposed modification			
Biodiversity values	Meaning	Relevant or NA* (✓ or NA)	Likely impacts <i>Proponent should indicate how biodiversity values may relate to their development site and how impacts may have been avoided or otherwise.</i>
			groundcover species. The development site is therefore unlikely to provide potential habitat for the species.
Vegetation abundance	Occurrence and abundance of vegetation at a particular site	NA	The development site was previously cleared of native vegetation during the construction works for the subdivision of the Googong residential area. The site was used as a construction compound and stockpile area during construction of the township and is therefore highly degraded and altered from its original state. There is no remnant canopy or shrub layer vegetation present on the site. The area to be impacted for the Googong PS is about 2.75 hectares, which is dominated by introduced species, including Turnip Weed (<i>Rapistrum rugosum</i>), Lambs Tongues (<i>Plantago lanceolata</i>), Cocksfoot (<i>Dactylis glomerata</i>) and Sheep Sorrel (<i>Acetosella vulgaris</i>) (see Photo 1). Introduced species account for about 70 percent of the groundcover, native species cover is about 1.4 percent with the remaining cover being bare ground.
Habitat connectivity	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	NA	The development site does not contribute to habitat connectivity. The site is located in a previously cleared area and dominated by introduced species, as identified above. The development is unlikely to isolate any areas of habitat, with the Googong PS being constructed on a cleared area surrounded by a residential subdivision with a shopping precinct. Existing residential development occurs on all sides of the proposed proposal site. Therefore, connectivity to any other potential habitat features is extremely limited. No removal of native vegetation or other potential habitat features is required for the development.
Threatened species movement	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	NA	As described above, the site does not contain any habitat components likely to be important to threatened species due to the previous degradation of the site, and the site's location in a township surrounded by developments. As such, threatened species are unlikely to utilise the site, or move through the site to other areas of habitat, due to the site's isolation. The proposed development will not impact upon the movement of threatened species for the reasons detailed above.
Flight path integrity	Degree to which the flight paths of protected animals over a particular site are free from interference	NA	The new primary school will be constructed on cleared land surrounded by a residential subdivision and will not impact on the flight path of any protected animals. The structure will not include any elevated features beyond the context of the surrounding residential subdivision and shopping precinct that are likely to impact any flight paths.
Water sustainability	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site	NA	The new primary school will result in an increased demand for water resources and potential alterations to stormwater run-off. This will result in potential changes to natural run-off conditions in the catchment. Water resource investigations will be undertaken to identify the potential impacts of the development on water resources, including hydrology and flooding. Given drainage in the study area has been highly modified by the construction of the surrounding residential subdivision, there are no watercourses in the study area other than minor ephemeral drainage lines to the east and south and water resources to be used will be sourced from town supplies, it is unlikely the proposed development will have an impact on threatened species or ecological communities outside the study area where they are likely to occur. It is unlikely that the proposal would cause sedimentation or water quality impacts which would reach downstream waterbodies in the locality.

*Provide reasoning against any NA recorded against any values where it is not relevant (e.g. if the site does not support any natural vegetation or habitat; Site is in a highly urbanized or industrial setting).

Table 1: Species list from flora plot survey at Googong site

Scientific name	Common name	Cover (%)
<i>Acetosella vulgaris</i> *	Sheep Sorrel	5
<i>Austrostipa bigeniculata</i>	Tall Speargrass	0.1
<i>Austrostipa scabra</i>	Speargrass	0.1
<i>Carthamus lanatus</i> *	Saffron Thistle	1
<i>Chloris truncata</i>	Windmill Grass	0.1
<i>Cirsium vulgare</i> *	Spear Thistle	1
<i>Conyza bonariensis</i> *	Flaxleaf Fleabane	0.1
<i>Cynodon dactylon</i>	Couch	0.1
<i>Dactylis glomerata</i> *	Cocksfoot	6
<i>Dittrichia graveolens</i> *	Stinkwort	0.1
<i>Echium plantagineum</i> *	Paterson's Curse	0.1
<i>Erodium botrys</i> *	Long Storksbill	0.1
<i>Erodium moschatum</i> *	Musky Crowfoot	5
<i>Geranium solanderi</i>	Native Geranium	0.1
<i>Hypochaeris radicata</i> *	Flatweed	1
<i>Lepidium africanum</i> *		0.1
<i>Lolium rigidum</i> *	Wimmera Ryegrass	2
<i>Malva parviflora</i> *	Small-flowered Mallow	1
<i>Modiola caroliniana</i> *	Red-flowered Mallow	0.1
<i>Persicaria prostrata</i>	Creeping Knotweed	0.5
<i>Plantago lanceolata</i> *	Lambs Tongues	25
<i>Rapistrum rugosum</i> *	Turnip Weed	20
<i>Romulea rosea</i> *	Onion Grass	0.1
<i>Rytidosperma caespitosum</i>	Ringed Wallaby Grass	0.1
<i>Senecio</i> sp.		0.1
<i>Sporobolus creber</i>	Western Rat-tail Grass	0.1
<i>Trifolium subterraneum</i> *	Subterranean Clover	0.1
<i>Wahlenbergia communis</i>	Tufted Bluebell	0.1

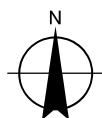
* denotes introduced species



Photo 1: View of the proposal site looking south.



Paper Size ISO A4
0 25 50
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



Department of Education
Development of new Primary School
at Googong SEARs request

Project No. 12521933
Revision No. -
Date 22/10/2020

The proposal site

FIGURE 1.1

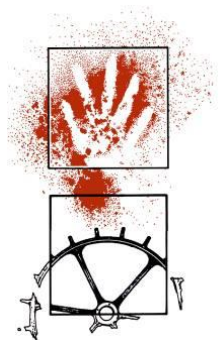
Appendix C – Due Diligence Aboriginal and European Archaeological Assessment

Googong Public School

Lot 3 DP 1179941

Due Diligence Aboriginal and European Archaeological Assessment

March 2020



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EXECUTIVE SUMMARY

This report documents the results of a Due Diligence Aboriginal and European archaeological assessment of the Googong Public School site. The report was commissioned by GHD on behalf of School Infrastructure NSW (SINSW).

Step 1: Determine if the activity will disturb the ground surface.

The development of Lot 3 DP 1179941 for the Googong Public School will disturb the ground surface.

Step 2a: Search the AHIMS database and use any other sources of information of which you are already aware.

Five Aboriginal recordings are listed on AHIMS for the area around the Googong study area within the following map grid references:

1. Lat, Long From: -35.4248, 149.2351.
2. Lat, Long To: -35.421, 149.2412 with a buffer of 50 metres.

Sites comprise two artefact scatters and three potential archaeological deposits. None of these sites are located within Lot 3 DP 1179941.

There are not listed European heritage site in the project area.

Step 2b: Determine if the activity is in area where landscape features indicate the presence of Aboriginal objects

Lot 3 DP 1179941 does not include landscape elements that indicate the presence of Aboriginal objects. A significant amount of disturbance within the block has occurred during the construction of the surrounding development, the area was also used as a site compound and laydown area.

Step 3: Can you avoid harm to the object or disturbance of the landscape feature?

No sites are envisaged to be harmed by the development of Lot 3 DP 1179941 for the Googong Public School.

Step 4: Desktop assessment and visual inspection

A site walk-over was undertaken on 17 December 2020 by archaeologist Nicola Hayes. No Aboriginal or European objects or areas of archaeological potential were located.

Step 5: Further investigation and impact assessment

1. No further heritage assessments are required for Lot 3 DP 1179941.
2. The unanticipated discovery protocols outlined in Appendix 2 should be followed for this project.

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1 INTRODUCTION

1.1 Project Framework

This assessment is undertaken to satisfy the NSW Office of Environment and Heritage *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

This Code of Practice helps individuals and organisations to exercise due diligence when conducting activities that may harm Aboriginal objects and to identify whether they need to apply for an Aboriginal Heritage Impact Permit (AHIP) (NSW DECCW 2010: 2).

The Code sets out the steps to take in order to:

- 1 identify whether or not Aboriginal objects are, or likely to be, present in an area;
- 2 determine whether or not their activities are likely to harm Aboriginal objects (if present); and
- 3 determine whether an AHIP application is required.

The steps are (Figure 1.1):

- Step 1:** Determine if the activity will disturb the ground surface.
- Step 2a:** Search the AHIMS database and use any other sources of information of which you are already aware.
- Step 2b:** Determine if the activity is in area where landscape features indicate the presence of Aboriginal objects
- Step 3:** Can you avoid harm to the object or disturbance of the landscape feature?
- Step 4:** Desktop assessment and visual inspection
- Step 5:** Further investigation and impact assessment

This report documents the results of a Due Diligence Aboriginal and European archaeological assessment of the Googong Public School site. The report was commissioned by GHD on behalf of School Infrastructure NSW (SINSW) as part of the NSW Department of Education.

1.2 Contributors

Nicola Hayes (BA/BSc, Grad. Dip Arts) completed this study. Nicola is an Associate Director of NOHC and has been a professional heritage consultant for 15 years.

1.3 This Report

1.3.1 Outline

This report:

- Provides a project framework (Section 1);
- Provides a project description (Section 2);
- Provides an AHIMS search and literature review (Section 3);
- Provides a landscape context (Section 4);
- Describes the results of the visual assessment (Section 5); and
- Provides an impact assessment and recommendations (Section 6).



1.3.2 Restricted Information

Information in this report relating to the exact location of Aboriginal sites should not be published or promoted in the public domain. The following images and report sections should be restricted in a public version of this document:

- Figure 3.1
- Appendix 1.

No information provided by Aboriginal stakeholders in this report has been specifically identified as requiring access restrictions due to its cultural sensitivity.

1.3.3 Confidentiality

No information in this report has been classified as confidential.

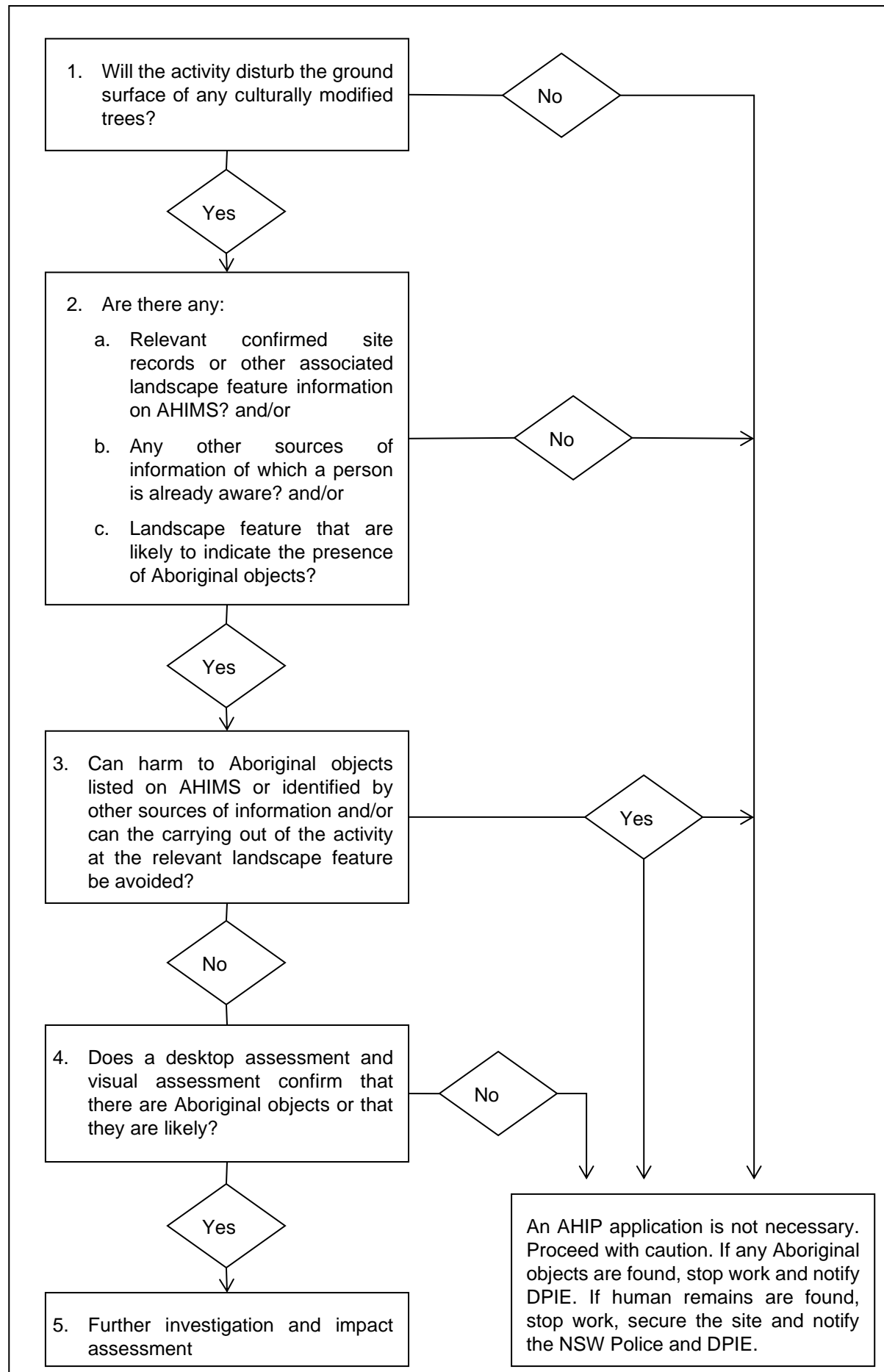
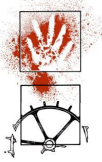


Figure 1.1 Generic due diligence process (from DECCW 2010)



2 PROJECT DESCRIPTION

The NSW Department of Education has a legislative responsibility to provide teaching spaces to meet demand in all areas across NSW. A new school at Googong has been identified to meet population growth in the developed area.

Site Information:

Location address	Corner Gorman Drive and Wilkins Way, Googong. Lot 3 DP 1179941.
Site Size (ha)	2.81 ha
Site Ownership/Status	The Certificate of Title for the site was issued on the 14th Oct 2016
Site contours or major level changes across the site	Relatively flat
Street frontages	The site is irregular in shape, with frontages along Aprasia Avenue (to the north), Gorman Drive (to the south-west) and Wilkins Way (to the south-east).
Heritage	No
Age of buildings and Building fabric (high level commentary only if relevant)	N/A
Details of any major works on the site (last 10 years)	N/A

Site Location:

The site is identified in Figure 2.1 below and is comprised of Lot 3 DP 1179941.

2.1 Will the activity disturb the ground surface? (Step 1)

The development of Lot 3 DP 1179941 for the Googong Public School will disturb the ground surface.

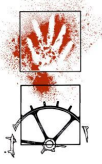


Figure 2.1 Location of the proposed Googong Public School Lot 3 DP 1179942



3 AHIMS SEARCH AND LITERATURE REVIEW

3.1 Methodology

A range of archaeological and historical data was reviewed for the Googong study area and its surrounds. This literature and data review was used to determine if known Aboriginal and historical sites were located within the area under investigation, to facilitate site prediction on the basis of known regional and local site patterns, and to place the area within an archaeological and heritage management context. The review of documentary sources included heritage registers and schedules, local histories, and archaeological reports.

Aboriginal literature sources included the Aboriginal Heritage Information Management System (AHIMS) maintained by the NSW Department of Planning, Industry and Environment (DPIE) and associated files and catalogue of archaeological reports; and theses held in the library of the School of Archaeology and Anthropology, at the Australian National University. Sources of historical information included regional and local histories, heritage studies and theses; parish maps; and where available, other maps, such as portion plans.

Searches were undertaken of the following statutory and non-statutory heritage registers and schedules:

- : AHIMS (NSW DPIE);
- : Atlas of Aboriginal Places (NSW DPIE);
- : World Heritage List;
- : The National Heritage List (Australian Heritage Council);
- : The Commonwealth Heritage List (Australian Heritage Council);
- : The State Heritage Register (NSW Heritage Branch, Office of Environment and Heritage);
- : Section 170 Heritage and Conservation Register(s) compiled by the Queanbeyan-Palerang Regional Council; and
- : Heritage Schedule(s) from the *Queanbeyan Local Environmental Plan 2012*.

3.2 AHIMS Search Results

Five Aboriginal recordings are listed on AHIMS for the area around the Googong study area within the following map grid references:

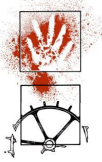
- : Lat, Long From: -35.4248, 149.2351
- : Lat, Long To: -35.421, 149.2412 with a buffer of 50 metres

Sites comprise two artefact scatters and three potential archaeological deposits. None of these sites are located within Lot 3 DP 1179941, see Figure 3.1.

A copy of the AHIMS search is provided in Appendix 1.

3.3 Previous Archaeological Research

There are no previously recorded sites located within Lot 3 DP 1179941. Archaeological surveys, surface collection and subsurface testing within the Googong Township area have been undertaken by Saunders (2001a, 2001b) and NOHC (2003, 2010, 2014, 2015, 2016, 2018).



Sixty-seven Aboriginal sites had been identified in the Googong Urban Release Area prior to the current assessment (Table 3.1).

Table 3.1 Summary of Aboriginal sites identified in the Googong Urban Release Area

Development area	No. of sites	AHIP
Googong Neighbourhood 1A	Eight	AHIP 1116438
Googong Neighbourhood 1B	Eight	AHIP C0000573
Googong Neighbourhood 1B – Remaining Areas	Eight (including two that were also in Googong Neighbourhood 1B area)	AHIP C0001258
‘Bunyip’ property (not part of the land being developed by SINSW)	One PAD	AHIP C0002507
Googong Balance Areas	37	AHIP C0001687
Googong Neighbourhood 2	14 (including eight sites also recorded in the Balance Areas)	AHIP C0003603

Table 3.1 identifies 76 sites, as two sites are located in Googong Neighbourhood 1B and included in two AHIPs (AHIP C0000573 and AHIP C0001258) and eight sites are included in the Balance Areas and Googong Neighbourhood 2 (AHIP C0001687 and AHIP C0003603).

The Office of Environment and Heritage (OEH) approved an AHIP C0001687 to undertake an archaeological salvage and research program of visible surface artefacts within Googong Balance Areas. Surface salvage (collection) and recording (as per research program) of these sites and associated PADs was undertaken in June 2016 (NOHC 2016b). Ninety lithic artefacts were retrieved through surface collection.

OEH approved AHIP C0003603 in 2018 for the area of Googong Neighbourhood 2. Subsequently an assemblage of 50 stone artefacts were salvaged from surface collections at Googong sites GRW4, GRW5, GRW8, GRW10, GRW31, GRW33, GRW34, GRW35, GRW36, GRW39, GRW39, GRW40, and GRW41.

OEH later approved a variation to AHIP C0003603 and an additional 63 lithic items were collected from sites GA5, GRW11, GRW14, GRW15 and GRW43. Forty-one were determined to be artefactual.

Aboriginal sites recorded within the Googong area comprise scatters of stone artefacts on the surface and/or in shallow subsurface sediments. Artefacts are present across each of the sites in low densities, in terms of the number of artefacts present per square metre.

The low overall density of artefacts across the broader Googong project area is likely to be a consequence of the fact that activity in the region would have been focused on the nearby Queanbeyan River (which is one-kilometre east of the project area boundary). The Googong project area would have been a comparatively less desirable area in which to camp or occupy for extended periods of time.

The size and distribution of sites across the Googong landscape is in keeping with site location models for the region, with larger site size and frequency in areas close to creek lines and permanent water sources, and a reduction in site size and frequency as distance from water sources increases.

While sites have been found to occur in all topographic and vegetational zones in the Googong project area, there is a clear tendency for a greater density of sites, and for the larger sites to be located in



proximity to creeks and proximate parts of valley floors, which might have incorporated areas of permanent or ephemeral wetlands or ponds in the pre-contact period. The density of sites, and the size of sites, drops off markedly with terrain elevation, and sites on upper slopes, ridgelines and hill tops are comparatively rare.

Generally, archaeological test excavations carried out on PADs in the Googong project area have recovered sparse assemblages of subsurface artefacts.

A total of 166 test pits have been excavated recovering a total of 152 artefacts. Combining all sites, the total area excavated is 103 square metres, equating to an average density of 1.48 artefacts per square metre.

GA PAD16	10 artefacts from 33 pits and 84 artefacts from a 20 m ² area around 'feature 1'. 94 subsurface artefacts in total ¹
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GA PAD17	nine artefacts from 25 pits
----------	-----------------------------

GA PAD18	one artefact from 12 pits ²
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GA PAD19	15 artefacts from 37 pits.
----------	----------------------------

GA PAD20	six artefacts from 10 pits
----------	----------------------------

GA PAD21	one artefact from six pits
----------	----------------------------

GA PAD22	15 artefacts from 26 pits
----------	---------------------------

G1B PAD	five artefacts from six pits
---------	------------------------------

Bunyip PAD	six artefacts from 11 pits
------------	----------------------------

The largest site found to date at Googong is GA PAD16 where subsurface testing recovered 94 subsurface artefacts, of which 84 were recovered from a single feature and interpreted as resulting from a single knapping event. It is important to note that this site was located adjacent to a drainage line. Overall, the data obtained from excavations indicate that even in areas assessed as having sufficient potential to be designated as PADs, the assemblage of subsurface artefacts across the Googong project area is sparse.

The higher artefact incidence at GA PAD16 is also largely responsible for increasing the overall artefact recovery in Neighbourhood 1A relative to Neighbourhood 1B. Outside of the PAD16 location, site assemblages are typically small and low in areal incidence. This is consistent with the lower order of drainage lines which characterise the Googong study area. Both neighbourhoods comprise elevated upper catchment landscapes characterised by broad relatively low relief topography and which together are fringed to the north and east by steep gradients which border the immediate Googong River corridor and valley.

3.4 European Heritage Sites

There are no recorded European heritage sites within Lot 3 DP 1179941.

¹ An additional four subsurface artefacts were recovered from grader scrapes. These are excluded due to the inherently lower recovery rate of artefacts identified visually on scraped surfaces versus artefacts from excavated and sieved deposit.

² An additional subsurface artefact was recovered from grader scrapes.



Figure 3.1 Lot 3 DP 1179941 with recorded sites



4 LANDSCAPE CONTEXT

The total Googong development area comprises approximately 850 hectares of dissected plateau margin bordering a series of relatively steep gullies along Jerrabomberra Creek in the west, Gorge Creek in the north and a small portion of the Queanbeyan River in the northeast. Land elevations vary from approximately 600 metres Australian height datum (AHD) along the Queanbeyan River to 816 metres at Swan Hill, which forms part of a low series of ridges that run northwest to southeast through the centre of the Googong New Town development area.

Drainage to the west of these ridges runs from a series of minor tributaries into Jerrabomberra Creek, which then drains to the north. To the southeast of the ridges the land is drained to the east into Googong Dam, while to the northeast water is drained to the north from Gorge Creek and another similar steep gully into the Queanbeyan River that flows to the north.

Lot 3 DP 1179941 comprises a relatively low relief slope. Drainage is a low gradient soakway and ephemeral washway. Drainage has been modified by the construction of the surrounding housing development.

The current project area has been cleared for pastoral purposes and pastoralism has been the dominant activity in the area since European settlement in the early to mid-nineteenth century. There are a number of older eucalypts within the current project area, but the majority is characterised by introduced grasses and weeds.

Bedrock in the Googong development area consists predominantly of Silurian aged rocks belonging to the Colinton Volcanics, as well as granites and Mount Pleasant Porphyry, the latter being restricted mainly to the vicinity of Gorge Creek. Soils in the Googong New Town area are characterised by massive earths consisting of Monga, Colinton, Springbank and Michelago soils, and texture contrast soils such as Nyora, Cowper and Reidsdale (Gunn et al 1969).

The soils are typically shallow and contain large quantities of bedrock gravels and cobbles, with bedrock also frequently exposed at ground level on crests and ridge slopes, or as outcrops along the creek lines and steeper ridge slopes. However, on the low gradient basal slopes and creek flats deposits tend towards deeper sandy or loamy soils.

Soil surface and subsoil erosion is apparent on spur crests around bedrock outcrops, and locally around scalds and minor rills on mid and lower slopes. The soils across much of the area are shallow and residual. Clayey subsoils, with minimal A horizons remaining, are common at surface in scalds and around bedrock margins at outcrop across upper slopes. Where more of the sandy loam horizons and texture contrast soils remain, the soil profiles are often hard-setting.

Like most soils across the NSW grazing lands, the land surface across the study area is substantially modified by clearance and grazing (Butzer and Helgren 2005; Gale and Haworth 2005). Treadage by grazing stock is a key process in modifying soil profiles leading to poor permeability, susceptibility to run-off and high soil erodibility.

A significant amount of disturbance within the block has occurred during the construction of the surrounding development, with the site also used as a compound and laydown area. Figure 4.1 depicts the area during the construction phase in 2016.



Figure 4.1 Lot 3 DP 1179941, 2015 Google Earth image

4.1 Is the activity in an area where landscape features indicate the presence of Aboriginal objects?

Lot 3 DP 1179941 does not include landscape elements that indicate the presence of Aboriginal objects.



5 VISUAL ASSESSMENT

A site walk-over was undertaken on 17 December 2020 by archaeologist Nicola Hayes. Lot 3 DP 1179941 was inspected on foot. It was evident that the area had undergone substantial disturbance including the presence of imported materials, and evident ground disturbance. No Aboriginal objects or areas of archaeological potential were located. Figures below depict the ground disturbance



Imported timber



Ground ripping



Imported gravels



6 IMPACT ASSESSMENT AND RECOMMENDATIONS

6.1 Can harm be avoided?

No sites will be harmed by the development of Lot 3 DP 1179941 for the Googong Public school.

6.2 Recommendations

1. No further heritage assessments are required for Lot 3 DP 1179941.
2. The unanticipated discovery protocols outlined in Appendix 2 should be followed for this project.



7 REFERENCES

- Navin Officer Heritage Consultants (NOHC) 2003 Googong Local Environmental Study: Cultural Heritage Component. Report to Willana Associates Pty Ltd.
- Navin Officer Heritage Consultants (NOHC) 2009 Remediation Works Jumping Creek, NSW: Aboriginal Heritage Assessment. Report to Queanbeyan City Council.
- Navin Officer Heritage Consultants (NOHC) 2010a Remediation Works Jumping Creek, Queanbeyan NSW: Archaeological Salvage (Relocation) Program. Report to Queanbeyan City Council.
- Navin Officer Heritage Consultants (NOHC) 2010b Googong Neighbourhood 1A, NSW: Aboriginal Archaeological Subsurface Testing and Collection Program. Report to CIC Australia.
- Navin Officer Heritage Consultants (NOHC) 2013 Googong Neighbourhood 1A: Surface Salvage Collection of Aboriginal Objects. Report to CIC Australia.
- Navin Officer Heritage Consultants (NOHC) 2015 Mount Pleasant subdivision Burra Road. Archaeological Assessment and Aboriginal Cultural Heritage Assessment. Report to CIC.
- Navin Officer Heritage Consultants (NOHC) 2016 Googong New Town, NSW: Balance Areas: Archaeological Assessment and Aboriginal Cultural Heritage Assessment. Prepared for Googong Township Pty. Ltd.
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- Saunders, P 2001^a Talpa Crest Aboriginal and European Cultural Heritage Survey. Unpublished report by Archaeological Heritage Surveys to Bill Swan and Associates Pty Ltd.
- Saunders, P 2001^b South Queanbeyan Urban Investigation Area: Preliminary Archaeological Assessment. Unpublished report by Archaeological Heritage Surveys to Don Fox Planning Pty Ltd.

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APPENDIX 1

AHIMS AND OTHER HERITAGE REGISTER SEARCH RESULTS



Office of
Environment
& Heritage

AHIMS Web Services (AWS) Extensive search - Site list report

Your Ref/PO Number : 200060
Client Service ID : 476568

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
57-2-0387	GA21 (Googong)	GDA	55	703051	6077909	Open site	Valid	Artefact : 17		102191.10278 1.102784
Contact										
57-2-0388	GA22 (Googong)	GDA	55	703438	6077832	Open site	Partially Destroyed	Artefact : 9	3061.3299	102191.10278 1.102784
Contact										
57-2-0595	GAPAD17	GDA	55	703050	6077950	Open site	Valid	Potential Archaeological Deposit (PAD) : 1	3299	102191.10278 1.102784
Contact										
57-2-0596	GAPAD18	GDA	55	703450	6078000	Open site	Valid	Potential Archaeological Deposit (PAD) : 1	3061.3299	102191.10278 1.102784
Contact										
57-2-0772	BGPAD 1	GDA	55	702912	6077530	Open site	Valid	Artefact : 1	3061.3299.4558	103675
Contact										
			Navin Officer Heritage Consultants Pty Ltd.	Miss. Julia Maskell					4083	

Report generated by AHIMS Web Service on 14/01/2020 for Nicola Hayes for the following area at Lat. Long From : -35.4248, 149.2351 - Lat. Long To : -35.421, 149.2412 with a Buffer of 50 meters. Additional Info : due diligence assessment. Number of Aboriginal sites and Aboriginal objects found is 5
This information is not guaranteed to be free from error omission. Office of Environment and Heritage (NSW) and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.



APPENDIX 2

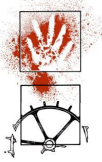
UNANTICIPATED DISCOVERY PROTOCOLS



Protocol to follow in the event that Aboriginal object(s) or historical relics (other than human remains) are encountered and no AHIP has been approved

In the event that object(s) which are suspected of being Aboriginal object(s) or relic(s) are encountered during development works, then the following protocol will be followed:

1. Cease any further excavation or ground disturbance, in the area of the find(s);
 - a. The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be temporarily halted; and
 - b. The site supervisor and the Principal will be informed of the find(s).
2. Do not remove any find(s) or unnecessarily disturb the area of the find(s);
3. Ensure that the area of the find(s) is adequately marked as a no-go area for machinery or further disturbance, and that the potential for accidental impact is avoided;
4. Note the location and nature of the finds, and report the find to:
 - a. Relevant project personnel responsible for project and construction direction and management, and
 - b. Report the find to the Department of Planning, Industry and Environment (DPIE).
5. Where feasible, ensure that any excavation remains open so that the finds can be recorded and verified. An excavation may be backfilled if this is necessary to comply with work safety requirements, and where this action has been approved by the DPIE. An excavation that remains open should only be left unattended if it is safe and adequate protective fencing is installed around it.
6. Following consultation with the relevant statutory authority (DPIE), and, where advised, any other relevant stakeholder groups, the significance of the finds should be assessed and an appropriate management strategy followed. Depending on project resources and the nature of the find(s), this process may require input from a consulting heritage specialist.
7. Development works in the area of the find(s) may re-commence, if and when outlined by the management strategy, developed in consultation with, and approved by the relevant statutory authority.
8. If human skeletal material is encountered, the protocol for the discovery of human remains should be followed (see below).



Protocol to follow in the event of the discovery of suspected human remains (skeletal material)

The following protocol will be actioned if suspected human material is revealed during development activities or excavations:

1. All works must halt in the immediate area of the find(s) and any further disturbance to the area of the find(s) prevented.
 - a. The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be halted; and
 - b. The site supervisor and the Principal/Project manager will be informed of the find(s).
2. If there is substantial doubt regarding a human origin for the remains, then consider if it is possible to gain a qualified opinion within a short period of time. If feasible, gain a qualified opinion (this can circumvent proceeding further along the protocol for remains which are not human). If conducted, this opinion must be gained without further disturbance to the find(s) or the immediate area of the find(s). (Be aware that the site may be considered a crime scene that retains forensic evidence). If a quick opinion cannot be gained, or the identification is positive, then proceed to the next step.
3. Immediately notify the following of the discovery:
 - a. The local Police (this is required by law);
 - b. A OEH archaeologist or Aboriginal Heritage Officer
 - c. Representative(s) from the Registered Aboriginal Parties (RAPs); and
 - d. The project archaeologist (if not already notified).
4. Co-operate and be advised by the Police and/or coroner with regard to further actions and requirements concerning the find area. If required, facilitate the definitive identification of the material by a qualified person (if not already completed).
5. In the event that the Police or coroner instigate an investigation, construction works are not to resume in the designated area until approval in writing is gained from the NSW Police.
6. In the event that the Police and/or Coroner advise that they do not have a continuing or statutory role in the management of the finds then proceed with the following steps:
7. If the finds are not human in origin but are considered to be archaeological material relating to Aboriginal occupation then proceed with Protocol for the discovery of Aboriginal objects (other than human remains).
8. If the finds are Aboriginal or probably Aboriginal in origin:
 - a. Ascertain the requirements of OEH, the Heritage Branch, the Project Manager, and the views of the AFG, and the project archaeologist.
 - b. Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following:
 - i. Avoiding further disturbance to the find and conserving the remains *in situ*;
 - ii. Conducting archaeological salvage of the finds following receipt of any required statutory approvals;



- iii. Scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial;
 - iv. Recovering samples for dating and other analyses; and/or
 - v. Subsequent reburial at another place and in an appropriate manner determined by the AFG.
9. If the finds are non-Aboriginal in origin:
- c. Ascertain the requirements of the Heritage Branch, Project Manager, and the views of any relevant community stakeholders and the project archaeologist.
 - a. Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following:
 - a. Avoiding further disturbance to the find and conserving the remains *in situ*;
 - b. Conducting archaeological salvage of the finds following receipt of any required statutory approvals;
 - c. Scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial;
 - d. Recovering samples for dating and other analyses; and/or
 - e. Subsequent reburial at another place and in an appropriate manner determined in consultation with the Heritage Office and other relevant stakeholders.
10. Construction related works in the area of the remains (designated area) may not resume until the proponent receives written approval in writing from the relevant statutory authority: from the Police or Coroner in the event of an investigation, from OEH in the case of Aboriginal remains outside of the jurisdiction of the Police or Coroner, and from the Heritage Branch in the case of non-Aboriginal remains outside of the jurisdiction of the Police or Coroner.

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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Rev A	S Mitchell L Bourne	G Marshall	<i>G Marshall</i>	D Mees	<i>D Mees</i>	28/05/20
Rev B	S Mitchell	L Bourne	<i>L Bourne</i>	D Mees	<i>D Mees</i>	22/10/20

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