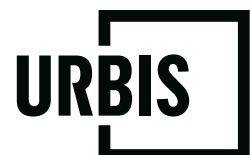




SOCIAL IMPACT ASSESSMENT

New high school in
Bungendore

Prepared for
SCHOOL INFRASTRUCTURE NSW
7 September 2021



This Social Impact Assessment was prepared and reviewed by:

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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.



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Project Code P0033246
Report Number Final

**Urbis acknowledges the important contribution that
Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices the Traditional
Owners on whose land we stand.**

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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to accompany an application for a State Significant Development (SSD No 14394209). The SSD is for a new high school in Bungendore (the site).

Assessing social impacts

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. Social impacts are the consequences that people experience when a new project brings change. Social impacts are those that impact on people's way of life, community, accessibility, decision making, culture, livelihoods, surroundings and health and wellbeing.

The potential impacts of the proposal are assessed by comparing the magnitude of impact (minimal – transformational) against the likelihood of the impact occurring (very unlikely – almost certain). This risk assessment methodology has been used from the DPIE SIA Guideline: Technical Supplement (2021) and is outlined below.

		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

Potential social impacts

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **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.
- **Access to open space and recreation facilities:** it is expected the proposal will initially have a high negative impact on the community's access to open space and recreation facilities. The proposal represents a change to where these facilities will be located and how they can be accessed. 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.

Longer term, it is likely that most of the community can adapt to this change and the proposal will have a low impact on open space and recreation access. This is largely influenced by the capability of surrounding open space areas to accommodate casual, daytime recreation needs and the development of higher quality recreation facilities by Council (i.e. Bungendore Sports Hub and pool) in close proximity to the town.

The ability for the community to adapt will also be influenced by the timeline for removal and replacement of Bungendore Pool. If the new pool opens in 2022 – 2023, the community would be without a pool for a very limited time. The social impact of this would therefore be short term and relatively minor, with limited (if any) ongoing impacts. Should this timeline be extended, and the community is without a pool for several years, the magnitude of this social impact would be far greater.

- **Access to community infrastructure:** the proposed changes to the community centre are likely to have a high positive social impact. The proposal will provide residents with access to a higher quality community facility building aligned to modern standards. There will also be no loss of service during this time, with the existing Bungendore Community Centre only to be demolished after the new centre is operational.
- **Access to Council services:** the potential changes to the community's access to Council services, and associated impacts on Council staff, are difficult to assess from the information available at the time of writing. It appears likely the community will maintain access to some or most resident services through the on-site kiosk. Nonetheless, the proposal is likely to represent a considerable change to service offerings and staffing arrangements, particularly in the short term.

The longer term impact will depend on Council's servicing and staffing plans for the kiosk and other potential Council buildings within Bungendore. If the services and functions currently undertaken in the Council building are not rehoused within Bungendore, the actual and perceived impact on the community is likely to be a high negative. This impact could be managed and significantly mitigated by Council's communication of clear plans to the Bungendore community and Council staff.

- **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.

Overall impact assessment

Based on this assessment and the above social impacts, it is likely the proposal will create a low positive impact on the community. This is influenced by the provision of accessible, local education places and the development of high quality social infrastructure facilities for the community.

This SIA identified two key impacts which are likely to have a considerable change on the community's way of life. This includes impacts around access to open space and access to Council services. The overall impact of the proposal could be further enhanced through the implementation of the SIA recommendations, particularly those targeted at reducing and mitigating these impacts. All recommendations are contained in Section 6 of this SIA.

1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by School Infrastructure NSW (SINSW) to prepare a Social Impact Assessment (SIA) for a new high school in Bungendore (the site). This SIA accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to accompany an application for a State Significant Development (SSD No 14394209).

1.1. PROJECT OVERVIEW

The proposed development is for the construction of a new high school in Bungendore. The proposal has been designed as a stream 3 high school to initially provide for approximately 450 students with core 4 facilities aimed to future proof demand forecasted to 2036.

The site is located adjacent to the existing Bungendore Public School to the south enabling the creation of an education style precinct that will enable a cohesive connection between the two schools as well as the wider Bungendore community.

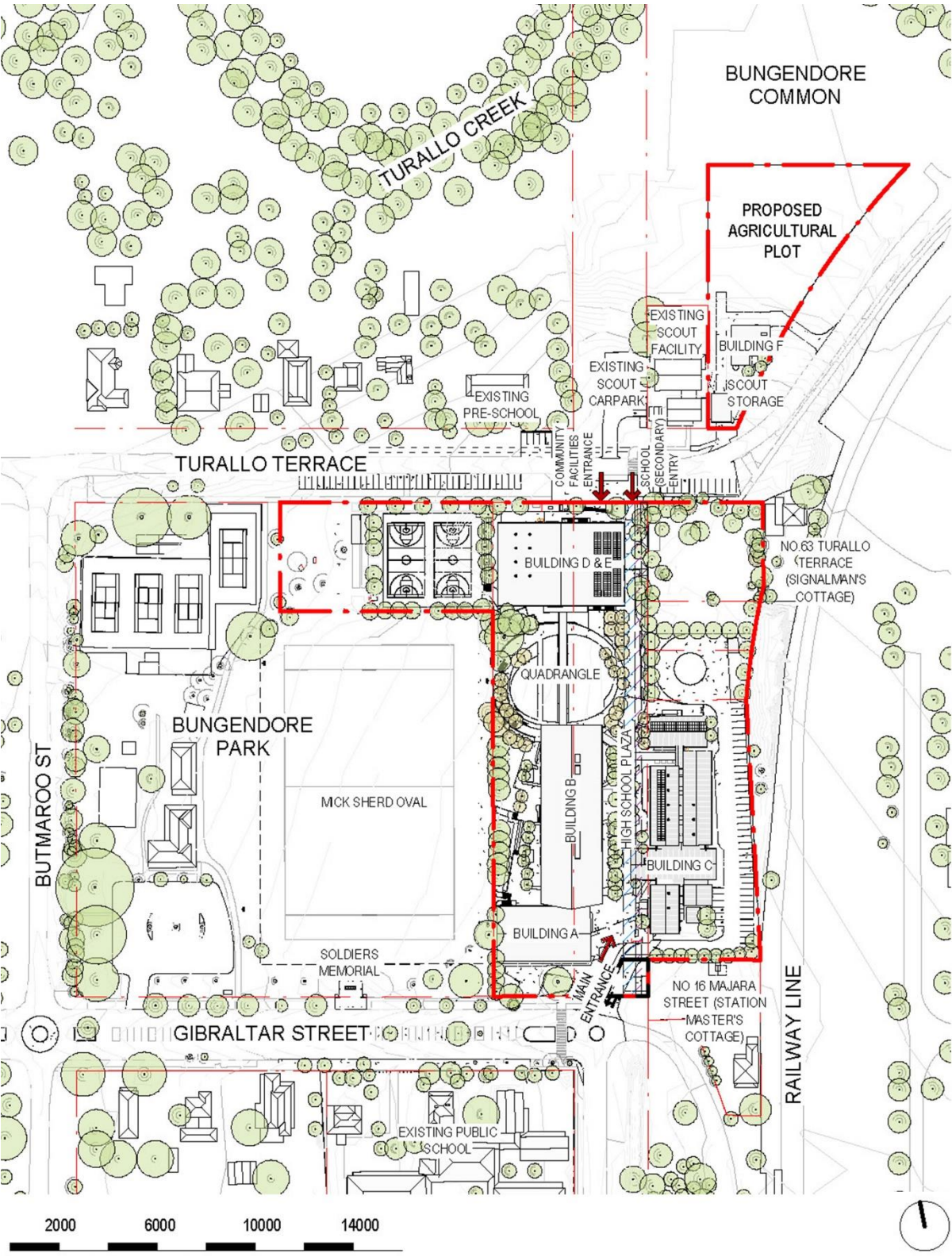
The proposal will include the demolition of the Bungendore Swimming Pool (to be relocated to Queanbeyan-Palerang Regional Council's proposed new Bungendore Sports Hub) and the Bungendore Community Centre; repurposing of existing council buildings; and the construction of new school buildings. New facilities for the high school will comprise of 24 general learning spaces; dedicated science and technology spaces; a gymnasium; library; canteen; outdoor learning and play areas that include two games courts.

A new agricultural plot is also proposed to the north of the main school site including a new agricultural building and scout storage shed, adjacent to the existing scout hall.

The proposal will also provide for shared administration and staff facilities between the high school and existing primary school and construction of a warm shell for community facilities including a community library, council shopfront and community health hub.

Additionally, miscellaneous off-site works, including upgrades to nearby road intersections and infrastructure, crossings, footpaths and the like will be provided to encourage active transport opportunities and respond to changing traffic conditions.

Figure 1 Site plan



Source: TKD Architects

1.2. REPORT PURPOSE AND SCOPE

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. It involves a detailed and independent study to scope potential social impacts, identify appropriate mitigation measures and provide recommendations aligned with professional standards and statutory obligations.

In line with the Department of Planning, Industry and Environment's (DPIE) SIA Guideline for State Significant Projects (2021), social impacts are the consequences that people experience when a new project brings change. For the purposes of an SIA, 'people' can be individuals, households, groups, communities, businesses or organisations. These impacts can be categorised as follows:

Figure 2 Social impact categories



1.3. STRUCTURE OF THIS REPORT

This report is structured into seven chapters as follows:

- **Chapter 1** (this chapter) introduces the proposal, purpose and scope of this report
- **Chapter 2** outlines the SIA legislation requirements and methodology applied to complete this SIA.
- **Chapter 3** reviews the key findings and strategic directions from relevant state and local policies, as it relates to the proposal.
- **Chapter 4** provides a social baseline of the study area including the site's locality, social and demographic characteristics, and consultation outcomes.
- **Chapter 5** outlines a preliminary assessment of expected and perceived social impacts of the proposal
- **Chapter 6** assess the significant (moderate to very high impacts) of the proposal, including mitigation and management measures
- **Chapter 7** concludes the SIA by setting out a summary of the social impacts, recommendations and overall impact assessment.

2. METHODOLOGY

This section outlines the methodology to prepare this assessment, with reference to the relevant legislative requirements.

2.1. LEGISLATIVE REQUIREMENTS

This SIA has been prepared in response to the requirements contained in the Secretary's Environmental Assessment Requirements (SEARs) for this proposal, as outlined in Table 1.

Table 1 SEARs item for SIA

SEARs Requirement	Response
9. Social Impacts <ul style="list-style-type: none">Provide a Social Impact Assessment prepared in accordance with the draft Social Impact Assessment Guideline 2020. Relevant Policies and Guidelines: <ul style="list-style-type: none">Draft Social Impact Assessment Guideline 2020 (Department of Planning, Industry and Environment)	This SIA references the final Social Impact Assessment Guideline 2021 (DPIE) which was finalised after the release of SEARs.

Source: SEARs issued on 10 March 2021 for SSD 14394209

2.2. ASSESSMENT METHODOLOGY OVERVIEW

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within the DPIE SIA Guidelines for State Significant Projects (2021).

Table 2 SIA methodology

Background review	Impact scoping	Assessment and reporting
<ul style="list-style-type: none">Review of surrounding land uses and site visitReview of relevant state and local policies to understand potential implications of the proposalAnalysis of relevant data to understand the existing community.	<ul style="list-style-type: none">Review of site plans, technical assessments and consultation outcomes.Identification of impacted groups.	<ul style="list-style-type: none">Assessment of significant impacts considering management measuresProvision of recommendations to enhance positive impacts, reduce negative impacts and monitor ongoing impacts.

2.3. 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 also used in the DPIE SIA Guideline: Technical Supplement (2021).

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

		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

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
- **Sensitivity 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.

Section 5 of this report assess potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 6. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.

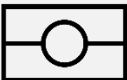

3. POLICY CONTEXT

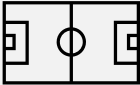

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts. This included the following documents:

- South West and Tablelands Regional Plan 2036, DPIE (2017)
- Queanbeyan-Palerang Regional Council (Council):
 - Community Strategic Plan 2018 – 2028 (2018)
 - Towards 2040 Local Strategic Planning Statement (2020)
 - Bungendore Structure Plan 2048 (2019).

A summary of the key findings from the policy review, as it relates to the proposal, is outlined below.

Table 3 Policy review impact scoping

Theme	Summary of findings
Protecting Aboriginal culture and natural landscapes 	<p>As discussed in the South West Tablelands Regional Plan 2036, the Aboriginal community has strong links to the region's rural, alpine and coastal landscapes. This heritage is irreplaceable and should be appreciated, valued and protected for the benefit of all communities. To support this, Council's Local Strategic Planning Statement (LSPS) identifies a key planning priority to work closely with all Aboriginal communities to ensure Indigenous heritage values are recognised and protected in all development decisions.</p> <p>Consultation as part of the Community Strategic Plan also identified that the community highly value the area's natural landscapes and bushland settings and want to see this maintained into the future. To support this, Council's LSPS outlines some key planning outcomes for the areas surrounding Queanbeyan (including Bungendore). This includes ensuring development impacts on the natural environment are managed and balanced, and for development to incorporate environmentally sensitive and energy efficient design.</p>
Increasing access to education facilities 	<p>Communities near the ACT-NSW border are experiencing increased demand for schools and enrolment places. The Regional Plan identifies that there are approximately 5,354 NSW students who travel to the ACT for school, of whom 70% come from the Queanbeyan – Palerang LGA. The ACT has reduced capacity to accommodate these students, with the Regional Plan recognising that schools in Canberra are facing increasing enrolments and capacity pressures. Increasing access to schools for NSW border residents is therefore identified as a key planning priority in the Regional Plan.</p> <p>While students from many locations in Queanbeyan – Palerang access schooling in the ACT, demand from certain areas, such as Bungendore, is more pronounced. Over the next 10 years, the Bungendore Structure Plan 2048 anticipates an additional 3,568 people will be living in the town, which will increase demand for key social infrastructure, including schools, open space and recreation facilities. By 2040, the LSPS envisions that families in Bungendore will have the choice to send their child to a primary or secondary school within the town. To enable this, a new secondary school will be needed in the town.</p>

Theme	Summary of findings
<p>Accessing sports and recreation facilities</p> 	<p>There is a reasonably strong focus on sport and recreation in strategies and plans prepared by Council. For example, one of the planning priorities in the LSPS is 'We have an active and healthy lifestyle' (pg. 23), with the associated outcome emphasising the provision of recreation facilities. In addition, one of five key dislikes identified through community engagement associated with the Community Strategic Plan was "dissatisfaction with sports and recreation facilities and sportsgrounds" (pg. 13).</p> <p>The Bungendore Structure Plan identifies Bungendore Park as the primary recreation facility for the town. While currently operational, Bungendore Pool has several deficiencies and has been identified in the Structure Plan as being inadequate to serve the needs of the current population. As a result, the pool is intended to be moved to the new Bungendore Sports Hub, located approximately 1.1km from the site. The sports hub was approved in January 2021 and is intended to include an aquatic centre, six outdoor sportsfields and hard courts, and associated sporting club facilities. Construction of the hub is expected to be completed by the end of 2022.</p>
<p>Maintaining the rural character and lifestyle of Bungendore</p> 	<p>The Bungendore Structure Plan 2048 identifies Bungendore as a rural town with strong visual links to its surrounding natural landscapes. Consultation with the community as part of Council's Community Strategic Plan indicates that the community wants to maintain the current village feel and lifestyle of Bungendore.</p> <p>This sentiment is embedded in the LSPS 2040 vision for Bungendore, which aims for the suburb to be a "vibrant town with a historic village character" (pg.40). Preserving the rural character and lifestyle of Bungendore is therefore a key priority for the community.</p> <p>Given this importance, the Bungendore Structure Plan 2048 provides development principles to help respond to growth pressures in a way that reflects the desired future character of the suburb. Principles which are relevant to this proposal include:</p> <ul style="list-style-type: none"> ▪ 'Development is to allow heritage items to remain as dominant features in Bungendore because they are a key part of the town's country/heritage identity. ▪ The historic grid street pattern is retained and where practical a grid pattern is used in new development. ▪ New buildings shall relate to the existing town character by having sympathetic forms and external materials. ▪ Maintain the landscaped setting of Bungendore which includes mature trees and shrubs, grassed verges and gardens, all of which combine the exotic and native species, and where street trees are predominately deciduous species. ▪ The Common and other green spaces are preserved, improved and extended to allow for walking, cycling, dog walking, horse riding etc. connections through the town to recreation spaces' (pg. 16-17).

4. SOCIAL BASELINE

This section provides a social baseline of the study area including the site's locality, social and education context, demographic characteristics, engagement outcomes and areas of social influence.

4.1. SOCIAL LOCALITY

Bungendore is a relatively compact town which is oriented north-south and bisected by the Kings Highway. The grid pattern of much of the town reflects its original settlement pattern. Newer residential areas have been developing on the northern and southern fringes of the town.

The site is located in the Bungendore town centre, in the vicinity of Majara, Gibraltar and Butmaroo Streets and Turallo Terrace. It includes land parcels east and west of Majara Street and north of Turallo Terrace. The site is currently occupied by various community, recreational and civic facilities. These facilities include Mick Sherd Oval, Bungendore Pool, Bungendore Community Centre, part of the Turallo Terrace dog off leash area and the Bungendore offices of Queanbeyan-Palerang Regional Council.

The site is also located close to other significant community facilities, including Bungendore Primary School, Bungendore Library, Bungendore Police Station and Bungendore Park Tennis Club. The Bombala rail line between Sydney and Canberra runs close to the site, parallel to Majara Street, with the Bungendore Station located immediately to the south-east.

Figure 3 Site context



Source: TKD Architects

Figure 4 Site photos



Picture 1 View of Majara Street from Queanbeyan-Palerang Regional Council building



Picture 2 View to 16 Majara Street from Queanbeyan-Palerang Regional Council building



Picture 3 View to Queanbeyan-Palerang Regional Council building from Mick Sherd Oval



Picture 4 View to Bungendore Community Centre from Turallo Terrace



Picture 5 View to Bungendore Community and Scout Facility from Turallo Terrace



Picture 6 View to Mick Sherd Oval from pathway fronting Gibraltar Street



Picture 7 Pathway connecting pedestrians and cyclists from Gibraltar Street to Mick Sherd Oval



Picture 8 Pedestrian crossing on Gibraltar Street



Picture 9 Existing amenities building at Mick Sherd Oval



Picture 10 Bungendore Park Tennis Courts



Picture 11 View to Bungendore Swimming Pool from Mick Sherd Oval



Picture 12 Poet's Corner located on corner of Majara Street and Gibraltar Street

4.2. COMMUNITY PROFILE

A community profile identifies the demographic and social characteristics of a proposal's likely area of social influence. This baseline is an important tool in understanding how a community currently lives and its potential capacity to adapt to changes arising from a proposal.

A community profile has been developed for the suburb of Bungendore. The profile is based on 2016 census data from Profile id. The demographic characteristics of the Queanbeyan-Palerang LGA and Regional NSW have been used for comparison purposes. It is recognised that while the population data from ABS was published five years ago, it remains the most recent population data source until the release of the 2021 census data in June 2022.

In 2020, there were 4,893 people estimated to be living in Bungendore. Key characteristics of this community include:



Families with children dominant

Close to half of all Bungendore households are couple families with children (45.9%), which is significantly higher than in the LGA (32.8%) and Regional NSW (25.4%).



Age characteristics align with family structure

A high proportion of people living in Bungendore are aged between 10 – 19 years (14.7%) and 35 – 49 years (25.1%), reflecting the family nature of the town.



Lower proportion of ATSI residents

In Bungendore, 2.0% of residents identify as Aboriginal and Torres Strait Islander (ATSI), which is a lower proportion than in the LGA (3.1%) and Regional NSW (5.5%).



High car dependence

Over three quarters (75.9%) of employed Bungendore residents travel to work by car. There is minimal public transport use, with fewer than 1% of employees travelling to work via public transport.



Economically advantaged

Bungendore is in the top 10% of NSW suburbs for socio economic advantage. Over 40% of Bungendore households earn an income of \$2,500 or more per week compared to only 30.7% in the LGA and 14.6% across Regional NSW.



Future Bungendore population

By 2036, the population of Bungendore is expected to increase by 3.5% to 5,066 people. The proportion of children (0 – 19 years) and adults aged 35 – 49 years is expected to remain the same.

Crime and safety

As part of the community profile, an analysis of NSW Bureau of Crime Statistics and Research (BOCSAR) data was also undertaken on 7 June 2021 to assess crime and safety risk around the site.

As of this date, the site was not within a crime hotspot for any reported crime types. Bungendore also has limited occurrences of crime, with the town generally having a lower rate of crime compared to Queanbeyan-Palerang LGA and the NSW average.

4.3. EDUCATION CONTEXT

ACT and NSW school context

The ACT and NSW Governments have a long-standing Memorandum of Understanding (MoU) for Regional Collaboration. This MoU aims to increase opportunities for collaboration and shared resourcing to achieve better regional outcomes and service delivery to the ACT community and the south east NSW region (including Bungendore).

Under this MoU, the ACT Government has historically provided education services to NSW residents in the south east region. In 2019, this arrangement was changed by the ACT Government to limit the number of ACT schools available to NSW residents due to ongoing capacity restraints.

Under the new arrangement, NSW residents can only attend certain ACT schools in Belconnen and Tuggeranong (approximately a 40 minute drive from Bungendore). The number of ACT schools available to Bungendore residents has subsequently been limited to three primary schools and three high schools. Longer term, it is expected that access to schools in the ACT will be restricted to ACT residents.

Consultation with SINSW indicates that the change in servicing arrangements has created new demand for accessible NSW schools in regional areas. It has also created challenges for some NSW families, as ACT schools are now unlikely to accept new sibling enrolments where a family may have a child enrolled in a non-designated school.

Local school context

High school students in Bungendore currently travel to Queanbeyan or Canberra to access secondary education. Queanbeyan High School is the only existing NSW high school that includes Bungendore in its school catchment area.

Enrolment data from the NSW Government Centre for Education Statistics and Evaluation and Australian Curriculum, Assessment and Reporting Authority indicate that Queanbeyan High School has seen growth in student numbers over the last decade and is currently at capacity. The school has a capacity of 524 students, with 524 students enrolled in 2020.

4.4. ENGAGEMENT OUTCOMES

As part of the EIS process, engagement was undertaken with several agencies and community groups to inform them of the project and provide an opportunity for feedback on the proposal. This engagement has been documented within the Consultation Outcomes Report (prepared by Urbis) and will be lodged with the EIS.

This section contains a short overview of the key consultation outcomes, as it relates to the SIA. The Consultation Outcomes Report should be referred to for a complete source of all engagement activities and feedback.

Community and stakeholder consultation

SINSW undertook the following consultation activities as part of the proposal:

- Two online community engagement surveys, from August 2020 to September 2020.
- Five in-person community engagement and information sessions, held between September 2020 and May 2021.
- Targeted consultation with stakeholders including:
 - Potentially impacted residents whose properties border the school site
 - Local community groups including Bungendore Rugby Football Club, Abbeyfield Bungendore House, Mick Sherd Oval Canteen Committee and Bungendore High School Action Group
 - Key agencies including DPIE, Queanbeyan-Palerang Regional Council, Transport for NSW, John Holland Rail, Heritage NSW and the Government Architect of NSW.

Overall community sentiment

The Consultation Outcomes Report notes that most of the community appears to support the development of a new high school in Bungendore. There was general support for the development of a school to help meet the needs of the growing population and to significantly reduce commuting times for students and parents. There was also some positive sentiment towards co-locating the school with the existing primary school to allow for future collaboration opportunities.

The community engagement surveys indicated that most respondents (74%) felt that the site was an appropriate location for the school. However, there have been some concerns within the community about the location of the site and the potential impacts to existing social infrastructure and the amenity of the town. Concerns were also raised about the transparency of the site selection process.

These concerns are documented within the Consultation Outcomes Report and have been referred to as relevant throughout the assessment of social impacts.

Consultation with Aboriginal and Torres Strait Islander communities

In March 2021, TKD Architects met with representatives from the Aboriginal Education Consultative Group (AECG) and a Ngambri Elder Woman to undertake a Walk on Country. A second Walk on Country was undertaken on 2 June 2021. During this process, an overview of the proposal was provided with the opportunity for the AECG and the Ngambri Elder Woman to provide feedback.

There was broad support for the proposal from both the AECG and the Ngambri Elder Woman. Both parties acknowledged the benefits of the early consultation process undertaken by the school, including the ways in which the proposal continually responded to and incorporated their feedback into the final design.

Other key feedback received during this process include:

- General support for the development of a high school in the town, due to its potential to foster local youth development and cultural inclusivity.
- Strong support for the incorporation of shared facilities on site as a means of fostering social connections and inclusivity within the community.

The AECG provided several recommendations to further enhance Aboriginal values on site. These are documented within the Architectural Design Report.

Consultation was also undertaken with Registered Aboriginal Parties (RAP) and is documented within the Aboriginal Cultural Heritage Assessment.

SIA consultation with Queanbeyan-Palerang Regional Council

As part of the preparation of this SIA, Urbis sought an interview with Council officer/s to discuss the SIA and potential social impacts from Council's perspective. At the time of this report, Council has not accepted this request.

4.5. AREAS OF SOCIAL INFLUENCE

Considering the social locality, demographic data and engagement outcomes, the area of social influence is mostly confined to Bungendore, with some influence on the broader LGA. Within the area of social influence, the following individuals and communities are likely to be impacted by the proposal:

- Local Aboriginal community
- Current and future secondary students resident in Bungendore
- Users of Mick Sherd Oval, Bungendore Pool, Bungendore Community Centre and Turallo Terrace dog off leash area
- Current and future Bungendore Primary School students, staff and visitors
- Current and future staff, users and visitors of Queanbeyan-Palerang Regional Council building
- Other Bungendore residents
- Queanbeyan-Palerang LGA residents.

5. EXPECTED AND PERCEIVED IMPACTS

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing environment and community. A SIA should assess the expected and perceived impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. These impacts have been informed by the contextual information outlined in Sections 1 - 4 of this SIA and have been assessed against the SIA criteria described in Section 2.

5.1. NEUTRAL TO LOW IMPACTS

This section outlines the social impacts considered to have a neutral to low impact on the community. These are not considered to have a significant impact on the community and are not included for further assessment.

Table 4 Impact scoping – neutral to low impacts (not included for further assessment)

Social impact category	Impact assessment summary
<ul style="list-style-type: none"> ▪ Way of life ▪ Surroundings ▪ 	<p>Potential for increased noise and vibration during the construction and operation of the school</p> <p>The proposal utilises Design for Manufacture and Assembly (DfMA) whereby elements of the building are constructed offsite in a controlled factory environment and lifted into place onsite. Maximising off-site fabrication results in a reduction in construction amenity impacts onsite such as noise and vibration.</p> <p>The Noise and Vibration Assessment prepared by Acoustic Logic assess the potential amenity impacts from the proposal on surrounding neighbours against relevant EPA and acoustic guidelines. The assessment recommends several acoustic treatments and management controls to mitigate noise impacts. These include various measures such as limiting outside school activities, maintenance and construction works to daytime hours, incorporating glazing on teaching spaces and developing a complaints handling procedure.</p> <p>Provided the recommendations are adopted, the Noise and Vibration Assessment considers the proposal will not adversely impact the surrounding properties and acoustic amenity of surrounding receivers.</p>

5.2. MODERATE TO HIGH IMPACTS

Table 5 outlines the social impacts which were considered moderate to high. These impacts are considered significant and are included for further assessment in Section 6 of this report.

Table 5 Impact scoping moderate to high impacts: included for further assessment

Social impact category	Preliminary assessment (Refer to Section 6 for complete assessment)
<ul style="list-style-type: none"> ▪ Culture 	<p>Engagement and integration of Aboriginal culture</p> <p>As identified by Council's LSPS and the Government Architect of NSW, it is important for people to work closely with Aboriginal communities to ensure Indigenous heritage values are recognised and protected during development.</p> <p>The proposal has engaged with Aboriginal communities throughout the design process and has incorporated several design elements which aim to protect, enhance and integrate the Aboriginal values on site.</p>
<ul style="list-style-type: none"> ▪ Community ▪ Way of life 	<p>Improved access to education</p> <p>There are currently no high schools in Bungendore, with all students required to travel to Queanbeyan or Canberra to access school. However, recent changes to the ACT enrolment policy and population growth are increasing the demand for local enrolment places.</p> <p>The provision of a new high school in Bungendore will help meet this demand and is expected to have a positive impact on the community.</p>
<ul style="list-style-type: none"> ▪ Community ▪ Health and wellbeing ▪ Way of life 	<p>Access to open space and recreation facilities</p> <p>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 the Turallo Terrace dog off leash area.</p> <p>The proposal seeks to demolish Bungendore Pool, restrict access to Mick Sherd Oval and reduce the size of the Turallo Terrace dog off leash area. Consultation undertaken by SINSW indicates there are community concerns about these components of the proposal.</p>
<ul style="list-style-type: none"> ▪ Community ▪ Health and wellbeing ▪ Way of life 	<p>Access to community infrastructure</p> <p>The site is occupied by various social infrastructure including Bungendore Community Centre. The Bungendore Scout Hall is also located adjacent to the site.</p> <p>The proposal will include the demolition of the Bungendore Community Centre and the development of a new community centre. Given the essential service these facilities provide, this has potential to positively impact on the wellbeing of the community.</p>

Social impact category	Preliminary assessment (Refer to Section 6 for complete assessment)
<ul style="list-style-type: none"> Community Way of life 	<p>Access to Council services</p> <p>The site contains the Bungendore Council building, one of three Council buildings across the LGA.</p> <p>The proposal will repurpose the entirety of the Council building for school uses. While a Council kiosk will remain on site, its significantly smaller size means it is likely there will be a reduction in the number of services provided.</p>
<ul style="list-style-type: none"> Community Surroundings 	<p>Change to character</p> <p>Bungendore is a rural town with strong visual links to its surrounding natural landscapes. The site is co-located with historic structures at Mick Sherd Oval, including the Bungendore War Memorial and The Balladeers Place (Poet's Corner), and is also in proximity to other historic structures in the town.</p> <p>Concerns published by the community online indicate there are concerns the proposal may overshadow and diminish the significance of these items.</p>
<ul style="list-style-type: none"> Accessibility Surroundings 	<p>Pedestrian safety and access</p> <p>Due to the site's location with other social infrastructure, it is typically subject to higher volumes of pedestrian movements than other parts of the town. The proposal is expected to increase the number of pedestrians accessing the site.</p> <p>During consultation of the proposal there were questions and concerns raised about how safe student access will be provided to the site. This extended to public access to and around the site, with consideration to the proposed community uses and oval access.</p>
<ul style="list-style-type: none"> Accessibility Surroundings 	<p>Traffic generation</p> <p>The site is on a block bounded by Majara, Gibraltar and Butmaroo Streets and Turrallo Terrace. As a new land use, the proposal will generate increased traffic and parking movements around the site. A Transport Assessment was undertaken to assess the potential travel impacts of the proposal.</p> <p>Consultation on the proposal indicates there is a strong perception among some community members that the proposal will increase traffic and negatively impact on the town's road network.</p>

6. ASSESSMENT OF SIGNIFICANT IMPACTS

This section provides a detailed assessment of the significant social impacts of the proposal, as identified in Table 5. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level is described in Section 2.

6.1. ENGAGEMENT AND INTEGRATION OF ABORIGINAL CULTURE

Description of impact
Increasing engagement and integration with Aboriginal culture throughout the design of the proposal
Current environment
<p>The Ngunawal and Ngarrigo people are some of the Aboriginal custodians of land and waters in the local area.</p> <p>Today, 2.4% of the Bungendore community identify as Aboriginal and Torres Strait Islander. This is a lower proportion than in the LGA (3.1%) and in regional NSW (5.5%). Council's LSPS contains a key planning priority to work closely with Aboriginal communities to ensure Indigenous heritage values are recognised and protected during development.</p>
Impact of the proposal
<p>In the engagement process associated with the proposal, some members of the community have raised concerns that the proposed high school may be located on a potential Aboriginal gravesite. There is a considerable concern that a key piece of Aboriginal heritage would be removed and treated in a disrespectful manner.</p> <p>An Aboriginal Cultural Heritage Assessment (ACHA) was undertaken by Eco Logical Australia (ELA) to identify the Aboriginal cultural heritage values and significance of the site. This included engagement with the Registered Aboriginal Parties (RAPs), the Ngambri Local Aboriginal Land Council, The National Native Title Tribunal and other state agencies. The ACHA found that the proposal will not impact on any existing Aboriginal cultural heritage on site. It also found that there are no Aboriginal sites within the study area, including any indication of an Aboriginal gravesite.</p> <p>The design of the school has been developed in consultation with an Aboriginal Educational Consultative Group (AECG) and the Ngambri Elder Woman, as well as in response to the NSW Draft Connecting to Country Framework. Both parties acknowledged the benefits of the early consultation process undertaken by the school, including the ways in which the proposal continually responded to and incorporated their feedback into the final design.</p> <p>As outlined in Section 4, the AECG and Ngambri Elder Woman were broadly supportive of the school proposal, particularly for its potential to build cultural inclusivity and support the development of young people. The proposal embeds design measures which are regarded by the AECG and Ngambri Elder Woman as integrating the Aboriginal heritage values on site. These include:</p> <ul style="list-style-type: none">▪ Providing large skylights over the shared learning areas in Building B to provide views to the sky▪ Framing views to the creek and country by large windows▪ Selecting façade materials which reflect the colour and texture of the surrounding landscapes▪ Removing exotic trees on site and replacing them with native species

- Relocating the existing sandstone rotunda to preserve its potential for social interaction.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Consultation with the Aboriginal community throughout the design process to ensure cultural heritage values are recognised, protected and embedded into the proposal. ▪ Preparation of an Aboriginal Cultural Heritage Assessment and Aboriginal Due Diligence Report to ensure the proposed works do not negatively impact existing Aboriginal cultural heritage values on site. ▪ Consultation with the broader community about the findings of the ACHA which found that there was no indication of an Aboriginal gravesite on site. 	<ul style="list-style-type: none"> ▪ Implement the recommendations provided by the AECG, as outlined in the Architectural Design Report. This includes measures such as: <ul style="list-style-type: none"> – Encouraging opportunities to name the school buildings after bird species significant to the area to promote cultural connection and awareness of local fauna. – Seeking expertise on local plant species throughout the development of the landscape design and planting selection. – Ensuring the agricultural plot has a connection with the existing Scout building to forge further social links within the community. – Holding a smoking ceremony prior to the construction of the school. – Encouraging opportunities to share school facilities with the community as a means of fostering social connections and inclusivity within the community. ▪ Maintain consultation with Aboriginal and Torres Strait Islander communities to keep them informed of the final design and to allow for further opportunities for input as the proposal progresses.
Residual impact (considering management measures)	
Likelihood: Likely	Magnitude: Moderate
<p>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.</p> <p>This impact could be further enhanced through the implementation of opportunities as identified by the AECG. 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.</p>	

6.2. IMPROVED ACCESS TO EDUCATION

Description of impact	
Increased supply and improved access to secondary education facilities in Bungendore	
Current environment	
<p>There are currently no high schools in Bungendore. All high school students in Bungendore must travel to surrounding towns such as Queanbeyan (approximately 25 km) or across the border to Canberra (approximately 40 km) to attend school. In some cases, students may be traveling for up to 1.5 hours each day (45 mins each way) and are generally reliant on private vehicles or buses to travel.</p> <p>The capacity of these schools to accommodate the Bungendore population is declining. As outlined in Section 4.3, recent changes by the ACT Government have limited the number of secondary schools available to Bungendore residents, with the view to eventually end this arrangement long term. Data from the NSW Government Centre for Education Statistics also shows that the number of high school enrolments in the area has been increasing, with Queanbeyan High School at capacity. Population growth forecast in Bungendore over the next ten years is expected to increase the demand for local enrolment places.</p> <p>Given this demand, the South West Tablelands Regional Plan and Council's LSPS include priority actions to increase access to schools within the local area. The LSPS vision statement for Bungendore in 2040 includes that 'Families have the choice for the children to attend local primary and secondary schools within the town' (pg. 46).</p>	
Impact of the proposal	
<p>The proposal will provide a new high school in Bungendore with capacity for up to 450 Year 7 – 12 students, helping to meet the need for local secondary education. The operation of the school by the NSW Government (as opposed to a private operator) will increase the accessibility of enrolment places to a broad cross section of the community.</p> <p>The development of a new high school in Bungendore responds to community and Council aspirations. Community consultation on the proposal indicates that the new school is a much needed and wanted piece of infrastructure, with an online survey conducted by SINSW in November 2020 showing that 89% of the 74 respondents felt a new high school in Bungendore would benefit the local community.</p> <p>The location of the school within the Bungendore town centre will increase accessibility options to both students and parents. Currently, all secondary students in Bungendore are reliant on vehicles or buses to travel to school. The proposed location in the town centre will significantly reduce travel times for students and families and provide students with the opportunity to walk or cycle to school. This has potential to increase positive health outcomes, with the uptake of active transport methods to school known to improve concentration and cardiovascular health among students, as well as reducing stress levels (Heart Foundation, Active Travel to School 2019).</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Location of the school opposite Bungendore Public School to maximise convenience for Bungendore families who need to manage pick up/drop off for children of primary and high school ages. 	<ul style="list-style-type: none"> Aim for the catchment area for the new school encompasses the entire suburb of Bungendore, including growth areas on the edges of the town.

- | | |
|---|--|
| <ul style="list-style-type: none"> Realignment of shared paths within and in proximity to Mick Sherd Oval and the proposed site, and provision of pedestrian crossings to support students walking or cycling to the new school. | <ul style="list-style-type: none"> Clearly communicate the catchment area to all existing and prospective families in the broader Bungendore area, as well as providing information around intake years and curriculum offerings. |
|---|--|

Residual impact (considering management measures)

Likelihood: Almost certain

Magnitude: Major

Based on the above assessment, it is expected the development of a new high school in Bungendore will 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.

6.3. 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. As outlined in Section 4, 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:

- 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 league clubs, members of the community and intermittent use by Bungendore Primary School. 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.
- As discussed in Section 3, 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.

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. Consultation undertaken by SINSW indicates there are community concerns about these components of the proposal.

Open space and recreation access

The proposal will likely result in Mick Sherd Oval being used exclusively by the Department of Education during school hours under a joint use arrangement. This will result in a loss of public recreation access during much of the day on weekdays. Given the current usage patterns of the oval, this is likely to impact casual daytime users of the oval.

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.

Other regular users of Mick Sherd Oval include local sporting teams, such as the Bungendore Rugby Football Club. Oval access to these organisations will be maintained for weekend and after school use. SINSW has consulted with these groups and made design changes to accommodate their needs, including installing flood lights.

Students at Bungendore Public School are also unlikely to be impacted, with the school's intermittent use of the oval expected to be maintained under the proposed joint use arrangement. The Department of Education will also be constructing a new playing field on the primary school site as part of a separate proposal to help improve recreation access for primary students.

Given the overuse of Mick Sherd Oval noted in the Structure Plan, 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 alleviate this pressure, with most sporting competitions and training proposed to move to this location on Malbon Street, approximately 1.1km from the site. The long term role of Mick Sherd Oval as the main recreation oval in the town is therefore likely to shift once the hub becomes operational.

More broadly, community feedback on the proposal indicates there is concern the school management of Mick Sherd Oval will result in the oval becoming a private space. The transfer in lease or management arrangements of public assets can create an 'us' versus 'them' mentality where existing users feel unwelcome to access the space. The proposal has sought to minimise this by using a low, top rail style fence to increase visual permeability and include benefits to the community through targeted refurbishment works. Given the likelihood of this impact occurring, further recommendations have been made below to help increase community access to the oval.

As the oval will permanently restrict daytime access, some community members will feel a loss of ownership over the park, which is unlikely to be mitigated. This is expected to be felt by some long term residents who have positive associations attached to the oval use and the role of the oval in contributing to the identity of the town.

Pool access

The proposal includes the demolition of Bungendore Pool for the school site. 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 therefore represents a significant loss to the community.

To help mitigate this loss, a new pool is planned as part of the Bungendore Sports Hub. Council has secured funding for the hub and, as of June 2021, is finalising the Request for Quotation for the design of the new pool. 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. The new pool will also remain accessible to the population, being less than 1km from the existing Bungendore Pool.

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 is expected to be operational by the 2022 – 2023 summer season, the same year as the school (Bungendore Planning Update, November 2020). If both construction timelines are realised, the Bungendore community would be without a public pool for a limited time period.

Nonetheless, there is concern from some members of the Bungendore community that the new pool at the Bungendore Sports Hub may not be delivered and that funds from Council's sale of the existing pool site to SINSW will be used for other purposes.

Management measures	SIA recommendations
<ul style="list-style-type: none">▪ 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.▪ Realignment of Mick Sherd Oval and associated floodlights to better accommodate the recreation needs of local sporting groups.▪ Consultation with the community throughout the proposal to inform them of the changes to Mick Sherd Oval and commitment to public use of the oval outside school hours.▪ Development of a shared use arrangement for Mick Sherd Oval to enable community use of the oval outside of school use.▪ Use of a low, top rail style fence on Mick Sherd Oval to increase visual permeability and access to the broader community outside of school use	<ul style="list-style-type: none">▪ 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, or communication measures, such as advertisements in the local newspaper or targeted door knocks when the school is operational.▪ Work with Council to develop and fund a maintenance schedule for Mick Sherd Oval to protect the field from overuse and ensure it is of a high playing quality all year round.

and enable the oval to still be seen as a community asset.

Residual impact (considering management measures)

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

Magnitude: Major (short term) to Minimal (long term)

Based on the above assessment, it is expected the proposal will initially have a high negative impact on the community's access to open space and recreation facilities. 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.

Longer term, it is likely that most of the community can adapt to this change and the proposal will have a low impact on open space and recreation access. This is largely influenced by the capability of surrounding open space areas to accommodate casual, daytime recreation needs and the development of higher quality recreation facilities (i.e. Bungendore Sports Hub and pool) in close proximity to the town.

The ability for the community to adapt will also be influenced by the timeline for removal and replacement of Bungendore Pool. If the new pool opens in 2022 – 2023, the community would be without a pool for a very limited time. The social impact of this would therefore be short term and relatively minor, with limited (if any) ongoing impacts. Should this timeline be extended, and the community is without a pool for several years, the magnitude of this social impact would be far greater.

6.4. ACCESS TO COMMUNITY INFRASTRUCTURE

Description of impact

Access to community facilities to the Bungendore community

Current environment

As outlined in Section 4.1, 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.

Impact of the proposal

The proposal includes the demolition of Bungendore Community Centre. To mitigate this loss, the proposal includes the construction of a new community building (Building E) on site. The building will be 794 sqm and is intended to accommodate the existing uses from the Bungendore Community Centre as well as a community library. The Bungendore Community Centre is planned to be demolished only after the new centre is operational, ensuring community facility access is maintained throughout this time.

The provision of this community building is expected to provide residents with a higher quality space than is presently available. The building will be designed by leading architects Tanner Kibble Denton (TKD) and be aligned to modern standards and expectations. The building will be situated at the edge of the site, providing users with direct access to the building. The positioning of the new community building on

Turallo Terrace will enable the building to have a direct street frontage with visibility from the public domain, maximising the accessibility of the building to the community.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Positioning of the new community building at the edge of the site with street frontage to Turallo Terrace, providing direct access to community users and maximising accessibility. ▪ Ongoing consultation with Council to determine the expected lease arrangements and building functionality for the new community centre. ▪ Development of new storage shed for Scouts Australia directly adjacent to the existing Scout Hall to assist with the ongoing operation of this group. 	<ul style="list-style-type: none"> ▪ Develop an Operational Plan of Management which outlines the hours of operation for each use on site, dedicated access requirements and safety procedures for school and non-school users. ▪ Consult with the existing users of the Bungendore Community Centre to keep them informed of potential changes to their service delivery and expected construction timelines, particularly if there are any changes to the construction schedule throughout the project. ▪ Continue to communicate with Council to finalise the lease and/or shared use arrangements around the new community building. Discussions should also facilitate Council input into any final design changes or fit outs to ensure the building is fit for purpose. ▪ Prioritise the inclusion of the existing Bungendore Community Centre uses/services within the new community centre to maintain a continuation of services to the community. This will be the responsibility of Council to manage. ▪ Consider developing shared use arrangements for other school facilities, such as the school hall, to allow for community use outside of hours.
Residual impact (considering management measures)	
Likelihood: Almost certain	Magnitude: Moderate
<p>The proposed changes to the community centre are likely to have a high positive social impact. The proposal will provide residents with access to a higher quality community facility building aligned to modern standards. There will also be no loss of service during this time, with the existing Bungendore Community Centre only to be demolished after the new centre is operational.</p>	

6.5. ACCESS TO COUNCIL SERVICES

Description of impact	
Access to Council services and functions for the Bungendore community, and associated impacts for Council staff	
Current environment	
<p>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.</p> <p>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.</p>	
Impact of the proposal	
<p>The proposal will repurpose the entirety of the Council building for school uses. Key administrative services will be retained on site through the development of a Council kiosk. The kiosk will be located in the new community building and is expected to maintain general resident services, such as online payments, bookings and Council information requests.</p> <p>While the kiosk will enable most resident services to be maintained on site, its significantly smaller size means it is likely there will be a reduction in the number of services provided. This impact will be more pronounced on existing Council staff, as the kiosk is unlikely to accommodate the same number of staff and/or staff roles compared to the current Bungendore Council building. It may also impact on residents' perception of service quality and town identity, due to the physical reduction of the Council building and associated presence.</p> <p>Council's Resourcing Strategy 2017-2021 contains a target to retain the Council staff numbers at Bungendore. The potential change to staff numbers as a result of the proposal are not known at the time of preparing this report. Council is responsible for managing the kiosk and potential staff impacts, all of which are expected to be formalised outside of this SSD. Council's website states that it will commence plans to relocate the existing depot and administrative offices elsewhere in Bungendore if the school is approved. If this occurs, the number of Council jobs and services within Bungendore may be unaffected.</p> <p>As these details have not been finalised, its expected there will be a high level of uncertainty and concern amongst employed Council staff (and potentially the wider community) around employment security and Council servicing levels within Bungendore. While this level of detail is outside the scope of this SSD, the impact is a direct result of the proposed repurposing of the Council building for school purposes.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Positioning of the new community building at the edge of the site with street frontage to 	<ul style="list-style-type: none"> It is recommended that, prior to repurposing the Council building, SINSW strongly advocate for Council to:

<p>Turallo Terrace, providing direct access to community users and maximising accessibility.</p> <ul style="list-style-type: none"> ▪ Ongoing consultation with Council to determine the expected lease arrangements and building functionality for the new Council kiosk. 	<ul style="list-style-type: none"> – Communicate clearly with the Bungendore community on future plans for Council services within the town. – 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. – Develop and implement a change management plan, which includes giving Council staff maximum notice about any changes to their roles.
Residual impact (considering management measures)	
Likelihood: Possible	Magnitude: Major
<p>The potential changes to the community's access to Council services, and associated impacts on Council staff, are difficult to assess from the information available at the time of writing. It appears likely the community will maintain access to some or most resident services through the on-site kiosk. Nonetheless, the proposal is likely to represent a considerable change to service offerings and staffing arrangements, particularly in the short term.</p> <p>The longer term impact will depend on Council's servicing and staffing plans for the kiosk and other potential Council buildings within Bungendore. If the services and functions currently undertaken in the Council building are not rehoused within Bungendore, the actual and perceived impact on the community is likely to be a high negative.</p> <p>This impact could be managed and significantly mitigated by Council's communication of clear plans to the Bungendore community and Council staff.</p>	

6.6. CHANGE TO CHARACTER

Description of impact
Potential change to the visual and heritage character of Bungendore and the subject site
Current environment
<p>As identified in the Structure Plan, Bungendore is a rural town with strong visual links to surrounding natural landscapes. The visual character of the site and surrounding area is characterised by its rural setting, with the site surrounded by open spaces and low density residential development. Council's LSPS notes that the community would like to see the historic village character of Bungendore preserved and maintained for future generations.</p> <p>The site is co-located with historic structures at Mick Sherd Oval, including the Bungendore War Memorial and The Balladeers Place (Poet's Corner). The site is also in proximity to other items of local significance, including the Post Office, the original Bungendore Public School building and the School of Arts.</p>
Impact of the proposal

Concerns have been documented in Bungendore's community newsletter, The District Bulletin, that the development of a new school building will overshadow and diminish local heritage items.

The Visual Impact Assessment (VIA) prepared by TKD Architects considers the proposal to be aligned with the scale of the immediate context. The VIA finds that the proposal does not adversely impact views or overshadow surrounding local landmarks or neighbouring residences. Large landscape setbacks are also provided between the proposed buildings and adjacent site boundaries, helping to retain the open space character of the town, and reducing the overall bulk and scale of the proposal.

The VIA considers there to be a sufficient distance between the proposed school buildings and the War Memorial. This retains the War Memorial as the prominent feature along Gibraltar Street and reduces the potential of the proposal to detract from its significance.

In response to early community feedback on the proposal, The Balladeers Place Memorial (Poets Corner) and rotunda will be relocated to the south east of the site to retain this visual feature and social setting for the community. This relocation was supported by the AECG.

The proposal has also been designed to integrate with the existing visual character of the area, aligned with the visual character principles of the Bungendore Structure Plan 2048. Materials have been selected to reflect the heritage character of the town, including the use of textured fibre cement and metal roofing. Extensive landscaping has been proposed throughout the site, including mature trees, grassed verges and planting.

Management measures	SIA recommendations
<ul style="list-style-type: none"> Location of the proposed buildings away from the War Memorial to retain the heritage and visual significance of this landmark. Design of the buildings to include materials which reflect the existing heritage character of the town, reducing the visual impact. Consultation with the community and key agency groups around the heritage significance of different items on site to ensure they are retained and protected for future generations. This includes a commitment to relocate the Balladeers Place Memorial and rotunda in their entirety. Provision of low height and low intensity lighting (aligned to Australian Standards) to avoid light spill and obtrusive visual impacts. 	<ul style="list-style-type: none"> Prioritise the selection of native species across the site to better integrate with the existing natural landscape. Develop a maintenance schedule to ensure the grounds and landscaping are maintained to a high standard and to not detract from the visual amenity of the surrounding areas.

Residual impact (considering management measures)

Likelihood: Unlikely

Magnitude: Minor

Based on the assessment above, 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.

6.7. PEDESTRIAN SAFETY AND ACCESS

Description of impact

Facilitate safe pedestrian movement and access to the site for school and non-school users

Current environment

The site is within the Bungendore town centre and is co-located with a range of social infrastructure including community facilities, open space, Council building and Bungendore Primary School. As a result, the site surrounds are generally subject to higher volumes of pedestrian movement than other parts of the town.

There are several pedestrian paths around the site, one of which includes a pedestrian crossing on Gibraltar Street. The Transport Assessment undertaken by GHD for the proposal indicated there is a lack of formal footpaths along Butmaroo Street and Turallo Terrace. The assessment also found there were limited opportunities for safe road crossings in the area that provide priority for pedestrians over vehicles.

Impact of the proposal

During consultation of the proposal there were questions and concerns raised about how safe student access will be provided to the site. This extended to public access to and around the site, with consideration of the proposed community uses and oval access.

The proposal has been designed to maximise safe pedestrian movement and access around the site for users. The proposal will improve the quality and safety of pedestrian paths to the site by providing a new shared pedestrian path between Mick Sherd Oval and the school, connecting Gibraltar Street with Turallo Terrace. In line with community feedback, Gibraltar Street will remain open to the public and a new pedestrian crossing will be provided to support the safe and efficient movement of students and staff across the primary and high school campuses. A new pedestrian crossing will also be provided at Turallo Terrace to allow students to safely cross from the main high school buildings to the proposed agricultural plot.

As part of the proposal, Majara Street will also be closed between Gibraltar Street and Turallo Terrace. The Transport Assessment notes that this is necessary to allow for the safe movement of school students. The closure of Majara Street was endorsed by Council on 28 April 2021 to support the development of the school.

As outlined by the assessment undertaken by Mecone, the proposal has also been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles to maximise student and public safety on site. Several CPTED measures have been incorporated into the design of the school including:

- Providing separate access to the community facility building to clearly separate members of the public from school students. The door to the facility will be access controlled and locked during school hours.
- Providing clear sight lines from the proposed school buildings to the surrounding streets, school play areas and Mick Sherd Oval to maximise natural surveillance opportunities.
- Providing clear and direct access from the building entries to the surrounding pedestrian network and carpark.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Ongoing consultation with the community to allow feedback on the proposed access arrangements and to keep people informed. ▪ Provision of a new pedestrian crossing on Gibraltar Street and Turallo Terrace, as a result of community feedback, and associated pedestrian paths to facilitate safe movements around the site. ▪ Retention of the Bungendore Public School Library at the primary school instead of being moved to the high school site, as initially proposed. This change was made in response to community concern about primary school students safely crossing campuses to access library services. 	<ul style="list-style-type: none"> ▪ Develop an Operational Plan of Management which outlines the hours of operation for each use on site, dedicated access requirements and safety procedures for both school users and non-school users. ▪ Implement the recommendations outlined in the CPTED) Assessment. ▪ Continue to communicate with the community about proposed access routes to the site, particularly with the closure of Majara Street and new pedestrian crossings. ▪ Consider providing access information as part of the enrolment information pack for commencing high school students.
Residual impact (considering management measures)	
Likelihood: Likely	Magnitude: Minimal to Minor
<p>Based on the above assessment, 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 will enhance this impact.</p>	

6.8. TRAFFIC GENERATION

Description of impact
Potential for increased traffic generation around the site and associated negative impacts to traffic flow and community movements
Current environment
The site is located in the Bungendore town centre, on a block bounded by Majara, Gibraltar and Butmaroo Streets and Turallo Terrace. The streets are laid out in a grid pattern, running north-south and east-west through the town.

Impact of the proposal

The proposal will introduce a new school into the area which will generate increased traffic and parking movements around the site. Consultation on the proposal indicates there is concern among some community members that the proposal will significantly increase traffic and generate negative impacts to the town. This concern is heightened by the proposed closure of Majara Street as part of the new school.

A Transport Assessment (TA) was undertaken by GHD to identify and assess the potential travel impacts of the proposal. The TA assessed the capacity of the six intersections immediately surrounding the site to accommodate the proposal, with consideration of the Majara Street closure, the provision of two additional roundabouts, background traffic growth and maximum student numbers. The TA found that the surrounding road network can accommodate the school and would operate with space capacity during the peak morning and afternoon periods.

Management measures

- Development of a Transport Plan which aims to decongest the road network around the school through increasing active travel use and enhancing safe travel connections.
- Provision of end of trip facilities within Building A to encourage active travel modes.
- Development of a Communications Plan (as outlined in the Transport Plan) to communicate about key traffic measures to the community.

SIA recommendations

- Continue to communicate with the community about the closure plans for Majara Street and subsequent traffic movements. Consideration should be given to advertising the final findings of the TA to the community to enable and promote transparency about potential traffic impacts.

Residual impact (considering management measures)

Likelihood: Unlikely

Magnitude: Minimal

The TA considers the road network and will be able to accommodate the projected traffic movements from the school after closure of Majara Street with sufficient road capacity. As a result of this assessment, traffic generation associated with the proposal is likely to have a low impact on the community.

This impact could be further managed by continuing to communicate with the community about the expected traffic movements and access plans, including publicly releasing the findings of the final TIA.

7. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from the development of new high school in Bungendore.

Based on the assessment in this report, the key social impacts of the proposal 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.
- **Access to open space and recreation facilities:** it is expected the proposal will initially have a high negative impact on the community's access to open space and recreation facilities. The proposal represents a change to where these facilities will be located and how they can be accessed. 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.

Longer term, it is likely that most of the community can adapt to this change and the proposal will have a low impact on open space and recreation access. This is largely influenced by the capability of surrounding open space areas to accommodate casual, daytime recreation needs and the development of higher quality recreation facilities (i.e. Bungendore Sports Hub and pool) in close proximity to the town.

The ability for the community to adapt will also be influenced by the timeline for removal and replacement of Bungendore Pool. If the new pool opens in 2022 – 2023, the community would be without a pool for a very limited time. The social impact of this would therefore be short term and relatively minor, with limited (if any) ongoing impacts. Should this timeline be extended, and the community is without a pool for several years, the magnitude of this social impact would be far greater.

- **Access to community infrastructure:** the proposed changes to the community centre are likely to have a high positive social impact. The proposal will provide residents with access to a higher quality community facility building aligned to modern standards. There will also be no loss of service during this time, with the existing Bungendore Community Centre only to be demolished after the new centre is operational.
- **Access to Council services:** the potential changes to the community's access to Council services, and associated impacts on Council staff, are difficult to assess from the information available at the time of writing. It appears likely the community will maintain access to some or most resident services through the on-site kiosk. Nonetheless, the proposal is likely to represent a considerable change to service offerings and staffing arrangements, particularly in the short term.

The longer term impact will depend on Council's servicing and staffing plans for the kiosk and other potential Council buildings within Bungendore. If the services and functions currently undertaken in the Council building are not rehoused within Bungendore, the actual and perceived impact on the community is likely to be a high negative. This impact could be managed and significantly mitigated by Council's communication of clear plans to the Bungendore community and Council staff.

- **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.

7.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal:

- Implement the recommendations provided by the AECG, as outlined in the Architectural Design Report. This includes measures such as:
 - Encouraging opportunities to name the school buildings after bird species significant to the area to promote cultural connection and awareness of local fauna.
 - Seeking expertise on local plant species throughout the development of the landscape design and planting selection.
 - Ensuring the agricultural plot has a connection with the existing Scout building to forge further social links within the community.
 - Holding a smoking ceremony prior to the construction of the school.
 - Encouraging opportunities to share school facilities with the community as a means of fostering social connections and inclusivity within the community.
- Maintain consultation with Aboriginal and Torres Strait Islander communities to keep them informed of the final design and to allow for further opportunities for input as the proposal progresses.
- Aim for the catchment area for the new school encompasses the entire suburb of Bungendore, including growth areas on the edges of the town.
- Clearly communicate the catchment area to all existing and prospective families in the broader Bungendore area, as well as providing information around intake years and curriculum offerings.
- 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, or communication measures, such as advertisements in the local newspaper or targeted door knocks when the school is operational.
- Work with Council to develop and fund a maintenance schedule for Mick Sherd Oval to protect the field from overuse and ensure it is of a high playing quality all year round.
- Develop an Operational Plan of Management which outlines the hours of operation for each use on site, dedicated access requirements and safety procedures for school and non-school users.
- Consult with the existing users of the Bungendore Community Centre to keep them informed of potential changes to their service delivery and expected construction timelines, particularly if there are any changes to the construction schedule throughout the project.
- Continue to communicate with Council to finalise the lease and/or shared use arrangements around the new community building. Discussions should also facilitate Council input into any final design changes or fit outs to ensure the building is fit for purpose.
- Consider developing shared use arrangements for other school facilities, such as the school hall, to allow for community use outside of hours.

- Prioritise the inclusion of the existing Bungendore Community Centre uses/services within the new community centre to maintain a continuation of services to the community. This will be the responsibility of Council to manage.
- Consider developing shared use arrangements for other school facilities, such as the school hall, to allow for community use outside of hours.
- It is recommended that, prior to repurposing the Council building, SINSW strongly advocate for Council to:
 - Communicate clearly with the Bungendore community on future plans for Council services within the town.
 - 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.
 - Develop and implement a change management plan, which includes giving Council staff maximum notice about any changes to their roles.
- Prioritise the selection of native species across the site to better integrate with the existing natural landscape.
- Develop a maintenance schedule to ensure the grounds and landscaping are maintained to a high standard and to not detract from the visual amenity of the surrounding areas.
- Implement the recommendations outlined in the CPTED Assessment.
- Continue to communicate with the community about proposed access routes to the site, particularly with the closure of Majara Street and new pedestrian crossings.
- Consider providing access information as part of the enrolment information pack for commencing high school students.
- Continue to communicate with the community about the closure plans for Majara Street and subsequent traffic movements. Consideration should be given to advertising the final findings of the TIA to the community to enable and promote transparency about potential traffic impacts.

7.2. OVERALL IMPACT ASSESSMENT

Based on this assessment and the above social impacts, it is likely the proposal will create a low positive impact on the community. This is influenced by the provision of accessible, local education places and the development of high quality social infrastructure for the community.

This SIA identified two key impacts which are likely to create a considerable change to the community's way of life. This includes impacts around access to open space and access to Council services. The overall impact of the proposal could be further enhanced through the implementation of the SIA recommendations, particularly those targeted at reducing and mitigating these impacts.

REFERENCES

Demographic data

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