



# **SOCIAL IMPACT ASSESSMENT ADDENDUM**

New high school in  
Bungendore

**This Social Impact Assessment was prepared and reviewed by:**

Director **Rachel Trigg**  
Doctor of Philosophy (Built Environment)  
Bachelor of Arts (Social Geography)  
Member of Planning Institute of Australia

I confirm this SIA addendum contains all relevant information and complies with legal and ethical obligations of social impact practitioners, including those set out in the Social Impact Assessment Guidelines for State Significant Project, 2021, prepared by the Department of Planning, Industry and Environment.

I further confirm that none of the information contained in the SIA addendum is false or misleading.



**This Social Impact Assessment was prepared by:**

Senior Consultant **Alyce Noney**  
Bachelor of Planning  
Master of Urban Management and Planning

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# 1. INTRODUCTION

In September 2021, Urbis Pty Ltd (Urbis) prepared a Social Impact Assessment that accompanied the Environment Impact Statement (EIS) for a new high school at Bungendore (SSD 14394209). The EIS was exhibited by the NSW Department of Planning and Environment (DPE) from Monday 20 September 2021 to Monday 18 October 2021.

During exhibition a number of agency and community submissions were received. Following exhibition, the DPE issued two requests for information (RFI) dated 18 November 2021 and 24 December 2021. Since this time, the proposal for the high school has been modified to reflect responses to the RFI as well as changes to shared use arrangements on the site.

This report accompanies an Amendment Report for the project and forms an update to the previously issued Social Impact Assessment (SIA) to reflect the amended proposal.

## 1.1. AMENDED PROPOSAL OVERVIEW

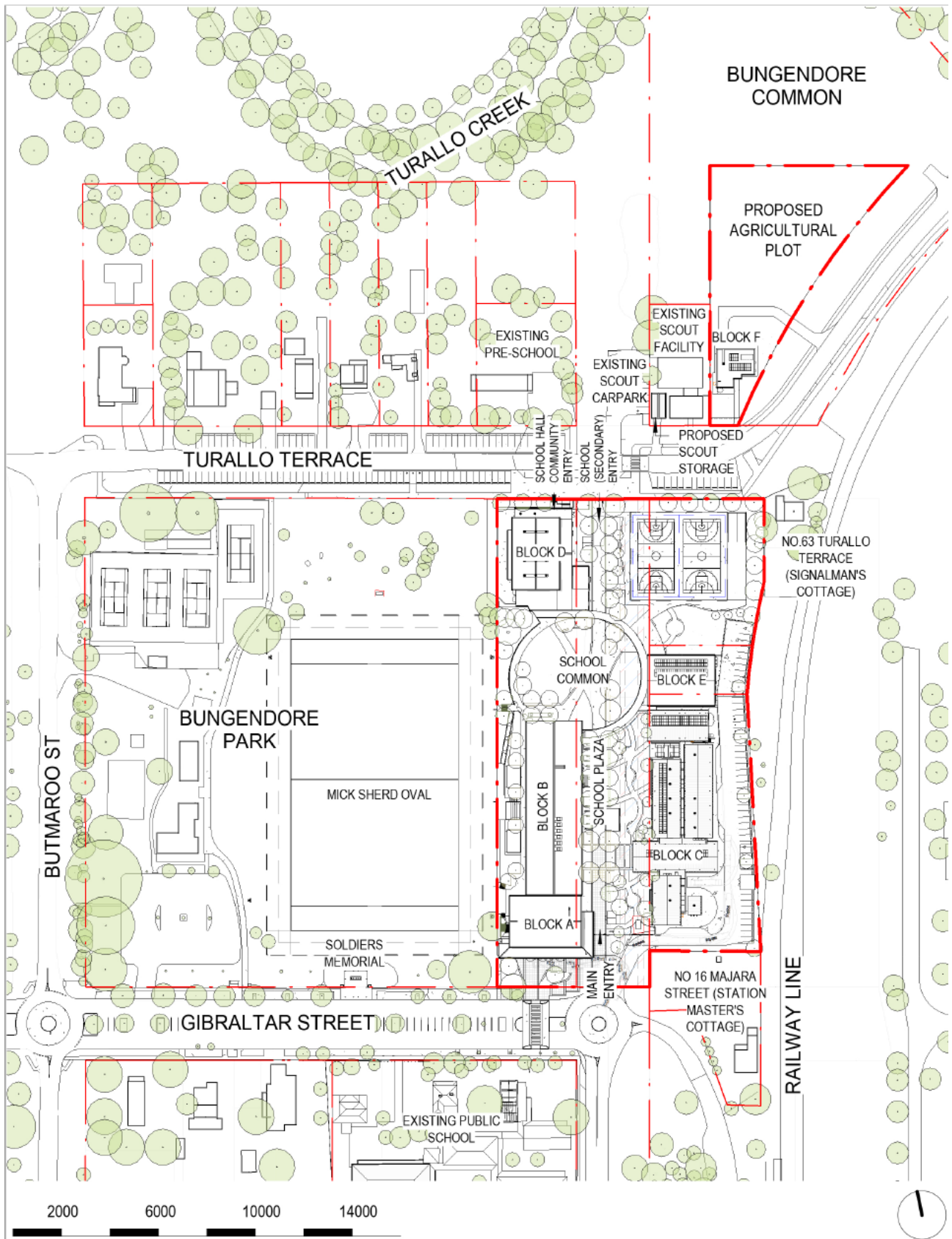
The proposal is for the construction of a new high school in Bungendore for approximately 450 students. The following amendments have been made to the proposal since its exhibition September 2021:

- The amended design no longer includes facilities for Queanbeyan-Palerang Regional Council (Council) such as the previously proposed community health centre, community library and council shop front. These facilities are still to be provided by Council, however, through a separate planning process and on a separate site.
- Administration and staff facilities have been relocated from Block A into Block C (existing Council building) and the visual arts and TAS functions have been relocated into Block A.
- The school library has been relocated from Block D to a standalone block, Block E, which is located to east of the Majara Street alignment and centred on the school common.
- Block D has been replanned to address the removal of Council facilities, the relocation of the school library and to sit to the east of the Majara Street alignment. The floor level of Block D has also been lowered to suit the revised building footprint.
- Block B has been relocated to the west, off the Majara Street alignment.
- The games courts and cricket batting nets have been relocated within the school boundary.
- The bulk and scale of buildings facing public roads (Blocks A and B) have been reduced.
- The façade materials of the proposed buildings have been revised to be more sympathetic to the existing village character.
- The primary outdoor learning areas, including the 'covered' outdoor learning areas have been relocated and redesigned to be integrated within the landscape design.
- Minor planning changes to Block B which include relocation of the outdoor learning spaces, student amenities and building services to provide a new covered walk through from the school plaza to Mick Sherd Oval.
- The covered walkway connection between Block B and Block D has been redesigned to arc around the eastern side of the school common and provide a covered connection to the relocated school library, Block E.
- The school security fence between Blocks B and D has been redesigned to arc around the western perimeter of the school common. The school security fence to the northern and southern boundaries has been rationalised and face brickwork piers have been introduced to define the school entries.

- The waste vehicle turning circle has been removed from the proposal. The waste collection area has been relocated to the southern end of the existing carpark and a waste vehicle turning head has been added. A new turning bay is provided for assisted transport vehicles to the northern end of the car park.
- The onsite detention tank has shifted to the west.
- The electronic school sign has been replaced with a changeable, static 'notice board' sign. The sign has been relocated further back from Majara Street, behind the school security fence.
- The Scout storage shed has been relocated from the agricultural plot to within the Scout site. The Scout storage shed will be subject to a separate planning pathway and does not form part of this application. The school agricultural support building, Block F, has been repositioned and the landscape paths and driveways have been updated to suit the change.
- An additional 58 car parking spaces are proposed along Turallo Terrace providing a total of 98 spaces (compared to the original 40). An additional 3 drop off/ pickup spaces are proposed on Turallo Terrace providing a total of 6 spaces (compared with the original 3).
- The proposed delineation works to Mick Sherd Oval and the War Memorial have been removed from the proposal.
- The redesign of pedestrian crossings on Gibraltar Street and Turallo Terrace from 'School Crossings' to 'Wombat Crossings'.
- A footpath is proposed to the northern side of Turallo Terrace connecting the proposed parking with the existing path adjacent to Turallo Creek.

The updated design is shown in Figure 1 overleaf.

Figure 1 Proposed site plan



Source: TKD Architects

## 1.2. ADDENDUM PURPOSE

The purpose of this SIA addendum is to address DPE's RFI to:

- Update the SIA to respond to additional relevant concerns raised in the public submissions including:
  - Relocation of the Abbeyfield (seniors housing) site as a consequence of the development
  - Concerns raised by the Bungendore War Memorial Committee (BWMC)
  - Relocation of Bush Balladeers Place.

Based on this, this report focuses primarily of the reassessment of three impacts which were considered as part of the original SIA. These are:

- Access to open space and recreation facilities
- Access to community infrastructure
- Access to Council services.

Additional impacts have also been assessed as part of this report to consider the concerns raised by the BWMC and in relation to Abbeyfield seniors housing.

The other impacts included in the original SIA were considered in light of the amended design. Based on the amended proposal and associated technical assessment outcomes, it is expected these impacts will remain substantially the same and have a neutral to low positive impact on the community. As a result, these impacts have not been reassessed here, and this addendum report to focuses primarily on the matters raised in the RFI.

This addendum uses the same methodology as the original SIA dated September 2021 and also relies on the same policy analysis and social baseline. The DPE RFI requested for the SIA to include a signed declaration. As this addendum report relies on the methodology undertaken in the original SIA, a signed declaration has been provided at the start of this report to satisfy this request.

## 1.3. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The International Association for Impact Assessment (IAIA) highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is used in the Technical Supplement which supported DPIE's SIA Guideline.

The DPIE's risk assessment methodology is outlined below and has been applied in this SIA.

Table 1 Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPIE 2021, SIA Guideline for State Significant Projects, Technical Supplement, p.13



## **Likelihood and magnitude level characteristics**

The likelihood and magnitude levels are determined by subjective and objective components. It considers both individual experiences, community perceptions and technical evaluations.

The likelihood level assesses the probability of the impact occurring impact. The level of magnitude assesses the likely significance of the impact and considers several characteristics including:

- **Extent:** the volume of people expected to be affected and their relative location to the proposal
- **Duration:** the timeframe and frequency of potential impacts
- **Severity or scale:** the degree of change from the existing condition as a result of the impact
- **Intensity or importance:** the extent to which people or an environment can adapt to or mitigate the impact, including the value they attach to the matter and their capacity to cope and/or adapt to change
- **Level of concern/interest:** the level of interest or concern among the people affected.

## **Management measures**

Social impacts are assessed before and after the implementation of management measures. Management measures are designed to reduce negative impacts and enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction, or operational stage of the proposal.

Impacts in this report are assessed with any planned mitigation measures to determine the residual impact level.

## 2. REASSESSMENT OF RELEVANT SOCIAL IMPACTS

This section provides a reassessment of specific social impacts of the amended proposal, as defined in Section 1.2. The impacts are reassessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level is described in Section 1.3.

The original SIA accompanying the proposal also included other impacts, which are not reassessed here. These impacts, as summarised in the SIA of September 2021 are:

- **Engagement and integration of Aboriginal culture:** engagement with Aboriginal cultural values throughout the design process has contributed to a proposal which protects, enhances and integrates Aboriginal values on site. This is likely to have a high positive impact on the community. This impact could be further enhanced through the implementation of opportunities as identified by the Aboriginal Educational Consultative Group. These opportunities include naming school buildings after significant bird species, seeking expertise on local plant species and maximising opportunities for social connection across the site.
- **Improved access to education:** the development of a new high school in Bungendore will likely generate a very high positive impact by increasing access and capacity to local enrolments in an area of identified need. The location of the school within the town centre will also reduce the need for students and parents to travel long distances to access education, generating positive health and wellbeing outcomes.
- **Change to character:** the potential change to the visual character of Bungendore and the surrounding area is expected to have a low impact on the community. The Visual Impact Assessment considers the proposal is aligned to the scale of the local context and does not adversely impact views or overshadow surrounding local landmarks and neighbouring residents.
- **Pedestrian safety and access:** the proposal is likely to provide safe pedestrian access routes around the site and will have a neutral to low positive impact on the community. The proposal includes a number of traffic calming measures to provide direct access to the site and has been designed in accordance with CPTED principles. Given the combination of public and school uses on site, the implementation of further operational and communication measures as recommended by this SIA will enhance this positive impact.
- **Traffic generation:** the Transport Assessment (TA) considers the road network and associated closure of Majara Street will be able to accommodate the projected traffic movements from the school with sufficient road capacity. As a result, traffic generation associated with the proposal is likely to have a low impact on the community. This impact could be further enhanced by continuing to communicate with the community about the expected traffic movements and access plans, including publicly releasing the findings of the final TA.

### 2.1. ACCESS TO OPEN SPACE AND RECREATION FACILITIES

Description of impact
Potential loss of access to open space and recreation facilities
Current environment
Access to open space and recreation facilities is vital to the liveability and wellbeing of communities. The site is currently occupied by open space areas and recreation facilities including Bungendore Pool, the eastern section of Mick Sherd Oval and part of the Turallo Terrace dog off leash area.
The current use and capacity of these facilities varies, as follows:
<ul style="list-style-type: none"><li>▪ Mick Sherd Oval is one of two publicly accessible sportsfields in Bungendore. The oval is used for a range of structured and unstructured recreational activities, including by the local rugby union and rugby league clubs, members of the community and intermittent use by Bungendore Primary School.</li></ul>

The Bungendore Structure Plan notes the oval has been impacted by overuse and a further five fields will be required in the town to meet population demands. The development of the Bungendore Sports Hub is expected to alleviate this pressure and become the town's main outdoor sporting facility.

- Bungendore Pool has been identified by Council as being inadequate to meet the needs of the town's current population. A new pool is proposed to be built as part of the Bungendore Sports Hub.
- Turallo Terrace is currently the only dog off leash area in Bungendore and is unfenced. Feedback from the community (as documented in March 2019 on Council's Have Your Say webpage) indicates there is a need to provide a fenced dog off leash area with seating, water and shade. Feedback indicated that moving the dog off leash area to a new location on the corner of Birch Drive and McMahon Drive was Council's preferred option, as Turallo Terrace presents some challenges for fencing.

### **Concerns raised during the exhibition period**

The Analysis of Submissions from Public and Organisation Report (the Submissions Report) prepared by Micromex Research summarises the key issues raised in public submissions to the original proposal. The Submissions Report identified that of the 319 submissions received, 72% objected to the proposal.

Most of these objections related to the suitability of the site location, of which 84% raised concerns about the potential loss of green space and recreation facilities. The Submissions Report identified that most of these related to the following concerns:

- The potential loss of a portion of the park/removal of some of the town's primary green space
- Inability to use Mick Sherd Oval on weekdays during school hours
- Impingement upon a popular off-leash park
- Overutilisation of Mick Sherd Oval due to the shared use agreement.

The Submissions Report also identified that of the submissions which objected to the site location, 56% raised the loss of the pool and other community facilities as a key concern. The Submissions Report identified that most of these related to the following concerns:

- Strong objection to removal of pool, with the pool funded by the local community
- Removal of the pool seen as detrimental to primary school children who can currently walk there.

### **Description of social impact of the proposal**

The proposal seeks to demolish Bungendore Pool, restrict access to Mick Sherd Oval during school hours and reduce the size of the Turallo Terrace dog off leash area. Submissions received on the original proposal indicates there were community concerns around these components of the original proposal. The proposal has since been modified. The impact of the amended proposal is discussed below.

#### **Open space and recreation access**

The Department of Education will continue to seek a joint use arrangement for exclusive school use of Mick Sherd Oval during school hours. The proposal will therefore still result in a loss of public recreation access during much of the day on weekdays, which was a key concern raised within public submissions.

The previous SIA found that while use of Mick Sherd Oval will be restricted during the day, residents will continue to have access to a large area of neighbouring open space. Warren Little Oval and Park is located immediately opposite the oval, within 200m walking distance. It provides approximately 10 ha of public open space including an oval, waterways, picnic areas and grassed spaces. The park therefore

provides a large area of open space suitable for a range of structured and unstructured recreation activities. Given the functionality, size and proximity of Warren Little Oval and Park, it is likely that the casual, daytime recreation needs of the community can be accommodated by this space.

However, as weekday access to the oval will permanently be restricted during the school term (if the joint use arrangement is agreed), some community members will feel a loss of ownership and access to the park, which is unlikely to be mitigated. This is expected to be felt by some long term residents who have positive associations with the use of the oval and the role of the oval in contributing to the identity of the town.

As documented in the previous SIA, it is expected that other regular users of Mick Sherd Oval including local sporting teams and students at Bungendore Public School are unlikely to be impacted by this use. Access to the oval will be maintained for weekend, after school and school holiday use, with Bungendore Public School's intermittent use of the oval expected to be maintained under the joint use arrangement, of which negotiations are still ongoing. School Infrastructure NSW (SINSW) also consulted with 18 stakeholder groups who use Mick Sherd Oval and made design changes to accommodate their needs, including installing flood lights.

Given the existing overuse of Mick Sherd Oval noted in the Bungendore Structure Plan 2048, the use of the space by the high school has potential to further impact on the quality of the oval. The planned opening of the Bungendore Sports Hub in 2022 is expected to alleviate this pressure, with most sporting competitions and training proposed to move to this facility on Malbon Street, approximately 1.1km from the site.

### **Pool access**

The amended proposal includes the demolition of Bungendore Pool for the school site. As noted above, Council has identified this pool as being inadequate to meet the needs of the Bungendore community.

SINSW has committed to continuing operation of the pool until 31 March 2023 or the approval of the SSDA (whichever is sooner).

Research indicates that communities highly value public pools for a range of health and wellbeing benefits, with many recognising that pools present an opportunity for people of all ages and backgrounds to meet and interact with each other (Lewi & Nichols 2014). Swimming is also highly popular, with NSW recreation trends indicating that it is the top recreation activity for children and the third top activity for adults (NSW Ausplay, October 2015 – 2020).

As the only public pool serving the town, the removal of Bungendore Pool represents a perceived and actual loss to the community. This was reflected in the public submissions to the proposal.

To mitigate this loss, a new pool is planned as part of the Bungendore Sports Hub which will be constructed by Council. The new, eight-lane outdoor swimming pool will be of a significantly higher quality than Bungendore Pool and is expected to provide an improved recreation experience.

As part of this proposal, financial compensation will be provided to Council for the demolition of the Bungendore Pool. The compensation amount will be determined by the NSW Valuer General through the Just Terms Compensation Act and other relevant legislation. As outlined in Council's Ordinary Meeting Minutes from 11 May 2022, Council has resolved to commence the design and approvals process for the construction of the new pool at the Bungendore Sports Hub following receipt of compensation.

The new pool will be located less than 1km from the existing Bungendore Pool. While this is still close to the town, the number of residents who will be within walking distance to the pool will reduce. This is likely to impact more vulnerable population groups, such as children and older people, who are unable to use

private vehicles for travel. It may also impact on students at Bungendore Public School who may have walked to the pool after school. This loss is unlikely to be mitigated.

The timing between demolition or closure of an existing facility and opening of a new facility has a considerable impact on a community's capacity to adapt to change. The social impact typically increases the longer the delay between closure of one facility and opening of another.

The new pool has been expected to be operational by the 2023–24 summer season, the same year as the school (estimated early 2024 opening). If both construction timelines are realised, the Bungendore community would be without a public pool for a limited time period. However, at the time of writing in August 2022, it appears that Council has not significantly progressed the design and approvals process for the new pool. This means that Council has a maximum of 14-15 months to complete the design, approval and construction of the new pool to enable it to open for the 2023-24 summer season, which is a significantly shorter period than would typically be required for infrastructure of this type.

As outlined in the Submissions Report, there is a strong sense of ownership over Bungendore Pool given it was partly organised and funded by the community. Some community members will feel this represents a significant loss of a shared community asset and cultural history which is unlikely to be mitigated. It is expected this will be more acutely felt by long-term residents who contributed to the development of the pool and have positive associations attached to pool use.

#### **Impact before management measures and additional SIA recommendations**

Prior to the adoption of management measures, it is expected the proposal will initially have a high negative impact on the community's access to open space and recreation facilities. This is particularly due to the lack of clarity and progress in Council's planning for the replacement of the pool.

The proposal represents a change to access arrangements for active open space and the demolition of the town's public pool. The actual and perceived impact of this change is therefore initially expected to be significant, particularly as these facilities support liveability outcomes and contribute to the identity of the town centre.

At the time of writing in August 2022, it appears Council has not significantly progressed the approvals and construction process for the new pool. This means there is a maximum of 14-15 months to replace the pool by the 2023-24 summer season, which is a significantly shorter period than would typically be required for infrastructure of this type.

Council has indicated on its website that it has engaged a designer for the new pool, with design having been expected to begin in early 2022. Council's website also indicates that the new pool is expected to be constructed by the 2023-24 summer season. However, the website also states that the Bungendore sports hub will include: 'Outdoor heated pool to replace the existing pool at Bungendore should the site be approved for development of the new high school (not funded)'.

Council's Operational Plan 2022-23 includes an allocation of \$2 million for the new Bungendore Pool 'pending progression of Bungendore High School proposal' (2022: 4). The Debt Overview at the end of the Operational Plan also indicates that Council expects the total value of the pool project to be \$10 million, \$4 million of which will be funded from loans taken out in 2023-24 (2022: 99). It is unclear where the remaining funding for the delivery of the pool will be sourced from.

Longer term, it is likely that most of the community can adapt to this change. Assuming the replacement of the pool with a high quality eight-lane pool close to the town, the proposal may result in a long term positive impact on most local residents' access to aquatic facilities.

The ability for most of the community to adapt will also be influenced by the timeline for the replacement of Bungendore Pool. If the new pool opens by the 2023-24 summer season, the community would be without a pool for a very limited time. The social impact of this to most of the community would therefore be short term and relatively minor. Should this timeline be extended, and the community is without a pool for several years, with a far greater negative social impact.

This SIA recognises that a small proportion of the community may not be able to adapt to this change. The demolition of Bungendore Pool will permanently remove an asset of shared community history to the town and restrict some of the community's ability to walk to a pool. This is likely to represent a social loss for some members of the community, and will particularly impact on long term residents of the town and more vulnerable community groups, such as young children and older people. This loss is unlikely to be mitigated by the construction of the Bungendore Sports Hub and Pool. To these residents, the social impact of this is likely to remain negative.

Management measures	SIA recommendations
<ul style="list-style-type: none"> <li>▪ Consultation with local sporting organisations and users, including Bungendore Rugby Football Club and Mick Sherd Oval Canteen Committee, to keep them informed about the proposal and assist in accommodating their ongoing recreation needs.</li> <li>▪ Realignment of Mick Sherd Oval and associated floodlights to better accommodate the recreation needs of local sporting groups.</li> <li>▪ SINSW upgrading the sports field as part of the school project, with an improved playing field, lights and amenities building that can be accessed by the community.</li> <li>▪ Consultation with the community throughout the proposal and post exhibition period to inform them of the changes to Mick Sherd Oval and commitment to public use of the oval outside school hours.</li> <li>▪ Development of a joint use arrangement (to be agreed with Council) for Mick Sherd Oval to enable community use of the oval outside of school use.</li> <li>▪ Agreement with Council for DoE to contribute 50% of the operating costs of Mick Sherd Oval.</li> <li>▪ Removal of the fencing originally proposed on Mick Sherd Oval to increase visual permeability and access to the broader community outside of school use and enable the oval to still be seen as a community asset.</li> <li>▪ Salvaging of pool bricks by the demolition contractor, which are proposed to be used in a</li> </ul>	<ul style="list-style-type: none"> <li>▪ Work with Council to implement a joint use arrangement of Mick Sherd Oval which seeks to maximise community use. Consideration should be given to allow community use of part of the oval during school hours, aligned to expected curriculum usage of the oval by the school.</li> <li>▪ Communicate clearly about the use of Mick Sherd Oval after school hours to ensure community members feel comfortable to use the oval. This may include design measures, such as the provision of signage around the oval, and communication measures, such as advertisements in the local newspaper or a community event when the school opens.</li> </ul>

monument acknowledging the community's contribution to the construction of the pool.

#### Residual impact (considering management measures)

**Likelihood:** Likely (short term)  
Possible (long term)

**Magnitude:** Major (short term)  
Dependent on Council's plans for delivery of new high quality pool (medium to long term)

**Impact:** High negative (short term)  
Dependent on Council's plans for delivery of new high quality pool (medium to long term)

If Council provided a clear and achievable pathway for the delivery of a new pool in the Bungendore Sports Hub, with minimal time between the decommissioning of the existing pool and the opening of the new pool, this would result in a neutral to positive long term impact on the community's access to open space and recreation facilities. The long term social impact would be particularly positive if the new pool is to a significantly higher quality and functionality than the existing pool.

## 2.2. REDUCTION IN ACCESS TO AREAS OF COMMUNITY SIGNIFICANCE

#### Description of impact

Potential reduction in access to areas of community significance, including Bungendore War Memorial, Mick Sherd Oval (for commemorative events) and Bush Balladeers Place

#### Current environment

The site is currently occupied by various community, recreational and civic uses. This includes the Bungendore and District War Memorial and associated peace garden, located on the southern edge of Mick Sherd Oval. The War Memorial is the site of occasional commemorative events throughout the year, such as Remembrance Day and ANZAC Day, with Mick Sherd Oval commonly used as an overflow seating area.

The site is also the location of Bush Balladeers Place and rotunda. The Bush Balladeer Place recognises notable Australian Bush Balladeers on a memorial wall located in the park.

#### Concerns raised during the exhibition period

The Bungendore War Memorial Committee (BWMC) provided a submission about the proposal. In this submission, the BWMC raised concerns around the proposed post and rail delineation to Mick Sherd Oval and the potential access impacts this may have on commemorative events. In light of this and other submissions, DPE requested DoE give further consideration to the need to include the post and rail delineation around Mick Sherd Oval and potential alternatives.

The original proposal also included the relocation of the Bush Balladeers Place and rotunda to Frogs Hollow Reserve. At its meeting of 25 November 2020 (Item 285/20), Council resolved to approve this plan to move Balladeer's Place from Mick Sherd Oval to Frogs Hollow.

The Submissions Report noted there were concerns that Frogs Hollow Reserve is unsuitable to house these facilities as the reserve is a floodway. Other submissions noted that the reserve is separated from the town and future performances at the rotunda would likely be disrupted by heavy vehicle traffic.

### Description of social impact of the proposal

The school is proposed to be located on part of Mick Sherd Oval. The original proposal included a post and rail delineation around Mick Sherd Oval, with removable timber bollards in front of the War Memorial. It also included a post and rail delineation around Mick Sherd Oval.

In consultation with BWMC, the amended proposal has removed the timber bollards and the southern and western boundary post and rail delineations. This will maintain ease of access to the War Memorial and Mick Sherd Oval for commemorative events. The kiss and drop bay also stops prior to the War Memorial to help maximise access to this site.

Representatives from SINSW also met with the Bungendore Country Music Muster in March 2022 to discuss their concerns with the relocation of the rotunda and potential alternatives. During this consultation, representatives of the Bungendore Country Music Muster expressed their view that the rotunda should not be relocated to Bungendore Park or the Showground. SINSW is currently liaising with the Bungendore Country Music Muster and Council to discuss potential relocation alternatives.

### Impact before management measures and additional SIA recommendations

Prior to the adoption of management measures, the proposal will have a low negative impact on access to Bungendore War Memorial and Mick Shred Oval for commemorative events and to the occasional users of the rotunda for events such as the Bungendore Country Music Muster.

#### Management measures

- Consultation with the BWMC and Bungendore Music Muster to discuss their concerns with the original proposal and allow for feedback to the amended designs.
- Removal of the proposed timber bollards to the Bungendore District War Memorial to maintain access to this site.
- Installation of an outdoor public announcement (PA) system at the War Memorial by SINSW.

#### SIA recommendations

- Continue to consult with the Bungendore Music Muster and Council to determine a suitable location for the Bush Balladeers Place and rotunda.
- Continue to keep the BWMC updated of the amended design and access arrangements to Mick Sherd Oval.

### Residual impact (considering management measures)

**Likelihood:** Unlikely

**Magnitude:** Minimal

**Impact:** Low to neutral

The amended design does not reduce access to Bungendore War Memorial and Mick Shred Oval for commemorative events and will have a neutral impact on users of this space.

At the time of this report, consultation is still ongoing with representatives from Council and the Bungendore Country Music Muster around potential relocation options for the rotunda. Assuming consultation continues and an appropriate location is agreed, it is expected the relocation will also have a low to neutral impact on rotunda users.



## 2.3. ACCESS TO COUNCIL SERVICES AND COMMUNITY INFRASTRUCTURE

### Description of impact

Access to Council services and community facility space for the Bungendore community, and associated impacts to Council staff and community groups

### Current environment

The site is currently occupied by social infrastructure including the Bungendore Community Centre and Council building. The Bungendore Scout Hall is also located adjacent to the site.

The Bungendore Community Centre has several rooms and is available to hire for local community group activities and other functions. The centre is also used as a maternal health, child and family health service and for after school care. As a small town, this facility provides vital services to the community of Bungendore.

The Council building located on Majara Street is one of three Council buildings across the Queanbeyan-Palerang LGA. The other two buildings are located at Queanbeyan (26km from the site) and Braidwood (48km from the site). Given the size of the LGA, all Council offices provide an important role in providing accessible service to residents.

The Council's Bungendore building contains a Council Chambers, a customer service centre and administrative offices. Alternative Council Chambers are located at Queanbeyan. While current staff numbers at Bungendore are unavailable at the time of preparing this report, previous reporting indicates that Bungendore had the largest on-site workforce in the former Palerang council area at 79 staff (Council Ordinary Meeting Minutes: 25 January 2017, p.181). Council's Operational Plan 2021 – 2022 has established a target to continue to grow the current staffing levels across the LGA to approximately 7.5 staff per 1,000 residents.

### Concerns raised during the exhibition period

The Submissions Report identified that of the submitters who objected to the site location, 56% raised the loss of the pool and other community facilities as a key concern. The Submissions Report identified that most of these related to the following concerns:

- Potential upheaval for community centre uses
- Uncertainty as to whether all facilities/uses in the existing community centre will be replaced.

### Description of social impact of the proposal

The previous proposal included a new community centre, community library and Council kiosk on the site. In a letter to SINSW dated 29 April 2021, Council communicated that it had purchased a site in the Bungendore town centre for a new staff offices, 'that may be capable of integrating the customer-library-community centre functions proposed'. In addition, Council stated that 'the relocation of the library-community centre from the education precinct would deliver functional and financial benefits, and provide longer term expansion options for the project'.

As a result of this letter and associated discussions between Council and SINSW, plans for the high school were amended. As shown on page 3, current plans no longer include the replacement of the community centre, community library and Council kiosk functions on site.

SINSW has committed to continuing operation of the Council administration building until 30 November 2022 and of the Community Centre to 30 June 2023. It is also understood that Council intends to provide

temporary staff and community facilities at the rear of 17 Gibraltar Street, Bungendore until new facilities are opened. From a review of aerial photographs undertaken in late July 2022, it appears the rear of the 17 Gibraltar Street site is currently vacant.

Council has acquired 19 – 21 Gibraltar Street, Bungendore to construct a new Council office. This site is located in the town centre, approximately 500m from the existing building. The DoE will provide financial compensation to Council through the Just Terms Compensation Act to assist in constructing this facility. As outlined in Council's Ordinary Meeting Minutes from 11 May 2022, Council has resolved to prepare and submit a development application for the construction of a new administration building following receipt of all or part of this compensation.

While Council has acquired a site for the new administration building, it is expected there will nonetheless be a high level of interest and potentially concern in the community around service access and continuity, as well as employment security for Council staff. While this level of detail is outside the scope of this SSD, these potential impacts are as a direct result of the proposed demolition of the Council and community building for school purposes.

Council's Resourcing Strategy 2017-2021 contains a target to retain the Council staff numbers at Bungendore. If this occurs, the number of Council jobs and services within Bungendore may be unaffected. Council is responsible for managing potential staff impacts, all of which will be undertaken outside this SSD process. As the development application for the new Council building has not yet been lodged or made public, other service details are not known at the time of preparing this report.

It is expected concerns around service access and continuity will also be felt by facility users in regard to the loss of the Bungendore Community Centre. As Council has requested that SINSW not replace the community centre, community library and Council kiosk on the high school site, it is assumed that Council will replace these functions elsewhere in the town centre, preferably as part of an integrated facility with the new administration building. Timing for the delivery of these functions is unclear.

As noted in Section 2.1, the timing between closure of an existing facility and opening of a new facility has a considerable impact on a community's capacity to adapt to change. Providing clear and appropriate interim arrangements for each user group can also assist reducing concerns around transitioning to a new facility.

There are a number of facilities currently located in the Bungendore town centre which are likely to provide suitable temporary accommodation for community centre uses while Council's new facilities are being planned and delivered. These include spaces within Bungendore Primary School campus, Bungendore Scout Hall and Bungendore War Memorial Hall.

#### **Impact before management measures and additional SIA recommendations**

Based on the above assessment, it is expected the proposal will initially have a negative impact on the community's access to Council services and community facility space. This is primarily due to the lack of clarity and progress in Council's planning for temporary and permanent replacement facilities.

At the time of writing in August 2022, it appears that Council has not significantly progressed the design and approvals process for the temporary or permanent accommodation for staff and Community Centre users. This leaves very limited time before the cessation of Council's use of the administration building by 30 November 2022 and of the Community Centre by 30 June 2023.

It is also currently unclear how Council proposes to temporarily accommodate staff and Community Centre users in the relatively small site available at the rear of 17 Gibraltar Street.

In the absence of clear and achievable Council plans for the temporary and permanent relocation of services, the actual and perceived impact of the demolition of the Council administration building and the Bungendore Community Centre is initially expected to be high. If the community is without a Council building for several years, the magnitude of this social impact will be greater.

Longer term, it is likely that the community will be able to adapt to the changes and that the proposal may have a positive impact on access to Council services. This assumes that construction of a new purpose built Council building at 19 – 21 Gibraltar Street proceeds, and that the building includes fit-for-purpose community space.

Management measures		SIA recommendations
<ul style="list-style-type: none"> <li>▪ Ongoing consultation with Council to determine appropriate timing around the reuse of the existing community centre and Council building for school use.</li> <li>▪ Compensation by DoE to Council through the Just Terms Compensation Act to assist in mitigating the demolition of the community centre and Council building for school purposes.</li> <li>▪ Compensation by DoE to Council for disturbance costs to the provision of services.</li> <li>▪ Expected Council provision of temporary staff and community facilities at the rear of 17 Gibraltar Street, Bungendore until new permanent purpose built facilities are opened at 19-21 Gibraltar Street.</li> <li>▪ Construction of new storage shed for the 1<sup>st</sup> Bungendore Scout Group directly adjacent to the existing Scout Hall to assist with the ongoing operation of this group. This will be subject to a separate planning pathway.</li> </ul>		<ul style="list-style-type: none"> <li>▪ It is recommended that, prior to decommissioning the Council and community centre building, SINSW strongly advocate for Council to: <ul style="list-style-type: none"> <li>– Communicate clearly with the Bungendore community on future plans for Council and community services within the town.</li> <li>– Ensure all Council staff within the existing Council building on Majara Street are regularly informed, and preferably consulted, about the proposed changes to Council services.</li> <li>– Develop and implement a change management plan, which includes giving Council staff maximum notice about any changes to their roles as well as to users/hirers of the community centre.</li> </ul> </li> <li>▪ Work with Council and current users of the Bungendore Community Centre to develop clear interim arrangements for each user group while an alternate facility is being delivered by Council.</li> <li>▪ Implement joint use arrangements for community use of school facilities outside of school hours. This could help contribute to meeting some of the need for a community centre in town, while relocations plans are developed by Council.</li> </ul>
Residual impact (considering management measures)		
<b>Likelihood:</b> Likely	<b>Magnitude:</b> Major (Short term)  Dependent on Council's plans for permanent relocation of facilities (Medium to long term)	<b>Impact:</b> High negative (Short term)  Dependent on Council's plans for permanent relocation of facilities (Medium to long term)

If Council provided a clear and achievable pathway for the delivery of temporary and permanent replacement facilities for the Council offices and Community Centre, the proposal would be likely to result in a medium negative short term impact and a positive long term impact on Council staff and users of the Community Centre. The long term social impact would be particularly positive if the new Council offices and community centre are of a significantly higher quality and functionality than the existing facilities.

## 2.4. ACCESS TO ABBEYFIELD SENIOR HOUSING

### Description of impact

Potential loss of opportunity to accommodate seniors housing in Bungendore

### Current environment

In 2020, a development application was submitted to Council for the use of 4 – 6 Majara Street for a seniors housing development. At the time, the land was owned by Council. The development (known as the Abbeyfield senior housing project) sought to accommodate up to 12 older residents and a live-in housekeeper.

The 4 – 6 Majara Street site has been compulsory acquired to facilitate the high school proposal.

### Concerns raised during the exhibition period

The Submissions Report noted there were concerns that the relocation of Abbeyfield (though not part of the SSD proposal) would result in project delays and investment losses. There were concerns around the potential social impact from this delay, given the cited shortage in seniors housing accommodation in Bungendore.

There were also concerns the EIS did not adequately address the impact of the proposal on the Abbeyfield development.

### Description of social impact of the proposal

Council has proposed to relocate the proposed Abbeyfield seniors housing project to 2 Majara Street, next to the formerly proposed site. Given this proximity, the new site location is expected to provide a very similar environment to the former site. The amended proposal for the new school assumes the Abbeyfield development will proceed and the design allows for access to and from the proposed seniors living.

SINSW consulted with representatives from Abbeyfield in May 2022 to discuss the amended proposal and their concerns with the original proposal. In response to this consultation, SINSW has compensated Abbeyfield for the expense of preparing the previous plans. The Abbeyfield development will be undertaken as a separate DA, adjacent to the school site.

### Impact before management measures and additional SIA recommendations

Prior to the adoption of management measures, the proposal will have a low negative impact on the opportunity for seniors housing in the town.

### Management measures

- Consultation with representatives from Abbeyfield in May 2022 to discuss the amended proposal and reflect the new site

### SIA recommendations

- It is recommended that SINSW strongly advocate for Council to maintain

<p>location in the design of access arrangements to the school.</p> <ul style="list-style-type: none"> <li>Financial compensation to Abbeyfield by the DoE to mitigate some of the costs associated with the preparing the plans for the original site.</li> </ul>	<p>communication with Abbeyfield as planning for the seniors living development progresses.</p>		
<b>Residual impact (considering management measures)</b>			
<b>Likelihood:</b> Unlikely	<table> <tr> <td data-bbox="582 465 1013 533"> <b>Magnitude:</b> Minimal             </td><td data-bbox="1013 465 1441 533"> <b>Impact:</b> Neutral             </td></tr> </table>	<b>Magnitude:</b> Minimal	<b>Impact:</b> Neutral
<b>Magnitude:</b> Minimal	<b>Impact:</b> Neutral		
<p>The amended high school proposal will accommodate the Abbeyfield proposal at 2 Majara Street. The DoE has also compensated Abbeyfield for some expenses associated with the preparation of its previous application.</p> <p>Following the adoption of management measures and SIA recommendations, the amended high school proposal is unlikely to reduce the opportunity for seniors housing in the town and will have a neutral impact on the community and its older residents.</p>			

### 3. OVERALL IMPACT ASSESSMENT

The SIA associated with the original proposal assessed it as having an overall low positive social impact. That assessment was influenced by the provision of accessible, local education places and the development of high quality social infrastructure for the community.

Based on the impacts considered in this reassessment and other impacts assessed in the SIA dated September 2021, it is likely the amended proposal overall will create a neutral impact in the short term. This is primarily due to the lack of clarity and progress in Council's planning for temporary and permanent replacement facilities, including the pool, Council administration building and community space.

The amended proposal will still create accessible, local education places, which will have a high positive impact for existing and future high school students and their families.

SINSW has committed to continuing operation of the Council administration building until 30 November 2022, pool until 31 March 2023 or the approval of the SSDA (whichever is sooner), and Community Centre until 30 June 2023. It is understood that Council intends to provide temporary staff and community facilities at the rear of 17 Gibraltar Street, Bungendore until new facilities are opened. There are also a number of existing facilities within the Bungendore town centre which may provide suitable interim accommodation for current community centre users.

However, at the time of writing, it appears that Council has not significantly progressed the design and approvals process for the permanent accommodation of aquatic recreation, Council administration and community space. This leaves limited time before the cessation of Council's use of these facilities, and creates the likelihood of a delay between the decommissioning of existing facilities and their replacement.

The social impact created by the proposed school could be managed and significantly mitigated if Council rehouses the services and functions currently provided on the site within Bungendore as soon as possible after their provision on the school site ceases.

In conclusion, if Council provided a clear and achievable pathway for the permanent replacement facilities for the pool, Council offices and community centre, overall the proposal would be likely to result in a **neutral short term impact** and **positive long term social impact**.

The long term social impact will be a high positive if the new pool, Council offices and community centre are of a significantly higher quality and functionality than the existing facilities, as seems likely. The proposal will then result in the Bungendore community having local access to a new high school, as well as contemporary fit-for-purpose aquatic, community and civic facilities.

# REFERENCES

This report relied on data undertaken in the SIA which accompanied the original SSD submission. This data is as follows:

## Demographic data

Profile id, 2016 Census data – Bungendore, Queanbeyan – Palerang LGA and Regional NSW

Forecast id, population projections – Bungendore and Queanbeyan – Palerang LGA

NSW Government Centre for Education Statistics 2020, Master dataset: NSW Government School locations and student enrolment numbers 2020

## Policy documents

NSW Department of Planning Industry and Environment 2021, Social Impact Assessment Guideline – State Significant projects

NSW Department of Planning Industry and Environment 2021, Social Impact Assessment Guideline – Technical Supplement to support the Social Impact Assessment Guideline for State Significant projects

NSW Department of Planning Industry and Environment 2017, South West and Tablelands Regional Plan 2036

Queanbeyan-Palerang Regional Council 2020, Local Strategic Planning Statement

Queanbeyan-Palerang Regional Council 2020, Operational Plan 2021-2022

Queanbeyan-Palerang Regional Council 2019, Bungendore Structure Plan

Queanbeyan-Palerang Regional Council 2018, Community Strategic Plan

Queanbeyan-Palerang Regional Council 2017, Resourcing Strategy 2017-2021

## Other

Heart Foundation 2019, Active Travel to School

Lewi, H. & Nichols, D. 2014, 'You never appreciate what you have until there is a chance you may lose it – community activism and the conservation of public swimming pools', Journal of the Society of Architectural Historians, Australia and New Zealand, 24:1, p.114 – 113

NSW Ausplay 2020, State and Territory Participation data visualisation, October 2015 – October 2020

Queanbeyan-Palerang Regional Council 2017, Ordinary Meeting Minutes: Ref: C16179919 25 January

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