

# A new High School in Jerrabomberra

300 Lanyon Drive, Jerrabomberra  
Request for Secretary Environmental Assessment Requirements (SEARs)

On behalf of  
NSW Department of Education

2 June 2021



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2 June 2021

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\* This document is for discussion purposes only unless signed and dated by the Project Director.

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# 1 Introduction

This report has been prepared by Mecone on behalf of NSW Department of Education (DoE) in relation to the construction of a new high school at Jerrabomberra.

This report requests the Secretary prepare Environmental Assessment Requirements (SEARs) to guide preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA).

The proposal generally includes the following works:

- Site clearing;
- Construction of a series of buildings up to three storeys including administration/staff areas, library, hall and general learning spaces;
- Construction of new walkways, central plaza and outdoor games courts;
- Construction of a new at-grade car park;
- Construction of a new vehicular access route; and
- Associated site landscaping and open space.

The proposal seeks consent for a new school site, and as such, in accordance with Schedule 1, Clause 15 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), the proposal is classified as SSD.

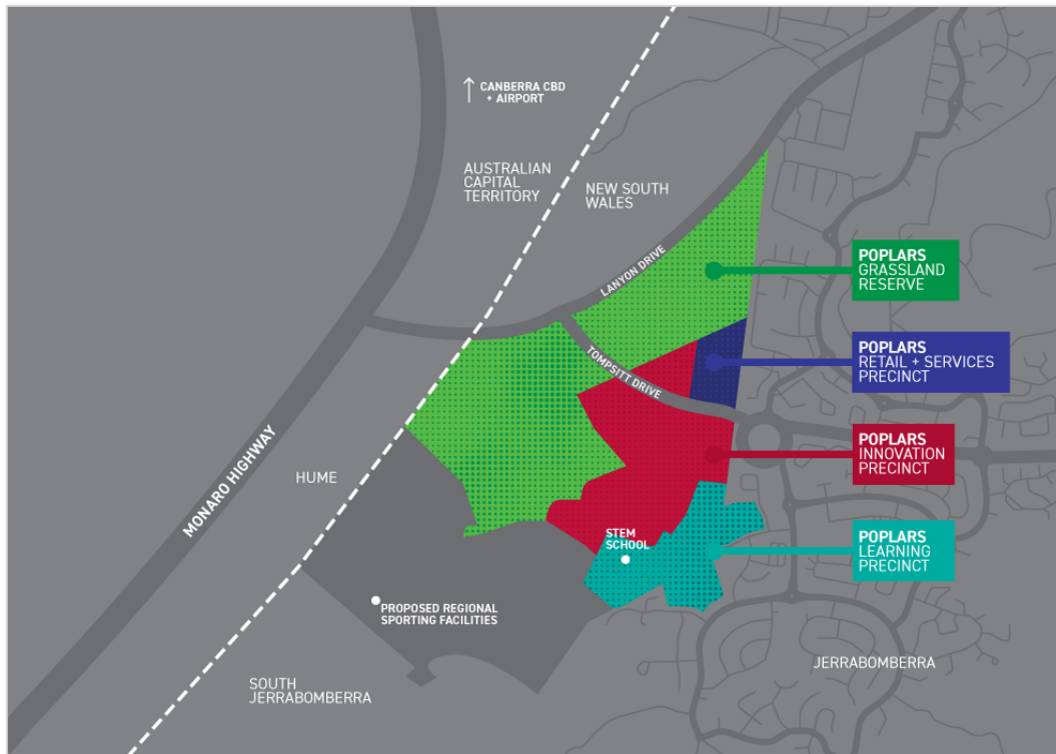
To support the request for the SEARs, the following information is provided:

- An overview of the site and context;
- A description of the proposal;
- An overview of the statutory and strategic context; and
- An overview of the likely environmental and planning issues.

## 2 Background

The site is located within the South Jerrabomberra Innovation Precinct, also referred to as the Poplars Innovation Hub, which is currently under construction.

In 2013, the Queanbeyan Local Environmental Plan (LEP) (Poplars) 2013 was made, which amended the zoning in North and South Poplars to B1 Neighbourhood Centre and B7 Business Park.



**Figure 1:** Site plan of future innovation precinct

Source: Poplars

In 2017 Queanbeyan-Palerang Regional Council (QPRC) approved a Development Application (DA) for the first five lot subdivision of the retail and services precinct. In 2018 works on-site commenced including subdivision and the Tomsitt Drive Intersection.

The retail and services precinct, north of Tomsitt Drive, was completed in 2019. Refer to the aerial below.



**Figure 2:** Site aerial depicting the recently constructed retail and services precinct  
Source: Nearmaps

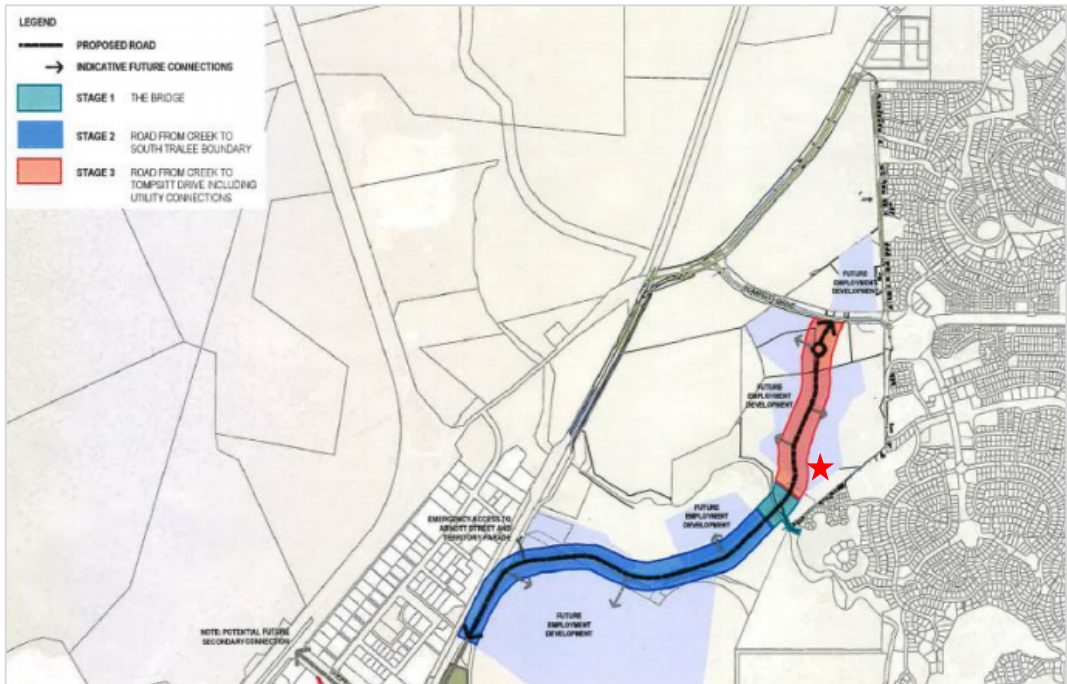
There are a number of development consents that relate to the site to facilitate the Innovation Precinct, with the key applications summarised below.

Table 1 – Summary of main development applications		
DA Number	Description	Determination
175-2013	Staged development: construction of a road to service South Tralee	22 October 2014
332-2015	Two lot Torrents title subdivision to facilitate creation of the proposed school lot	10 March 2021
128-2016	Northern Entry Road for South Tralee – Stage 3 Construction and dedication of a public road, pedestrian pathway, cycle lane, landscaping, temporary access track, associated works and signalised intersection at Tomsitt Drive	10 May 2017
128-2016-A	Realignment of the roads and footpaths, including replacement of round-about with intersection and new intersection and cul-de-sac at future school site	To be determined



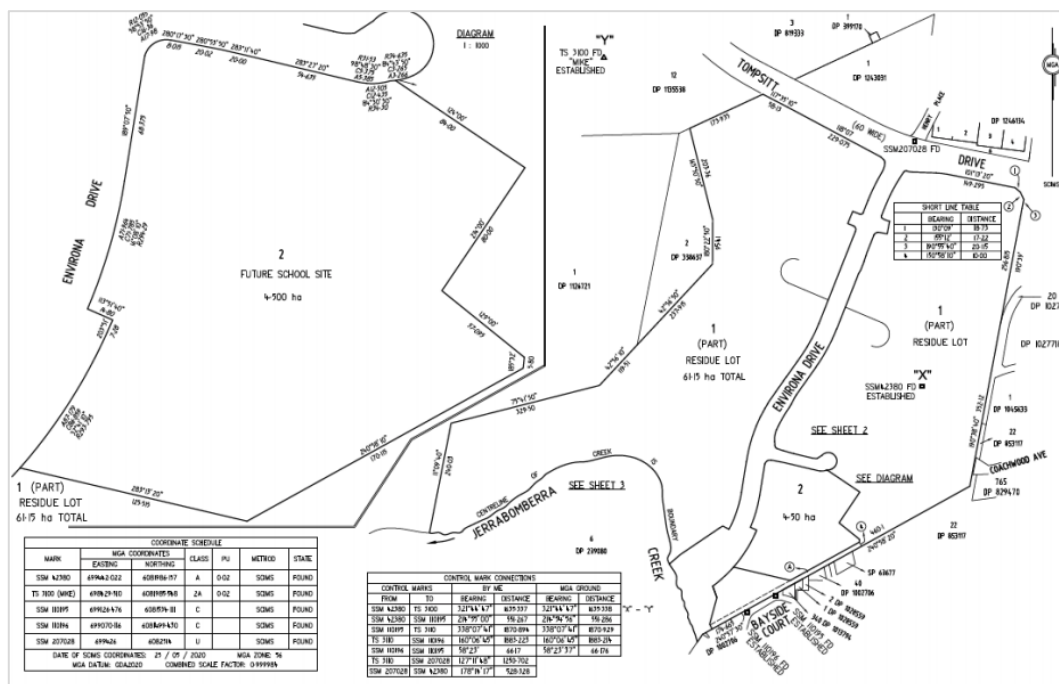
Table 1 – Summary of main development applications		
DA Number	Description	Determination
2020-1427	Nine lot Torrens title subdivision and construction of new road	Current

The figure below depicts the location of the Northern Entry Road (NER), also known as Envirova Drive, in context of the site and surrounding development.



**Figure 3:** NER consent plan approved DA 175-2013  
Source: QPRC

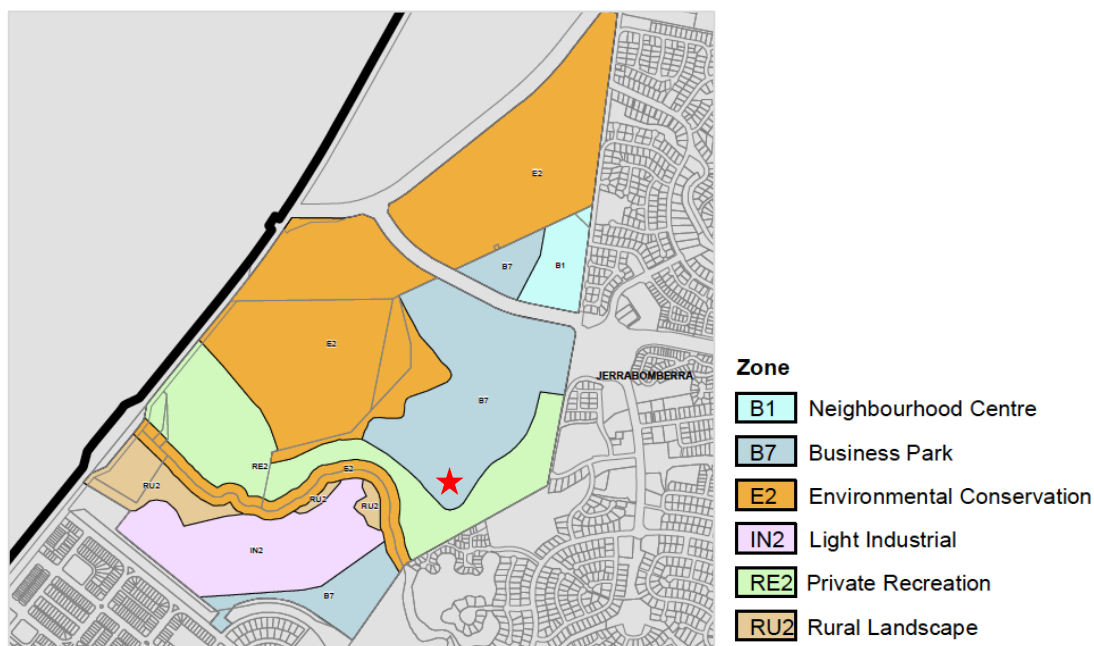




**Figure 4:** Subdivision plan approved 332-2015  
Source: David Ambrose Stone

On 4 September 2020, Queanbeyan LEP (Poplars) – Amendment No 1 was made, which rezoned land at North Tralee and West Jerrabomberra for RE2 Private Recreation, B7 Business Park, IN2 Light Industrial uses. The instrument is now referred to as Queanbeyan LEP (West Jerrabomberra) 2013.

A zoning map extract is provided below, depicting the location of the school site in relation to surrounding land use zones.



**Figure 5:** Zoning map extract of QLEP 2013  
Source: QLEP (West Jerrabomberra) 2013

Key to the amendment was the introduction of an Additional Permitted Use (APU) clause under Schedule 1 of the LEP, which permits development for the purposes of an educational establishment on the subject lot. The proposal is located within the area marked "1" under the APU map and is permitted with development consent. This is discussed in Section 5 of this report.

### 3 Site and Context

The site is located at 300 Lanyon Drive, Jerrabomberra, in the local government area of Queanbeyan-Palerang Regional Council.

The school site relates to part of an existing lot (Lot 1 DP 1263364) within the South Jerrabomberra Innovation Precinct, which is approximately 71.78ha in area and will be characterised by a mix of business park and open space uses and a new north-south connector road named Environa Drive.

Delivery of the Precinct is underway with Environa Drive currently under construction. Most of the site, however, remains undeveloped.

The school site is irregular in shape, is largely cleared and is approximately 4.5ha in area. A small dam is located adjoining to the south eastern boundary of the site, which forms part of a broader wetland.

The site is located in excellent proximity to existing open space facilities. The site adjoins David Madew Regional Park to the south east and is located 100m east of an existing co-use recreational field associated with Jerrabomberra Public School.

A site aerial is provided and marked **Figure 6**.



**Figure 6:** Site aerial depicting the school site boundary in relation to the Jerrabomberra Innovation Precinct

Source: TKD Architects

A site diagram depicting the school site in context of Environa Drive and natural and built features is provided in **Figure 7**.





**Figure 7:** Site plan  
Source: TKD Architects

A summary description of the site is provided in **Table 2**.

Table 2 – Site description	
Item	Description
Site addresses	300 Lanyon Drive, Jerrabomberra
Legal description	Lot 1 in DP 1263364
Total area	Allotment area – approx. 71.78ha School area – approx. 4.5ha
Frontages	The site provides frontage to Environa Drive and a secondary access road, currently under construction.
Existing use	The site is undeveloped and contains a series of small vegetation clusters scattered across the site.  An existing dam is located south east of the site, which forms part of a broader wetland.
Existing access	Existing access is via an informal dirt driveway off Tomsitt Drive along the northern boundary of the existing lot.  The site will be accessed via Environa Drive and a secondary access road, which is currently under construction.

**Table 2 – Site description**

Item	Description
Context	<p>Land to the south is primarily residential in nature.</p> <p>Jerrabomberra Public School and David Madew Regional Park are located to the east/south-east, while land to the west is undeveloped and features Jerrabomberra Creek.</p> <p>As described previously, the site is located within the South Jerrabomberra Innovation Precinct, which is currently under construction.</p> <p>Development to the north and west of the site are currently undeveloped. However, the site is currently undergoing a transition from rural to business park uses.</p> <p>Development further north on the opposite side of Tomsitt Drive and along Edwin Land Parkway includes retail and commercial uses.</p>

## 4 The Proposal

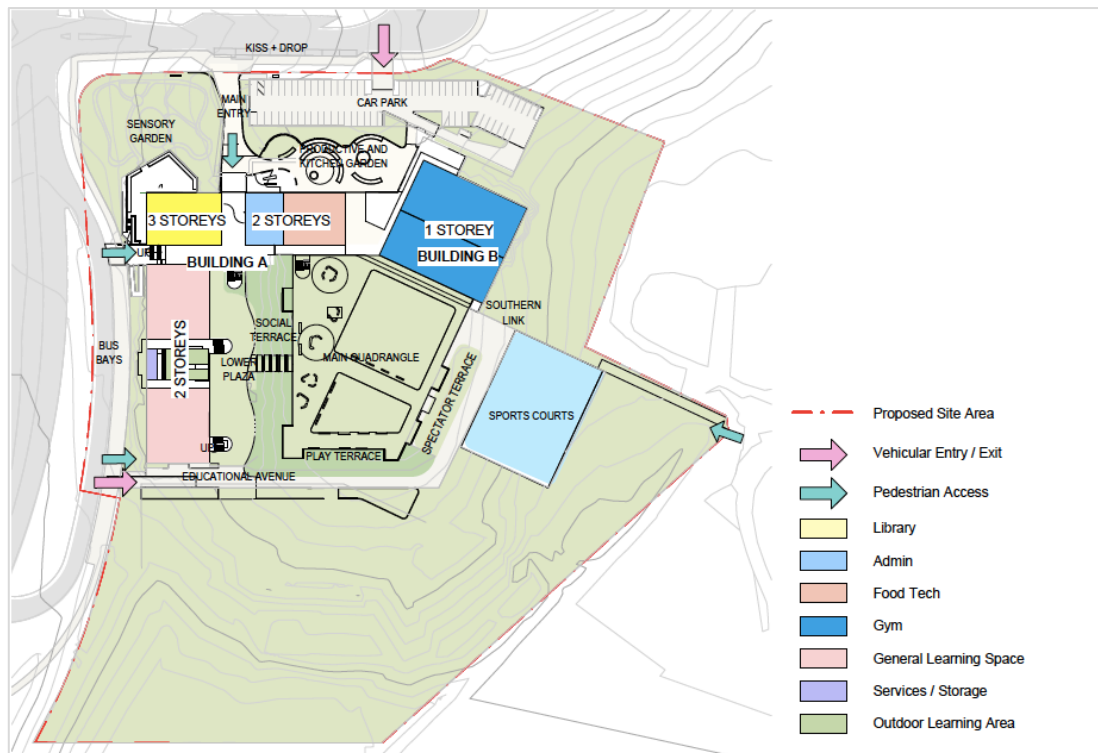
### 4.1 Proposal Summary

The SSDA will seek consent for the construction of a new high school in Jerrabomberra in order to meet community demand and to ensure new learning facilities are co-located near existing open space infrastructure.

The proposal generally includes the following works:

- Site clearing;
- Construction of a series of buildings up to three storeys including administration/staff areas, library, hall and general learning spaces;
- Construction of new walkways, central plaza and outdoor games courts;
- Construction of a new at-grade car park;
- Construction of a new vehicular access route; and
- Associated site landscaping and open space.

The high school is designed to accommodate approximately 500 students with stream 3 teaching spaces however, the core facilities will be future proofed to a stream 5 and 6 to enable future expansion to meet the projected demand.



**Figure 8:** Site plan  
Source: TKD Architects

#### 4.1.1 Site Clearing and Tree Removal

Site preparation works, such as clearing and leveling will be required to accommodate the proposed buildings and play areas.

The SSDA will be accompanied by relevant site plans and an ecological assessment as discussed further in this report.

#### 4.1.2 Construction

The proposal seeks to construct a series of buildings including:

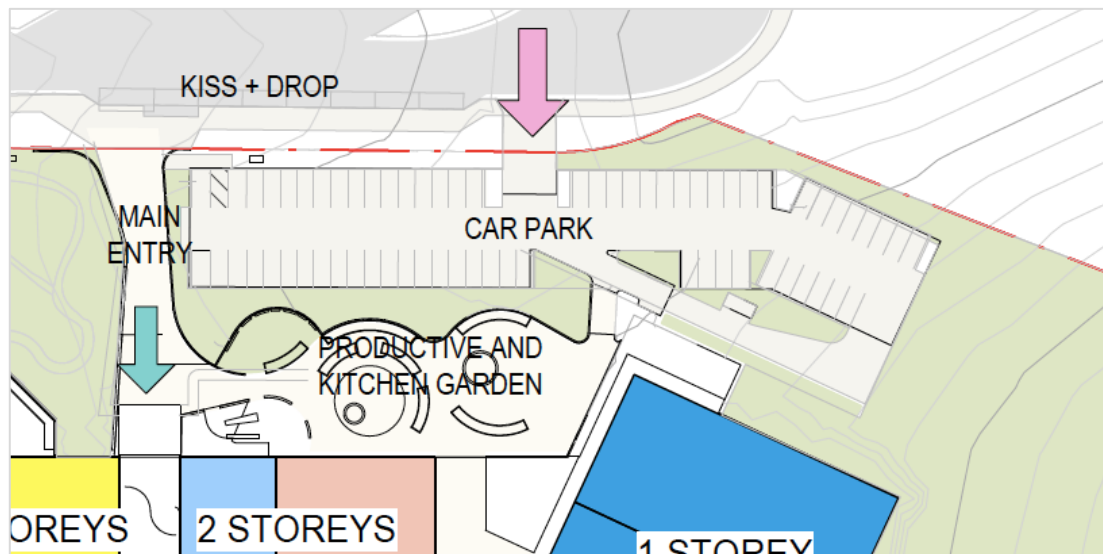
- General learning spaces;
- Administration and staff building; and
- Library and assembly hall.

Detailed architectural drawings, including floor plans, elevations and sections will be submitted with the SSDA.

#### 4.1.3 Access and Car Parking

The proposal will include construction of a new driveway and hardstand with access proposed off a new local road east of Envirova Drive. The new local road is currently being constructed separately as part of the approved masterplan for the South Jerrabomberra Innovation Precinct. Kiss and drop spaces are depicted outside the site boundary.

A transport assessment will be submitted with the SSDA, demonstrating swept paths and compliance with the relevant Australian Standards.



**Figure 9:** Indicative plan extract of proposed parking area  
Source: Clarke Keller

#### 4.1.4 Landscaping and Open Space

The proposal will introduce new landscaping treatments and open space play areas consistent with the capacity of the high school. This includes 2 x games courts as well as a main plaza/quadrangle that is located centrally within the site.

Detailed landscape plans and a landscape design report will be submitted with the SSDA.



## 5 Planning framework

The relevant state and local planning instruments apply to the proposal:

- Environment Protection and Biodiversity Conservation Act 1999;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- Draft Remediation of Land State Environmental Planning Policy;
- State Environmental Planning Policy (Koala Habitat Protection) 2021;
- Draft State Environmental Planning Policy (Environment);
- Queanbeyan (West Jerrabomberra) Local Environmental Plan 2013; and
- South Jerrabomberra Development Control Plan 2015.

### 5.1 EPBC Act 1999

Land within the South Jerrabomberra Innovation Precinct contain biodiversity values listed as Matters of National Environmental Significance (MNES) pursuant to the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The impact of all stages of the Poplars Development on MNES was referred to the Commonwealth Department of Agriculture, Water and Environment (DAWE) on 28 September 2020 (EPBC Act Referral No. 2020/8801, determined to be a controlled action on 20 November 2020). The school site was included in the referral to DAWE.

Separate to the above process, the proposal will also require preparation of a Biodiversity Development Assessment Report (BDAR) in accordance with the *NSW Biodiversity Conservation Act 2016*.

### 5.2 SEPP (State and Regional Development) 2011

The proposal is SSD, pursuant to clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

Pursuant to Schedule 1 clause 15, development for the following purposes is SSD:

- (1) *Development for the purpose of a new school (regardless of the capital investment value).*

The proposal relates to development for the purposes of a new school. As such, the proposal meets the requirements for SSD in accordance with clause 15 of Schedule 1 of SSD SEPP.

### 5.3 Education SEPP

Part 4 of the Education SEPP contains specific development controls relating to schools. The future SSD application will provide compliance against all relevant controls, including an assessment against the design quality principles in Schedule 4.

Clause 35(1) of the Education SEPP states that development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone, which includes the B7 Business Park zone. The proposal is permitted with consent under this clause (in addition to being permitted with consent under Queanbeyan (West Jerrabomberra) LEP 2013).

Part of the site is zoned RE2 Private Recreation, which is not a prescribed zone under the Education SEPP and therefore development for a school cannot be carried in this zone (in addition to being prohibited under RE2 zone in Queanbeyan (West Jerrabomberra) LEP 2013).

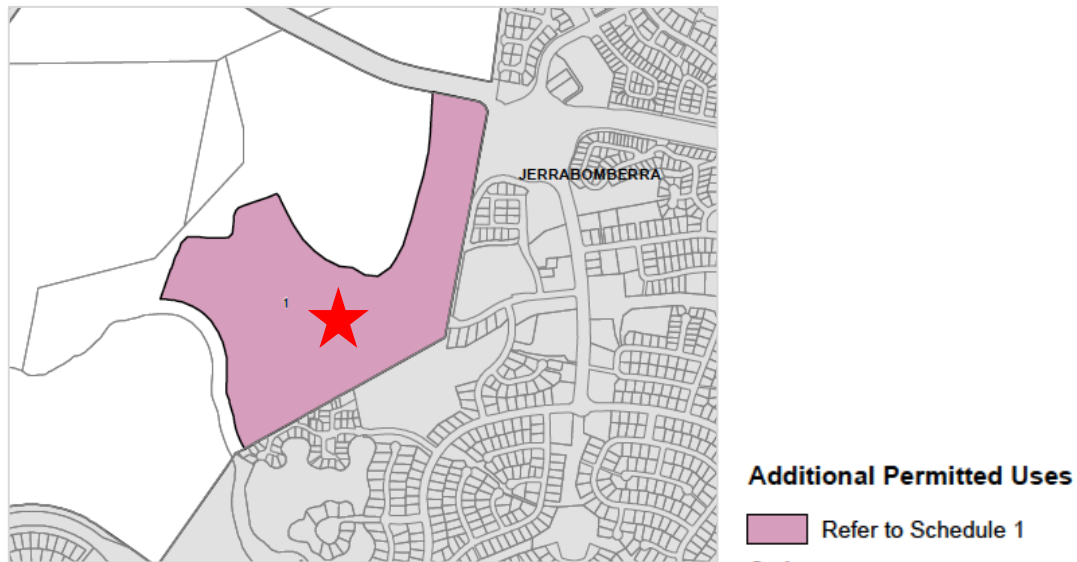
Despite this, the site is subject to an Additional Permitted Use (APU) clause under Schedule 1, which was introduced via Queanbeyan LEP (Poplars) – Amendment No 1 on 4 September 2020. The LEP amendment is now in force and states the following with respect to additional permitted uses:

*1 Use of land at Lanyon Drive, Jerrabomberra*

*(1) This clause applies to certain land at Lanyon Drive, Jerrabomberra being part of Lot 1, DP 1263364 and marked “1” on the Additional Permitted Uses Map.*

*(2) Development for the purposes of an educational establishment is permitted with development consent.*

The figure below depicts the extent of land identified under the APU map. The school site comfortably sits within the area marked “1” on the APU map and therefore, development for the purposes of an educational establishment is permitted with consent.



**Figure 10:** Location of proposed school site in relation to APU map  
Source: Queanbeyan LEP (West Jerrabomberra) 2013

## 5.4 SEPP No. 55 – Remediation of Land

SEPP 55 provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land is contaminated.

Preliminary environmental investigations done to date considers the site can be made suitable for the proposed development in accordance with SEPP 55. It is anticipated a Preliminary Site Investigation (PSI) will be required as part of the EIS submission.

#### 5.4.1 Draft Remediation of Land SEPP (Update to SEPP No. 55)

The recently exhibited draft Remediation of Land will not substantially alter the fundamental requirements of the legislation under SEPP 55. Under the recently exhibited, but yet to commence, draft Remediation of Land SEPP, Category 1 remediation works are at this stage proposed to be amended to comprise new classes of Category 1 remediation work. Additional changes are proposed to certification of Category 2 remediation works and strategic planning.

### 5.5 SEPP (Koala Habitat Protection) 2021

The Koala SEPP replaces SEPP 44 – Koala Habitat Protection and applies to Queanbeyan-Palerang LGA under Schedule 1.

The site is identified within the Central and Southern Tablelands Koala Management area. A Plan of Management has not been prepared for this area at the time of writing.

Under the SEPP, the consent authority must consider whether the development is likely to have any impact on koalas or koala habitat.

An ecological report will form part of the EIS, which will assess the impact of the proposal on significant vegetation, flora and fauna.

### 5.6 Draft Environment SEPP

The draft Environment SEPP applies to the state's wider catchments, bushland, waterways and protected areas. It consolidates the Sydney Drinking Water Catchment SEPP and Bushland in Urban Areas SEPP, which applies to Queanbeyan-Palerang LGA and are discussed below.

#### 5.6.1 SEPP (Drinking Water Catchment)

The SEPP (Sydney Drinking Water Catchment) requires a consent authority for all development under Part 4 of the Act in the Sydney Drinking Water Catchment, to be satisfied that the proposed development will have a neutral or beneficial effect on water quality. It also requires authorities undertaking activities under part 5 of the Act to consider if the activity would have a neutral or beneficial effect on water quality.

The site is not identified within a catchment boundary under the SEPP.

#### 5.6.2 SEPP No. 19 (Bushland in Urban Areas)

SEPP No. 19 (Bushland in Urban Areas) requires that a consent authority must not consent to carrying out of development that disturbs bushland zoned or reserved for public open spaces purposes, unless it has considered a range of matters consistent with the SEPP.

While the site is largely undeveloped and adjoins RE2 land to the south and east. We are not aware of the site being identified as bushland zoned for public open space purposes or a bushland reserve for public open space purposes.

A review of the updated Draft Environment SEPP mapping confirms the site is not identified as bushland.

## 5.7 Queanbeyan (West Jerrabomberra) LEP 2013

Queanbeyan (West Jerrabomberra) Local Environmental Plan (QLEP) 2013 is the local planning instrument that applies to the site.

The following key provisions apply:

Table 3 – Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013		
Control	Provision	Compliance
Land use	The site is zoned part B7 Business Park and Part RE2 Private Recreation.	<p><b>Complies</b></p> <p>Under the B7 Business Park zone, educational establishments are a type of development that are permissible with consent.</p> <p>Educational establishments are defined as:</p> <p><b><i>Educational establishment</i></b> means a building or place used for education (including teaching), being—</p> <p>(a) a school, or</p> <p>(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.</p> <p>As such, the proposed school is considered permissible with consent.</p> <p>We note part of the site, zoned RE2 Private Recreation, does not permit development for the purposes of a school and is not a prescribed zone under the Education SEPP.</p> <p>Refer to Schedule 1 below, which confirms development for the purposes of an educational</p>

**Table 3 – Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013**

Control	Provision	Compliance
		establishment is permitted with development consent.
cl. 4.3 Height of buildings	<p>The area of land zoned B7 Business Park has a maximum height of 12m.</p> <p>The area of land zoned RE2 Private Recreation has a split building height of 8.5m and no height.</p>	<p><b>Capable of compliance</b></p> <p>The proposal will have regard to the design quality principles in Schedule 4 of the Education SEPP.</p> <p>Buildings will provide heights of 8m and 12m (in addition to roof allowances).</p> <p>Most of the buildings will be designed to generally conform the maximum height limit prescribed under the LEP.</p> <p>Further information will be submitted in the EIS, including elevations and sections that will depict the height of the development in context of the height limit.</p>
cl. 4.4 Floor space ratio	<p>The area of land zoned B7 Business Park has a maximum FSR of 1:1.</p> <p>The area of land zoned RE2 Private Recreation is not prescribed a maximum FSR.</p>	<p><b>Capable of compliance</b></p> <p>The proposal will have regard to the design quality principles in Schedule 4 of the Education SEPP.</p> <p>We note all structures in the B7 zone provide an FSR of 0.4:1.</p> <p>Additional FSR calculations will be submitted with the EIS, depicting the total GFA of the development across the site.</p>
cl. 6.1 Earthworks	Development consent must consider the disruption, or any detrimental effect on, drainage patterns and soil stability in the locality of the development.	<p><b>Capable of compliance</b></p> <p>The SSDA will be accompanied by relevant geotechnical and environmental assessments that consider the effect of the development on the likely future use of the land and any nearby environmental features.</p>

**Table 3 – Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013**

Control	Provision	Compliance
cl. 6.3 Airspace operations	The consent authority may grant development consent for the development if the relevant Commonwealth body advises that the development will not penetrate the Limitation or Operations Surface.	<p><b>Capable of compliance</b></p> <p>We note the proposed height of the development will be up to three storeys and generally be within the height limit under the LEP.</p> <p>The SSDA will be accompanied by an aviation report, that considers any impacts of the proposed development on Canberra Airports Limitation or Operations Surface.</p>
cl. 6.4 Development in area subject to aircraft noise	Before determining a development application, the consent authority must be satisfied the development is consistent with the relevant requirements AS 2021 – 2000.	<p><b>Capable of compliance</b></p> <p>The site is situated within the 20-25 ANEF contour for Canberra Airport.</p> <p>We note within this contour range, schools are considered to be conditionally acceptable.</p> <p>The SSDA will be accompanied by an acoustic assessment, which will assess external noise intrusion, vibration and recommendations to mitigate aircraft noise on the development.</p>
cl. 6.5 Development control plans	Development consent must not be granted on land in an urban release area unless a development control plan has been prepared for the land.	<p><b>See below</b></p> <p>South Jerrabomberra DCP 2015 is the applicable DCP that applies to the land.</p> <p>Refer to Section 5.7, which states DCPs do not apply to SSD.</p>
6.6 Essential services	Development consent must not be granted to development unless the consent authority is satisfied that essential services is provided.	<p><b>Capable of compliance</b></p> <p>The SSDA will be accompanied by an infrastructure servicing report, which identifies existing infrastructure, as well as any upgrades or amplifications required to service the development.</p>

**Table 3 – Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013**

Control	Provision	Compliance
Schedule 1	<p>This clause applies to certain land at Lanyon Drive, Jerrabomberra being part of Lot 1, DP 1263364 and marked "1" on the Additional Permitted Uses Map.</p> <p>Development for the purposes of an educational establishment is permitted with development consent.</p>	<p><b>Complies.</b></p> <p>The proposal is for an educational establishment and is located in the area marked "1" on the APU map. It is therefore permitted with development consent.</p>

## 5.8 South Jerrabomberra DCP 2015

Pursuant to clause 11 of the SRD SEPP, development control plans do not apply to proposals considered to be State Significant development.

Nonetheless, the proposal will have regard to the relevant controls of the South Jerrabomberra Development Control Plan 2015 where appropriate.

## 5.9 Other Planning Policies and Legislation

In addition to the above, the following policies and legislation apply to the site and will need to be considered as part of the SSDA:

- Biodiversity Conservation Act 2016;
- State Infrastructure Strategy 2018-2038;
- South East and Tablelands Regional Plan 2036;
- Planning for Bushfire Protection 2019; and
- NSW State and Premier Priorities.

The EIS will provide a comprehensive assessment against all the relevant strategic plans and statutory provisions.



## 6 Overview of Likely Environmental Issues

Based on our preliminary environmental assessment, the following environmental assessment issues will likely need to be considered as part of the SSDA.

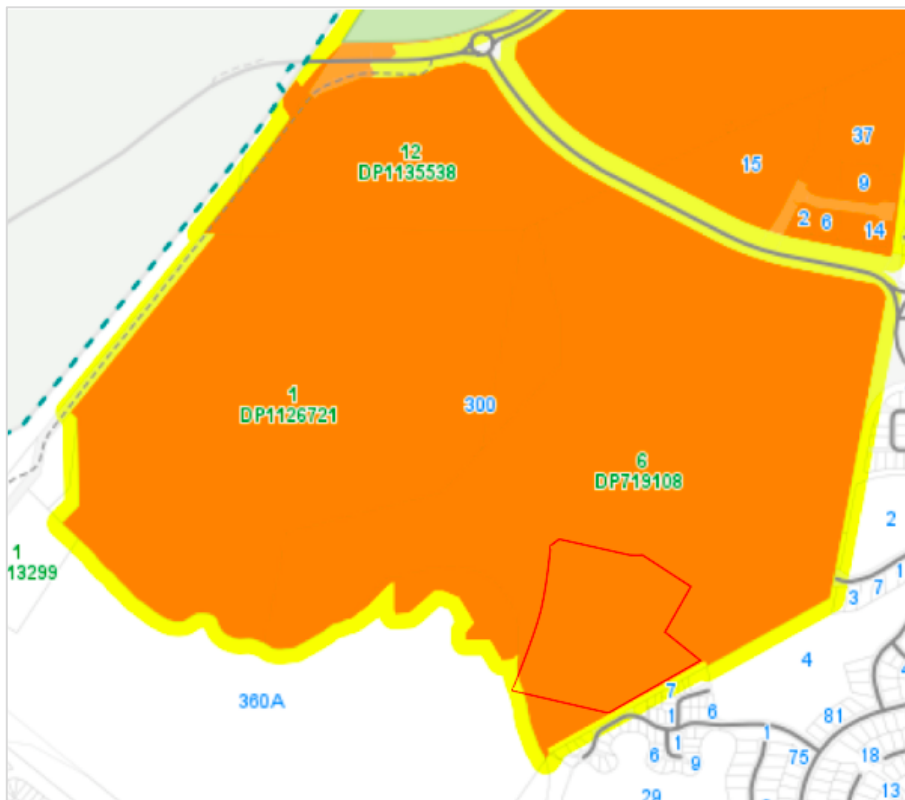
### 6.1 Built Form

An architectural design report will form part of the EIS. The report will explain the master plan design of the proposed development and how it responds to the surrounding locality.

This will include, but not be limited to, site context plans, demolition site plan, floor plans, sections, elevations, shadow diagrams, materials and finishes, perspectives and building program.

### 6.2 Bushfire

The entire site is identified as bush fire prone land (Category 2) as identified on Rural Fire Services (RFS) mapping tool. Accordingly, a bushfire assessment will form part of the EIS, outlining compliance with the relevant provisions of Planning for Bushfire Protection (PBP) 2019.



**Figure 11:** Bush Fire Prone Land

Source: NSW Department of Planning, Industry and Environment

Preliminary investigations in relation to bushfire note the proposal will need to adhere to bushfire protection measures (BPM) in accordance with the Planning for Bushfire Protection (PBP).

Due to the surrounding vegetation context, the proposal will be required to provide a varied Asset Protection Zone (APZ) of 22 – 45m and constructed in accordance with Bushfire Attack Level (BAL) 12.5.

## 6.3 Heritage

### 6.3.1 European

This site is not a heritage item, does not adjoin a heritage item and is not located within a Heritage Conservation Area (HCA) under the LEP.

### 6.3.2 Aboriginal

An AHIMS desktop search was conducted to identify the potential for Aboriginal sites within 200m of the existing lot. The search identified 13 Aboriginal sites recorded in or near the site location.

Preliminary investigation to date identifies the site may contain a Potential Archaeological Deposit (PAD).

As a result, the EIS will be accompanied by an Aboriginal Cultural Heritage Assessment Report (ACHAR) and will include consultation in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW).

## 6.4 Arborist

There are no trees on the site and therefore it is anticipated that an arborist report would not be required as part of the EIS. A flora and fauna report will be prepared that considers the removal of low-lying vegetation and shrubs on the site.

## 6.5 Ecology/Flora and Fauna

An ecological report will form part of the EIS, which will assess the impact of the proposal on significant vegetation, flora and fauna.

A BDAR will be required in accordance with the BC Act, which will assess biodiversity values, likely biodiversity impacts and any minimisation impacts in accordance with the Biodiversity Assessment Method (BAM).

Hydrological investigations may be required to understand the impact of the proposed development in relation to the existing wetland that adjoins the site to the south-east.

## 6.6 Transport and Access

A rapid transport assessment will form part of the EIS, addressing issues relating to potential impacts on road network performance as well as parking arrangements and compliance of on-site parking.

The report will also detail linkages to existing and planned public transport, active modes of transport and swept paths will also be provided.

A School Transport Plan will also be provided that outlines sustainable travel options and details their programs for implementation.

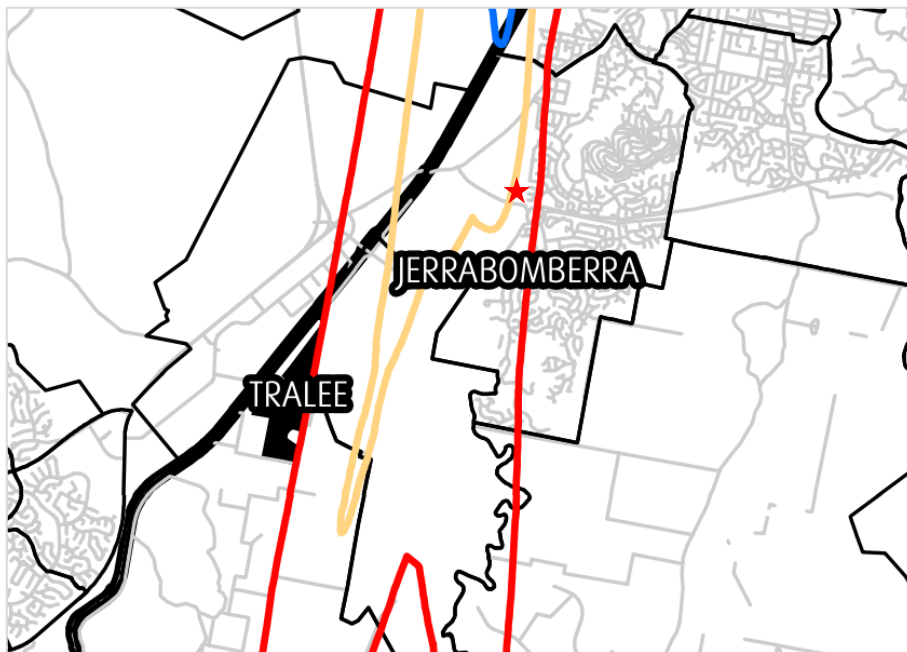
## 6.7 Crime Prevention Through Environmental Design (CPTED)

A Crime Prevention Through Environmental Design Report will form part of the EIS. The report will consider the proposed design in relation to the four design quality principles; territorial enforcement, surveillance, activity/space management and access control.

## 6.8 Acoustic

An acoustic assessment will form part of the EIS and address potential acoustic impact on nearby properties, including adjacent properties and any other sensitive noise receivers.

In particular, consideration will be made to the site's location within the context of Canberra Airport's Australian Noise Exposure Forecast (ANEF). The site is located within the 20 – 25 ANEF contour, as shown in the figure below.



### **Legend**

- 2008 ANEF contour 20
- 2008 ANEF contour 25
- 2008 ANEF contour 30

**Figure 12:** ANEF Forecasts for Canberra Airport  
Source: Canberra Airport

Development for the purposes of educational establishments within the 20 – 25 ANEF contour is considered to be conditionally acceptable in accordance with the relevant Australian Standard AS2021-2015 Acoustics, Aircraft noise intrusion-building siting and construction.

The acoustic report will outline appropriate acoustic attenuation being incorporated during construction, consistent with AS AS2021-2015.

## 6.9 Aviation

An aviation assessment will form part of the EIS, as the site is located within the Canberra Airport Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operations Surfaces (PANS-OPS).

The aviation assessment will consider the impacts of the proposed development on the airspace operations of Canberra Airport.

## 6.10 Accessibility, Fire Safety and BCA

Accessibility, Fire Safety and BCA compliance reports will form part of the EIS. The reports will have regard to providing suitable access and ensuring relevant fire safety and BCA standards are addressed.

## 6.11 Construction Management

A Construction Management Plan will form part of the EIS and detail proposed construction management strategies. A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

## 6.12 Waste Management

A Construction and Demolition Waste Management Plan and an operational Waste Management Plan will form part of the EIS to detail proposed waste and recycling practices and procedures during demolition, construction and operation.

## 6.13 Ecological Sustainable Development (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation of the development. This will include measures to implement and minimise the consumption of resources, water and energy.

## 6.14 Contamination and Geotechnical

A Preliminary Site Investigation will form part of the EIS to confirm the site is suitable for its intended purpose and meet the requirements of SEPP 55.

Geotechnical investigations will be undertaken as part of preparation of the EIS that assesses the suitability of ground conditions in relation to the proposed works.

## 6.15 Civil Engineering

The EIS will be accompanied by a set of civil engineering plans.

## 6.16 Social

An assessment of the proposed development in relation to potential social impacts will accompany the future SSD application.

## 6.17 Specialist reports not required to form part of the EIS

Preliminary investigations of the site have concluded the following specialist inputs are not required for the EIS. These include:

**Heritage Impact Statement:** The site is not a heritage item, the site does not adjoin a heritage item and the site is not within a Heritage Conservation Area (HCA). Accordingly, a Heritage Impact Statement is not required to form part of the EIS. This would not preclude the requirement of the ACAR, which will be prepared separately.

**Hazards and Risk:** The site is currently cleared with no existing built structures. No demolition is proposed and therefore, a hazardous materials survey is not required to form part of the EIS. We further note the site is not located within proximity of any known oil or gas pipelines.

**Arboricultural Assessment:** According to the survey and information provided by the architect, the site has been previously cleared and no tree removal is proposed. Accordingly, an arboricultural assessment is not required to form part of the EIS.

## 7 Consultation

During preparation of the EIS, we anticipate consultation will be undertaken with the following stakeholders:

- Queanbeyan-Palerang Council;
- Department of Planning, Industry and Environment;
- Ngambri Aboriginal Land Council;
- Canberra Airport;
- Transport for NSW;
- Local community groups; and
- Surrounding landowners.

### 7.1 State Design Review Panel

A design session was held between DoE and the Government Architect NSW State Design Review Panel (SDRP) on 31 March 2021 to review the project.

Advice was provided to DoE on 19 April 2021 in relation to elements of the design that were supported by the SDRP as well as recommendations to improve the design outcome of the project. The recommendations from the SDRP will be considered and incorporated into the project design, where appropriate.

## 8 Conclusion

The purpose of this document is to request the SEARs for the preparation of an EIS for the construction of a new high school at 300 Lanyon Drive, Jerrabomberra.

It includes a description of the site, an overview of the proposed development and an outline of what are the likely environmental issues for assessment of the SSDA.

We trust that the information detailed in this document is sufficient to enable the Secretary to issue the SEARs.

Should you have any queries about this matter, please do not hesitate to contact Alix Carpenter, Director of Statutory Planning at School Infrastructure NSW.