



Dimitri Gotsis  
Senior Planning Officer  
Infrastructure Assessment

Our ref: EF 21/ 2502  
Your ref: SSD-14394209

22 February 2021

Dear Mr Gotsis,

**Subject: Major Projects – New Request for Advice – New High School in Bungendore (SSD-14394209)**

I refer to your request for Secretary's Environmental Assessment Requirements (SEARs) for the proposed new High School in Bungendore.

- Attachment 1 lists the requirements that need to be addressed in the Environmental Impact Statement (EIS) for the project,
- Attachment 2 lists the guidance material that will assist the preparation of the EIS.

If you wish to discuss this matter further, please contact Nicola Hargraves, Senior Conservation Planning Officer on 6229 7195.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Saxon'.

**MICHAEL SAXON**  
**Director – South East**  
**Biodiversity and Conservation Division**

Enclosure: Attachment 1 – Secretary's Environmental Assessment Requirements for the proposed new primary school at Murrumbateman (SSD-11233241). Attachment 2 – Guidance material

## Attachment 1: BCD Environmental Assessment Requirements for the proposed New High School in Bungendore (SSD-14394209)

<b>Biodiversity</b>
<ol style="list-style-type: none"><li>1. Biodiversity impacts related to the proposed New High School in Bungendore are to be assessed in accordance with the <a href="#">Biodiversity Assessment Method</a> and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and <a href="#">Biodiversity Assessment Method</a>.</li><li>2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the <a href="#">Biodiversity Assessment Method</a>.</li><li>3. The BDAR must include details of the measures proposed to address the offset obligation as follows;<ul style="list-style-type: none"><li>• The total number and classes of biodiversity credits required to be retired for the development/project;</li><li>• The number and classes of like-for-like biodiversity credits proposed to be retired;</li><li>• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li><li>• Any proposal to fund a <a href="#">biodiversity conservation action</a>;</li><li>• Any proposal to conduct ecological rehabilitation (if a mining project);</li><li>• Any proposal to make a payment to the Biodiversity Conservation Fund.</li></ul><p>If seeking approval to use the variation rules, the BDAR must contain details of the <a href="#">reasonable steps</a> that have been taken to obtain requisite like-for-like biodiversity credits.</p></li><li>4. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.</li></ol>
<b>Water and soils</b>
<ol style="list-style-type: none"><li>5. The EIS must map the following features relevant to water and soils including:<ol style="list-style-type: none"><li>a. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).</li><li>b. Wetlands as described in s4.2 of the Biodiversity Assessment Method.</li><li>c. Groundwater.</li><li>d. Groundwater dependent ecosystems.</li><li>e. Proposed intake and discharge locations.</li></ol></li></ol>

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| <p>6. The EIS must describe background conditions for any water resource likely to be affected by the New High School in Bungendore, including:</p> <ul style="list-style-type: none"><li>a. Existing surface and groundwater.</li><li>b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li><li>c. Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li><li>d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <a href="#">ANZECC (2000) Guidelines for Fresh and Marine Water Quality</a> and/or local objectives, criteria or targets endorsed by the NSW Government.</li></ul>  |
| <p>7. The EIS must assess the impacts of the New High School in Bungendore on water quality, including:</p> <ul style="list-style-type: none"><li>a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the new primary school at Murrumbateman protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.</li><li>b. Identification of proposed monitoring of water quality or required changes to existing monitoring programs.</li></ul>  |
| <p>8. The EIS must assess the impact of the proposed New High School in Bungendore on hydrology, including:</p> <ul style="list-style-type: none"><li>a. Water balance including quantity, quality and source.</li><li>b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.</li><li>c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</li><li>d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).</li><li>e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li><li>f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li><li>g. Identification of proposed monitoring of hydrological attributes.</li></ul> |

Flooding
<p>9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> <li>a. Flood prone land.</li> <li>b. Flood planning area, the area below the flood planning level.</li> <li>c. Hydraulic categorisation (floodways and flood storage areas).</li> </ul>
<p>10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</p>
<p>11. The EIS must model the effect of the proposed New High School in Bungendore (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> <li>a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</li> </ul>
<p>12. Modelling in the EIS must consider and document:</p> <ul style="list-style-type: none"> <li>a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.</li> <li>b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.</li> <li>c. Relevant provisions of the NSW Floodplain Development Manual 2005.</li> </ul>
<p>13. The EIS must assess the impacts on the proposed new High School in Bungendore on flood behaviour, including:</p> <ul style="list-style-type: none"> <li>a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.</li> <li>b. Consistency with Council floodplain risk management plans.</li> <li>c. Compatibility with the flood hazard of the land.</li> <li>d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.</li> <li>e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.</li> <li>f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</li> <li>g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.</li> <li>h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.</li> </ul>

- i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
- j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

## Attachment 2: Guidance Material

Title	Web address
<b><u>Relevant Legislation</u></b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/full">https://www.legislation.nsw.gov.au/#/view/act/2016/63/full</a>
<i>Coastal Management Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/20/ful">https://www.legislation.nsw.gov.au/#/view/act/2016/20/ful</a>
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Fisheries Management Act 1994</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N</a>
<i>Marine Parks Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<i>Wilderness Act 1987</i>	<a href="http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N">http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N</a>
<b><u>Biodiversity</u></b>	
Biodiversity Assessment Method (OEH, 2017)	<a href="http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf">http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf</a>
Biodiversity Development Assessment Report	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12">https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12</a>
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	<a href="http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf">http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf</a>
Accreditation Scheme for Application of the Biodiversity Assessment Metho Order 2017	<a href="https://www.legislation.nsw.gov.au/regulations/2017-471.pdf">https://www.legislation.nsw.gov.au/regulations/2017-471.pdf</a>
Biodiversity conservation actions	<a href="http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf">www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf</a>
Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	<a href="http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf">www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf</a>
OEH Threatened Species Website	<a href="http://www.environment.nsw.gov.au/threatenedspecies/">www.environment.nsw.gov.au/threatenedspecies/</a>

Title	Web address
NSW BioNet (Atlas of NSW Wildlife)	<a href="http://www.bionet.nsw.gov.au/">www.bionet.nsw.gov.au/</a>
NSW guide to surveying threatened plants (OEH 2016)	<a href="http://www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf">www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf</a>
OEH threatened species survey and assessment guideline information	<a href="http://www.environment.nsw.gov.au/threatenedspecies/surveyassessmentguidelines.htm">www.environment.nsw.gov.au/threatenedspecies/surveyassessmentguidelines.htm</a>
BioNet Vegetation Classification - NSW Plant Community Type (PCT) database	<a href="http://www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm">www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm</a>
OEH Data Portal (access to online spatial data)	<a href="http://data.environment.nsw.gov.au/">http://data.environment.nsw.gov.au/</a>
Fisheries NSW policies and guidelines	<a href="http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation">http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation</a>
List of national parks	<a href="http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx">http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx</a>
Revocation, recategorisation and road adjustment policy (OEH, 2012)	<a href="http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm">http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm</a>
Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH 2013)	<a href="http://www.environment.nsw.gov.au/resources/protectedareas/development-land-adjoining-130122.pdf">http://www.environment.nsw.gov.au/resources/protectedareas/development-land-adjoining-130122.pdf</a>
<b>Aboriginal Cultural Heritage</b>	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf</a>
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf</a>
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf</a>
Aboriginal Site Recording Form	<a href="http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf">http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf</a>
Aboriginal Site Impact Recording Form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf</a>
Aboriginal Heritage Information Management System (AHIMS) Registrar	<a href="http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm">http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm</a>
Care Agreement Application form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf</a>
<b>Heritage</b>	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	<a href="http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf">http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf</a>

Title	Web address
Statements of Heritage Impact 2002 (HO & DUAP)	<a href="http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf">http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf</a>
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	<a href="http://www.environment.nsw.gov.au/Heritage/publications/">http://www.environment.nsw.gov.au/Heritage/publications/</a>
<b><u>Water and Soils</u></b>	
<b>Flooding and Coastal Erosion</b>	
Floodplain development manual	<a href="http://www.environment.nsw.gov.au/floodplains/manual.htm">http://www.environment.nsw.gov.au/floodplains/manual.htm</a>
NSW Climate Impact Profile	<a href="http://climatechange.environment.nsw.gov.au/">http://climatechange.environment.nsw.gov.au/</a>
Climate Change Impacts and Risk Management	<a href="#">Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation</a>
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1">www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1</a>
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	<a href="http://deccnet/water/resources/AWQGuidance7.pdf">http://deccnet/water/resources/AWQGuidance7.pdf</a>
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf</a>





Reference:  
Date: 1 March 2021

Department of Planning, Industry and Environment  
320 Pitt Street  
Sydney NSW 2000

Attention: Dimitri Gotsis

Dear Mr Gotsis

**Environmental Assessment Requirements - New High School in Bungendore (SSD-14394209)**

I refer to the Preliminary Environmental Assessment for the proposed New High School in Bungendore (SSD-14394209) received on 15 February 2021 requesting the NSW Environment Protection Authority's (EPA) advice in relation to the project.

Based on the information provided, the EPA understands that the project will not involve the carrying on of a Schedule Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (the POEO Act) and would therefore not require an Environment Protection Licence (EPL). Notwithstanding, the EPA will be the appropriate regulatory authority for environmental matters outlined in the POEO Act as the project is being undertaken by or on behalf of a public authority.

The EPA has reviewed the information provided and recommends that the proponent consider the following impacts in the assessment;

1. Noise impacts generated from the school during operation and construction;
2. Water quality impacts, particularly the impact on relevant environmental values as outlined in the NSW Water Quality Objectives (NSW WQOs) and Australian New Zealand Guideline for Fresh and Marine Water Quality (ANZECC Guidelines) during construction; and
3. Waste management, including the appropriate disposal of material.

Water Quality

Phone 131 555  
Phone 02 6229 7002

TTY 133 677  
ABN 43 692 285 758

PO Box 622  
QUEANBEYAN  
NSW 2620

Level 3, 11 Farrer Place  
QUEANBEYAN NSW  
2620 Australia

[Info@epa.nsw.gov.au](mailto:Info@epa.nsw.gov.au)  
[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

The receiving environment for the project is the Lake George catchment. In this regard, the EPA considers that a high standard of planning and implementation of sediment and erosion controls will be required to protect the NSW WQOs during the construction phase of the project. The potential water impacts, particularly the impact on the relevant environmental values outlined in the NSW WQOs and ANZECC Guidelines should be appropriately assessed to ensure that discharges from the construction phase of the project meet the NSW WQO for the receiving environment.

The EPA emphasis that all construction activities must be carried out with due diligence, duty of care and in accordance with best management practices to avoid air, noise and water pollution. All staff associated with operations relating to the works must be aware of the strict liability provisions of the POEO Act, particularly with section 120 of the POEO Act which prohibits the pollution of waters. In this regard, all personnel involved in the works should be aware of work plans, legislation and associated pollution controls and the environmental sensitivity of the receiving waters before any works commence.

If you have any questions or wish to discuss the matter further, please contact me on (02) 6229 7002 or at [queanbeyan@epa.nsw.gov.au](mailto:queanbeyan@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Rizzuto', with a stylized, cursive script.

**MATTHEW RIZZUTO**  
**Unit Head Regional South**  
**Regulatory Operations**

Mr Dimitri Gotsis  
Senior Planning Officer  
Infrastructure Assessments  
Department of Industry and Environment

By email: [Dimitri.Gotsis@planning.nsw.gov.au](mailto:Dimitri.Gotsis@planning.nsw.gov.au)

Dear Mr Gotsis

**Request for Secretary's Environmental Assessment Requirements (SEARS) for New High School in Bungendore (SSD-14394209)**

Thank you for your referral dated 15 February 2020 inviting SEARS input from the Heritage Council of NSW on the above State Significant Development proposal.

The proposed SSD site is in the vicinity of the State Heritage Register item *Bungendore Railway Station and Yard Group* (SHR no. 01105). The heritage status of this item is not correctly identified in the request for SEARs (section 6.3.1). Please ensure that the correct details about this SHR item (name and number) are included in the EIS. This should also include the fact that this station is listed on the S.170 Heritage and Conservation Register of Sydney Trains.

Heritage NSW is aware of community concern regarding this proposal. One of the issues raised at a local level is a potential historic burial, suspected to be located in the southeast corner of Bungendore Oval (Lot 701, DP 1027107). Historical records are unclear if the burial is that of an Aboriginal, Asian, or European individual. A Ground Penetrating Radar (GPR) survey was undertaken across the area by Palerang Council in 2012, which identified one potential grave. The location appears to be in the vicinity of the New HS Building A. HNSW recommends that an archaeological assessment should be prepared according to part (b) of the draft SEARS to investigate the site's historical archaeological potential including the validity of the GPR investigation.

It is recommended that the draft SEARs are amended as recommended:

- a) Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015). The SOHI is to address the impacts of the development on the heritage significance of the site and adjacent areas and is to identify:
  - all heritage items (state and local) within the vicinity of the **proposal** including built heritage, landscapes and archaeology (**this includes historic sites with Aboriginal Cultural Heritage values**). Detailed mapping of these items **shall be provided**. The **SOHI shall consider** the curtilage and setting of the items and **provide individual** assessments of why the items and site(s) are of heritage significance.
  - how the development is consistent with any relevant Conservation Management Plans?

- the impacts of the development on heritage item(s), heritage significance or cultural heritage values of the site, including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, **and** any modified services.
  - **how the proposal will avoid and/or mitigate any identified impact(s)** on the heritage item(s), heritage significance or cultural heritage values of the site **and the surrounding heritage items?**
  - **how the proposal will recognize, celebrate, and interpret for the public** the heritage significance **of the identified items, landscapes, and archaeology within** the development?
  - **How the proposal will justify** any changes to the heritage fabric or landscape elements? **This shall include an options analysis.**
- b) **An** historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the guidelines *Archaeological Assessment* (1996) and *Assessing Significance for Historical Archaeological Sites and Relics* (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. **The investigation should also address the previous Ground Penetrating Radar investigation undertaken within the site to understand the potential for unmarked burials to survive. If appropriate, archaeological testing to inform the EIS is recommended during the SSD assessment stage. If testing is undertaken it should be used to inform and refine design for the SSD.** Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.

As the site contains local heritage items, and other local items are in the vicinity, advice should be sought from Queanbeyan-Palerang Regional Council. Advice should also be sought from Sydney Trains due to the presence of items on their S.170 Heritage and Conservation Register.

If you have any questions regarding the above advice, please contact Dr Damian Tybussek, Senior Heritage Operations Officer at Heritage NSW on 0488 188 527 or [Damian.Tybussek@environment.nsw.gov.au](mailto:Damian.Tybussek@environment.nsw.gov.au).

Yours sincerely



**Steven Meredith**  
 A/Manager  
 Northern Region  
 Heritage NSW  
 Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
 2 March 2021



Mr Dimitri Gotsis  
Senior Planning Officer  
Infrastructure Assessments  
Department of Planning, Industry and Environment  
email: [dimitri.gotsis@planning.nsw.gov.au](mailto:dimitri.gotsis@planning.nsw.gov.au)

Your reference: SSD- 14394209  
Our reference: DOC21/104158

Advice provided via the Major Projects Portal

Dear Mr Gotsis,

**HERITAGE NSW – ABORIGINAL CULTURAL HERITAGE REGULATION  
SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)**

**Project:** New High School in Bungendore  
**SSD/SSI application no:** SSD- 14394209

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Thank you for requesting our input on the draft Planning Secretary's Environmental Assessment Requirements (SEARs) for the above state significant project.

Heritage NSW has reviewed the supporting documentation and provides SEARs for the proposed development in relation to Aboriginal cultural heritage matters in **Attachment A**.

In relation to the location of the proposal, we can advise that there have previously been concerns raised at a local level about a potential burial site that may be located in the southeast corner of Bungendore Oval. We recommend any assessment for this project include consideration of the historical records for the area and any previous assessments undertaken.

If you have any questions regarding these comments, please contact me on (02) 6229 7089 or by email: [jackie.taylor@environment.nsw.gov.au](mailto:jackie.taylor@environment.nsw.gov.au).

Yours sincerely

**Jackie Taylor**  
**Senior Team Leader, Aboriginal Cultural Heritage Regulation - South**  
**Heritage NSW**  
1 March 2021

Enclosure – Attachment A: Recommended SEARs for New High School in Bungendore SSD-14394209-  
Aboriginal Cultural Heritage

## ATTACHMENT A: HERITAGE NSW – Aboriginal Cultural Heritage - SEARs

**Project Name:** New High School in Bungendore

**SSD/I #:** SSD- 14394209

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1. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the [Code of Practice for Archaeological Investigation of Aboriginal objects in NSW](#) (DECCW 2010), and be guided by the [Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales](#) (OEH 2011) and consultation with Heritage NSW.
2. Consultation with Aboriginal people must be undertaken and documented in accordance with the [Aboriginal Cultural Heritage Consultation Requirements for Proponents](#) (DECCW 2010). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Heritage NSW.
4. The assessment of Aboriginal cultural heritage values must include a surface survey undertaken by a qualified archaeologist. The results of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. Test excavations will need to be completed as part of the assessment process to ensure the impacts to Aboriginal cultural heritage values by the development is adequately considered in the EIS. The results of surface surveys and test excavations are to be documented in the ACHAR.
5. The ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.
6. The ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.

**NOTE:** The process described in the *Due Diligence Code of Practice for the protection of Aboriginal objects in NSW* (DECCW 2010) is not sufficient to assess the impacts on Aboriginal cultural heritage of Major Projects.

Our ref: STH20/00139/02  
Contact: Andrew Lissenden 0418 962 703  
Your ref: SSD-14394209

1 March 2021

Dimitri Gotsis  
Department of Planning, Industry and Environment  
BY EMAIL: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

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**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SSD-14394209) –  
NEW HIGH SCHOOL – MAJARA/GIBRALTAR STREET PRECINCT, BUNGENDORE**

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Dear Dimitri,

Transport for NSW (TfNSW) refers to the notification it received on 15 February 2021 regarding the above request for input into the Secretaries Environmental Assessment Requirements (SEAR's) for the above.

TfNSW has completed a review of the information provided (report by Mecone dated 11 February 2021 and the Department of Planning, Industry and Environments draft SEAR's) and notes:

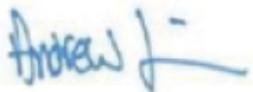
- Input has been requested by the Secretary under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*;
- Limited details are provided in the submitted report on transport and traffic-related issues. The impacts of traffic generated by the development (both from construction and ongoing operation as well as vehicular and pedestrian) will need to be considered and mitigation measures identified as part of the Environmental Impact Statement (EIS) lodged; and
- The impact of the proposed development on both the road network and the adjacent rail corridor needs to be considered and adequately mitigated.

Having regard to the above, TfNSW has reviewed the requirements in the draft SEAR's provided under the heading 'Key Issues – 5. Transport and Accessibility'. TfNSW can advise that it is comfortable with these requirements with the inclusion of the additional guidance as detailed in **Attachment 1**.

If you have any questions, please contact myself on 0418 862 703.

Can you please ensure that any further email correspondence that is not provided through the NSW Government Major Projects Portal is sent to '[development.southern@rms.nsw.gov.au](mailto:development.southern@rms.nsw.gov.au)'.

Yours faithfully



Andrew Lissenden  
Development Assessment Officer  
Community and Place | South Region

Cc: [Dimitri.Gotsis@planning.nsw.gov.au](mailto:Dimitri.Gotsis@planning.nsw.gov.au)  
[Robert.Rutledge@transport.nsw.gov.au](mailto:Robert.Rutledge@transport.nsw.gov.au); and  
[council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)



1. Traffic Impact Study (TIS): The TIS (or Transport and Accessibility Impact Statement as referred to in the draft SEAR's) should:

- a) Address the applicable requirements in Table 2.1 of the *RTA's Guide to Traffic Generating Developments*. In addition, regard should be had for the Austroads publications, particularly the *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development* and *Part 3: Traffic Studies and Analysis*.
- b) The assessment provided should consider dividing the TIS into the two distinct stages of construction and operation.
- c) Noting the stages above the assessment should address, but not be limited to the following, for each stage:

i. Construction:

- Details of all traffic types (both heavy and light vehicles) including a description of heavy vehicle types that will be used and the routes that will be taken to gain access to the site as well as leave the site (i.e. connections with the classified road network);
- Details on the estimated traffic volumes that are likely to be generated during construction. This should include details on the distribution of the traffic generated that will come from and go to the east and west; and
- Assessment of the impact to the adjoining operational rail corridor in accordance with the relevant railway provisions of the *State Environmental Planning Policy (Infrastructure) 2007* and *Development near Rail Corridors and Busy Roads – Interim Guideline 2008*.

ii. Operation:

- Details on the maximum number of staff, students and facility usage (e.g. after hours, public usage of rooms), etc.;
- Details of all traffic types and volumes likely to be generated during the school's ongoing operation. This including an assessment of the number of students that will be taking public transport, private transport and active transport to and from the school as well as an assessment of the amount of public transport required (e.g. the number of buses required to service the school). Discussions should be had with local bus companies with details on the outcomes of this discussion being provided;
- Details on the number of access points to/from the school grounds. This should include supporting justification for each access point required;
- Details on any proposed children's crossings. Any crossing provided should be strategically located to be safe and accommodate desire lines. Any proposed and existing crossings should be raised and midblock (i.e. no crossings installed at junctions). Details are also required on how any proposed crossings meet the numerical warrants detailed in the TfNSW Supplement *Austroads Guide to Traffic Management Part 6*;
- Details on the loading and unloading provisions for service vehicles (e.g. general delivery vehicles, garbage truck). A swept path assessment for the service vehicles should be provided. This should demonstrate that the vehicles can enter and leave in a forward direction and will not have any adverse impacts on the adjoining road network;
- Details on the drop-off and pick up zones for cars as well as buses including an assessment of the impacts on the adjoining road network. The bus bay/zone should be off-road where possible otherwise indented and should be of sufficient size to cater for the maximum number of buses.



Swept paths for the bus bay should be provided to demonstrate that all buses using the area can manoeuvre in and out independently of other buses using the area. Details on bus shelters/weather protection for users should be provided;

- Details on active transport to be used by students (walking, cycling) including the adequacy of existing infrastructure;
- An assessment of the adequacy of the proposed on-site car parking to service the development (i.e. both the existing and proposed development). Sufficient car parking should be provided for all the uses (existing and proposed) that will utilise the new car parking area. Regard should also be had for disabled parking and its accessibility to the proposed high school;
- An assessment of the suitability of the existing road network and any improvements required noting access locations. This assessment shall also look at the suitability of the local road connections with the state road network (e.g. the Kings Highway/Malbon Street) at each connection point that it is determined will be used as well as details on any works required (refer to Point 4 below for additional details on design);
- Details on the school zone requirements to be installed including a school zone plan as per the School Zone 40km/h Policy; and
- An assessment of the impact to the adjoining operational rail corridor in accordance with the relevant railway provisions of the *State Environmental Planning Policy (Infrastructure) 2007* and *Development near Rail Corridors and Busy Roads – Interim Guideline 2008* (e.g. pedestrian movement across the corridor, etc).

2. Applicable legislation: The provisions as detailed below should be addressed in the EIS:

- a) *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*: The provisions of Section 57 - Traffic-generating development (e.g. the requirements of subclause 3 (b) and (c)); and
- b) *State Environmental Planning Policy (Infrastructure) 2007*: The provisions of Section 85 - Development adjacent to rail corridors (e.g. the requirements of subclause 1, specifically (a) as it relates to pedestrian movements noting desire lines for the users of the proposed high school who live on the eastern side of the train line inclusive of additional residential planned) and Section 87 - Impact of rail noise or vibration on non-rail development (e.g. the requirements of subclause 1).

3. Staging: Details on the staging of any works associated with the proposed development.

4. Strategic/Concept Design: Should it be identified as part of preparing the EIS or during the assessment of the application that mitigation measures are required that will impact a state/classified road or the adjoining rail corridor then a concept design for the proposed works will need to be prepared and submitted. This is needed to clarify the scope of works, demonstrate the works can be constructed (i.e. within the road reserve and/or rail corridor boundaries) and allow the consent authority to consider any environmental impacts of the works as part of their assessment.

5. Consultation: TfNSW encourages further consultation, as required, during the preparation of the EIS to discuss traffic and accessibility issues.

Noting that the development site adjoins a rail corridor that forms part of the Country Regional Network (CRN), TfNSW would recommend that discussions be had with John Holland Rail (JHR) before lodgement of any future SSD application. John Holland Rail (JHR) manage the CRN. Further enquiries in this regard should be directed to Joanne Cheong, Commercial Property Analyst CRN John Holland via email at

Joanne.Cheoung@jhg.com.au. Please ensure any email sent is Cc'd to development.southern@rms.nsw.gov.au.

Details on what discussions have occurred with the TfNSW during the EIS preparation and with who should be detailed in the EIS.

1 March 2021

Dimitri Gotsis  
Planning Industry & Environment

By Email: [dimitri.gotsis@planning.nsw.gov.au](mailto:dimitri.gotsis@planning.nsw.gov.au)

Dear Dimitri,

**Re: Secretary's Environmental Assessment Requirements (SEARs)  
for the New High School at Bungendore (SSD-14394209).**

Thank you for the opportunity to provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the new High School at Bungendore (SSD-14394209).

In addition to the matters covered in the draft SEARs provided, Council would like to ensure that the following matters are considered in the preparation of the Environmental Impact Assessment.

1. **Parking** – In Council's experience schools typically underestimate the quantity of parking generated by the development and consequently allocate insufficient space for vehicles to park causing congestion, loss of amenity and safety impacts on the surrounding neighbourhood. Council requests that the EIS be accompanied by a realistic and detailed assessment of parking needs including the location of where the required parking will be provided. The assessment should include parking generated by staff, year 11 and 12 students driving to the school, parking associated with other onsite uses (e.g. the new town library and civic shopfront) as well as parents dropping off and picking up students. Use of Council's offsite parking in the area is already heavily utilised and should not be factored into the provision of parking.
2. **Traffic Impacts** – The EIS should be accompanied by a detailed traffic assessment detailing impacts of the development on surrounding roads and neighbourhoods. In particular, Council would like to ensure bus manoeuvrability to pick up and set down areas, delivery vehicle movements and drop off and pick up areas for parents and students. Impacts on intersections and recommendations for intersection and road infrastructure improvements should be clearly stated. An assessment should be made of the impact of the closure of Majara Street on surrounding streets. The assessment should also include a bike and pedestrian access plan including any recommendations to upgrade pathway infrastructure generated by the school.

**OFFICES**

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10 Majara St, Bungendore  
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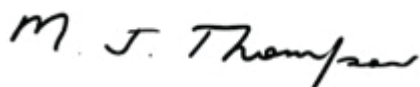
W: [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)  
E: [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)

3. Heritage Issues – Mick Sherd Oval and many of the surrounding properties are listed as local heritage items. For your information a map showing the heritage items in the vicinity of the proposed school site is shown in attachment 1 to this letter. Those allotments marked brown on the map are listed heritage items. You will see that this includes Mick Sherd Oval and the proposed agricultural plot where the school is proposed to be built and at least 13 other properties either adjacent too or across the road from the High School site. A detailed heritage impact assessment should be submitted with the EIS describing how preservation of the heritage elements on the site will be achieved (in particular the War Memorial on Mick Sherd Oval) and the potential impacts on nearby heritage items.

Council has also received anecdotal reports of an aboriginal burial on the south eastern section of the Mick Sherd Oval reserve. This matter is certain to be raised by members of the community and should be addressed in the EIS.

4. Noise – The EIS should include an acoustic report detailing potential noise impacts of the site on surrounding residential areas. In particular this should include noise generated by plant and equipment at the school, as well as animals kept at the agricultural plot. The EIS should assess noise impacts from the railway on the school site and Council draws your attention to research published in the British Journal of Psychiatry into self-harm clusters among vulnerable people, which noted that "railway tracks close to [a] facility might provide enough audiovisual stimuli to implant the idea of railway suicide in a patient's mind, especially if the tracks are easy to access "
5. Permissibility – Elements of the school site are proposed to be constructed on land zoned RE1 – Public Recreation. It would appear both the Infrastructure SEPP and the LEP do not provide for a school to be permissible in this zone. The EIS should address how it is intended that the school will be made permissible in each of the zones covered by the proposal.
6. On Site Detention – On site detention of stormwater will be required for this development. The EIS should provide details of how stormwater will be managed on the site.
7. Contamination – A preliminary sight investigation should be carried out as part of the EIS. The existing road reserve, swimming pool site and open space proposed to be used for the agricultural plot may all contain areas of environmental concern and should be assessed.
8. Sustainability – It is likely that the community will have an interest in what elements of the High School will be constructed with sustainability in mind. A discreet review of these aspects for review of the community would be useful.

Yours sincerely,



**M J Thompson**  
**Portfolio General Manager**  
**Natural and Built Character**  
**Queanbeyan-Palerang Regional Council**

**Attachment 1 – Heritage Sites in the Vicinity of Proposed High School Site.**

