

A New High School in Bungendore

Majara-Gibraltar Street Precinct

Request for Secretary Environmental Assessment Requirements (SEARs)

On behalf of

NSW Department of Education

February 2021



Project Director

Georgia Sedgmen



Date: 11 February 2021

Project Planner

Hugh Halliwell

Contact

Mecone

Level 2, 3 Horwood Place
Parramatta, New South Wales 2150

info@mecone.com.au
mecone.com.au

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1 Introduction

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

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

The proposal generally includes the following works:

- Demolition of Bungendore Community Centre and Bungendore Swimming Pool, which is being relocated to the new Bungendore Sports Hub;
- Construction of new school buildings with a maximum height of two storeys;
- Alterations and additions to the existing single storey Council building for use as a school building, with Council establishing a new office for staff at an alternate site;
- Establishment of an agriculture plot and associated buildings;
- Construction of a carpark to provide spaces for school and community use;
- Construction of a school accessway to the eastern edge of the site providing a bus stop, delivery location and car park access;
- Development of a forecourt and plaza for pedestrians;
- Construction of games courts; and
- Provision of dedicated open space areas.

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

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

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

2 Background

The proposed school is the subject of a Heads of Agreement (HoA) between Queanbeyan-Palerang Regional Council (QPRC) and the Department of Education (DoE) as the proposal includes the use of land owned by Crown Lands and QPRC.

Engagement between DoE and QPRC commenced in mid-2020 and an initial workshop and report in July 2020 proposed the Bungendore Education Precinct Proposal.

Council resolved at its August meeting to provide in principle support to the high school including establishment of the precinct and co-use of facilities. Additionally, Council resolved to support the sale of 4-6 Majara Street, 10 Majara Street and the Majara road reserve between Turallo Terrace and Gibraltar Street.

Following detailed investigations and ongoing consultation, the DoE proposal for the Bungendore Education Precinct was presented to Council in October 2020. The proposal outlined the scope and sequencing of works associated with construction, as well as detailing any impacts on Council and community assets.

Council resolved at its meeting on 28 October to:

Support the proposal from NSW Department of Education (DoE) in terms of:

- a) providing support for the establishment of the education precinct and shared use of facilities;*
- b) agreeing to the sale of 2, 4-6 Majara St, 10 Majara St, and the Majara road reserve between Turallo Terrace and Gibraltar St to DoE, based on independent valuations;*
- c) authorising the road closure of that above part of Majara St road reserve;*
- d) authorising the CEO to negotiate terms of joint use agreements (MoU) of the Mick Sherd Oval, primary school oval; game courts, reserve, library, multipurpose hall, and sports hub in line with the (confidential) attachment;*
- e) noting detail design and traffic plans will form part of a SSDA by DoE for approval by the Minister*

Council has initiated the closure of Majara Street road reserve in accordance with the resolution of 28 October 2020.

It is noted that pursuant to Section 38B of the Roads Act, notification for the proposed road closure has now begun. The notification period for this application is 3 February – 3 March 2021.

3 Site and Context

The site is located within the Bungendore Town Centre (BTC). The BTC comprises four precincts: (1) Civic, (2) Gibraltar, Ellendon, Malbon and Molonglo Streets commercial, (3) Historic Village residential area, and (4) Open Space (Bungendore Park (which contains 'Mick Sherd Oval'), Turallo Creek and Frogs Hollow). The site is located within the Civic and Open Space precincts.

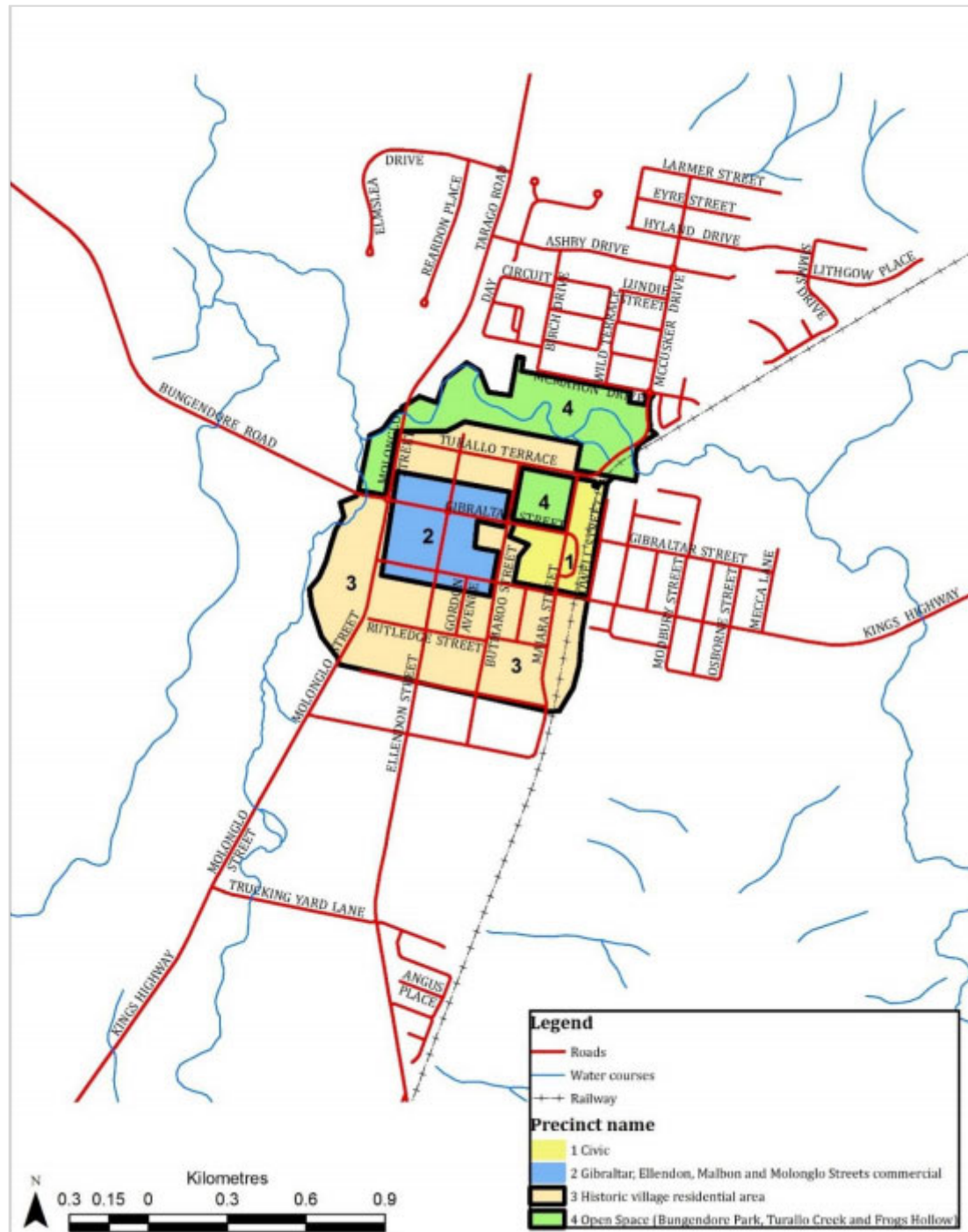


Figure 1: Bungendore Precincts
Source: Palerang DCP 2020

The proposed works are intended to be completed across several sites located at:

Table 1 – Bungendore High School legal descriptions

Property Address	Lot Numbers
6-14 Butmaroo Street	Part Lot 701 DP1027107
2 Majara Street	Lot 12 DP1139067
4-6 Majara Street	Lot 13 DP1139067 Lot 14 DP1139067
10 Majara Street	Lot 3 DP830878
Butmaroo Street	Part Lot 701 DP96240
Portion of Majara Street between Turallo Terrace and Gibraltar Street	N/A

A summary description of each lot is provided in **Table 2**.

Table 2 – Site description

Property address	Total lot area	Frontage	Existing use	Existing access
Part of 6-14 Butmaroo Street	1.17 ha	Approx. 200m to Butmaroo Street, Gibraltar Street, Majara Street and Turallo Terrace	Bungendore Park, used as public open space	Pedestrian access is gained via all four frontages, whilst vehicular access is provided via Gibraltar Street to the south-west corner of the site
2 Majara Street	1,903m ²	Approx. 40m to Majara Street and 47m to McCusker Drive	Bungendore Community Centre	Pedestrian access gained via each frontage. The site does not have vehicular access
4-6 Majara Street	1,724m ²	Approx. 42m to Majara Street	Vacant land	Pedestrian access is via Majara Street, whilst the site has no formalised vehicular access.
10 Majara Street	4,571m ²	Approx. 106m to Majara Street	Public administration	Pedestrian and vehicular access is

Table 2 – Site description

Property address	Total lot area	Frontage	Existing use	Existing access
			building used by QPRC	gained via Majara Street.
Part of Butmaroo Street	Approx. 4,500m ²	Approx. 45m to McCusker Drive and 140m to McCusker Drive	Vacant land	Pedestrian access is gained via McCusker Drive.

All lots are located in the local government area of Queanbeyan-Palerang Regional Council. The area proposed to accommodate the high school provides a total area of approximately 3.0ha including the area of land comprising Majara Street, between Turallo Terrace and Gibraltar Street.

The main school site provides a total area of 25,732m², while the agriculture plot provides a total area of approximately 4,500m². The final area of the agriculture plot is to be confirmed following detailed survey of the land.

The site is located in excellent proximity to existing open space facilities. The site adjoins Bungendore Train Station to the south east and is located within proximity of the BTC commercial area.

A site aerial is provided and marked **Figure 2**.



Figure 2: Site aerial depicting the land subject to the proposed High School.
Source: TKD Architects

4 The Proposal

4.1 Proposal Summary

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

High school

The proposed high school generally includes the following works:

- Demolition of Bungendore Community Centre and Bungendore Swimming Pool, which is being relocated to the new Bungendore Sports Hub;
- Construction of new school buildings with a maximum height of two storeys;
- Alterations and additions to the existing single storey Council building for use as a school building, with Council establishing a new office for staff at an alternate site;
- Establishment of an agriculture plot and associated buildings;
- Construction of a carpark to provide spaces for school and community use;
- Construction of a school accessway to the eastern edge of the site providing a bus stop, delivery location and car park access;
- Development of a forecourt and plaza for pedestrians;
- Construction of games courts; and
- Provision of dedicated open space areas.

The proposed high school also requires the following works, which are subject to separate approval processes:

- Closure of Majara Street between Gibraltar Street to the south and Turallo Terrace to the north; and
- Rezoning and Reclassification of land at Bungendore Park and Butmaroo Street.

The high school has been designed to accommodate 400 – 450 students and has been future proofed to expand in line with forecast demand to 2036.

It is noted that the existing Bungendore Public School is proposed to undergo upgrade works. However, these works will be undertaken via a separate planning approval pathway and not be included in this SSDA.

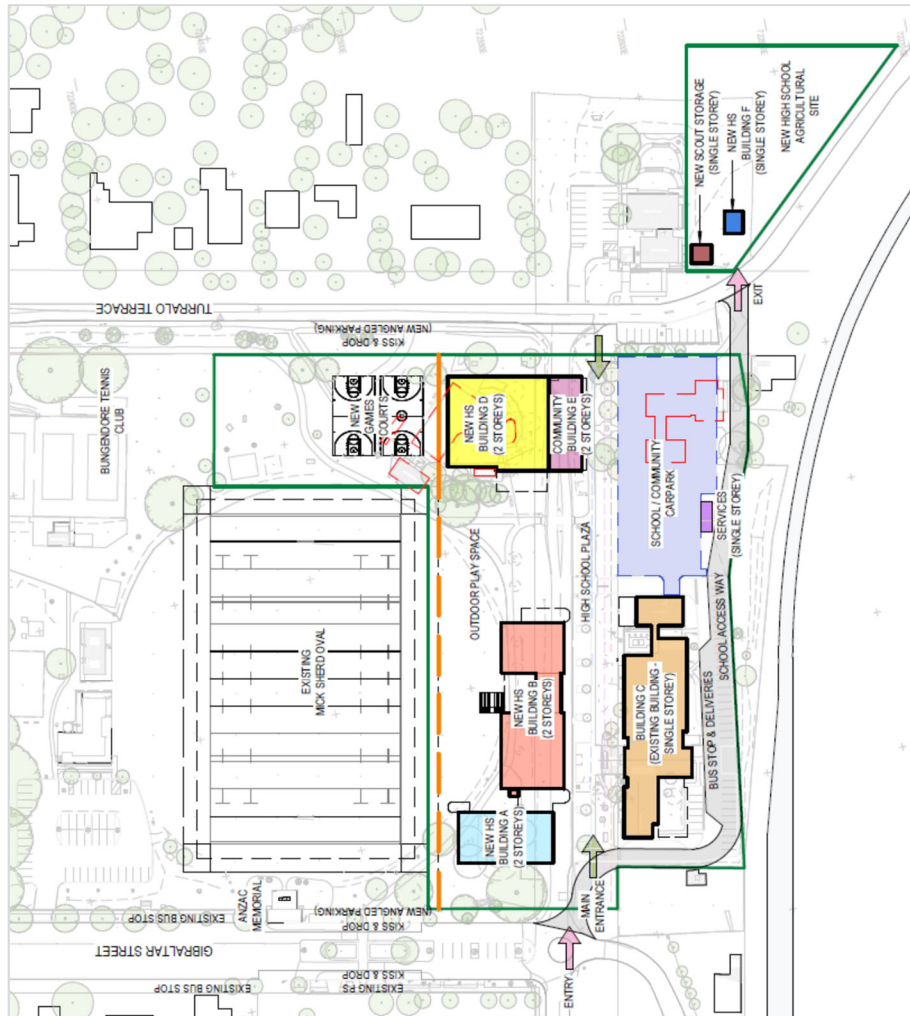


Figure 3: Proposed high school site plan
Source: TKD Architects

4.1.1 Site Clearing and Tree Removal

General site preparation works, such as clearing and leveling will be required to accommodate the proposed buildings and associated spaces.

The SSDA will be accompanied by relevant site plans and supported by relevant professional consultant reports, as discussed further in this report.

4.1.2 Construction

The proposal seeks to construct a series of buildings, ranging from one to two storeys in height, including:

- Teaching space/classrooms and support learning spaces;
- Agriculture support building;
- Multipurpose hall;
- Canteen;
- Administration and staff building; and
- Library.

4.1.3 Access and Car Parking

The proposal will include construction of a new school accessway with access proposed off Majara Street.

This will include the construction of a car park for school and community use. In addition, the proposed accessway will make provision for a bus stop and delivery vehicles.

Additional works, including kiss and drop zones and short stay car spaces are also proposed at Gibraltar Street, outside the site boundary. Any road works are to be developed in consultation with Council.

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

4.1.4 Landscaping and Open Space

The proposal will introduce new landscaping treatments and dedicated open space play areas consistent with the capacity of the high school. In addition to this, the proposal will provide for two new games courts as depicted in the site plan.

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

5 Planning framework

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

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Koala Habitat Protection) 2020
- Draft Remediation of Land State Environmental Planning Policy;
- Draft State Environmental Planning Policy (Environment);
- Palerang Local Environmental Plan 2014; and
- Palerang Development Control Plan 2020.

5.1 SEPP (State and Regional Development) 2011

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

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

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

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

5.2 Education SEPP

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

Clause 35(1) of the Education SEPP states that development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. The proposal seeks consent for a new school across the following zones:

- R2 Low Density Residential
- SP2 Infrastructure
- RE1 Public Recreation

Two of the three zones, being R2 and SP2, are 'prescribed zones' pursuant to clause 35(1) and permit schools. However, the proposal intends to include a portion of the RE1 zoned land at Bungendore Park and Butmaroo Street, which is not a 'prescribed zone'. As such, the proposal is partially prohibited development under the Education SEPP. Further to this, Palerang LEP 2014 does not permit educational establishments (schools) to be constructed within RE1 zoned land.

It is noted that 'information and education facilities' are permitted within the RE1 zone. PLEP 2014 defines 'information and education facilities' as follows:

"a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like."

5.2.1 Permissibility

As noted above, 'educational establishments' are prohibited development within the RE1 zone under the Education SEPP and PLEP 2014.

In addressing this, two options exist:

1. Section 4.38(3) of the Act states in relation to SSD that development consent may be granted despite the development being partly prohibited by an environmental planning instrument. Accordingly, there is an opportunity to rely on the provisions of s4.38(3) with regard to the portion of the development located on RE1 land.
2. Option 2 requires the preparation and lodgment of a Planning Proposal to have those areas of RE1 land occupied by the school rezoned. A rezoning may consider alternate zoning, such as R2 or SP2, consistent with the surrounding land. It is considered that a special use zoning, such as SP2 (Educational Establishment) would be an appropriate zone as the land to the east of Majara Street, containing the Council building is already zoned SP2.

It is proposed the Secretary of the Department of Planning, Industry and Environment act as the Planning Proposal Authority (PPA) in this instance to allow the PP to be assessed by DPIE concurrently with the SSDA, and the concurrent exhibition of the two applications.

Regarding the above, Section 3.32 of the EP&A Act notes the following:

(1) For the purposes of this Division, the **planning proposal authority** in respect of a proposed instrument is as follows—

- (a) the council for the local government area to which the proposed instrument is to apply, subject to paragraph (b),
- (b) if so directed under subsection (2)—the Planning Secretary, a Sydney district or regional planning panel or any other person or body prescribed by the regulations.

(2) The Minister may direct that the Planning Secretary (or any such panel, person or body) is the planning proposal authority for a proposed instrument in any of the following cases—

- (a) the proposed instrument relates to a matter that, in the opinion of the Minister, is of State or regional environmental planning significance or of environmental planning significance to a district under Division 3.1,
- (b) the proposed instrument makes provision that, in the opinion of the Minister, is consequential on the making of another environmental planning instrument or is consequential on changes made to a standard instrument under section 3.20,
- (c) the Planning Secretary, the Independent Planning Commission or a Sydney district or regional planning panel has recommended that the proposed instrument should be submitted for a determination under section 3.34 (Gateway determination) or that the proposed instrument should be made,
- (d) the council for the local government area concerned has, in the opinion of the Minister, failed to comply with its obligations with respect to the making of the proposed instrument or has not carried out those obligations in a satisfactory manner,
- (e) the proposed instrument is to apply to an area that is not within a local government area.

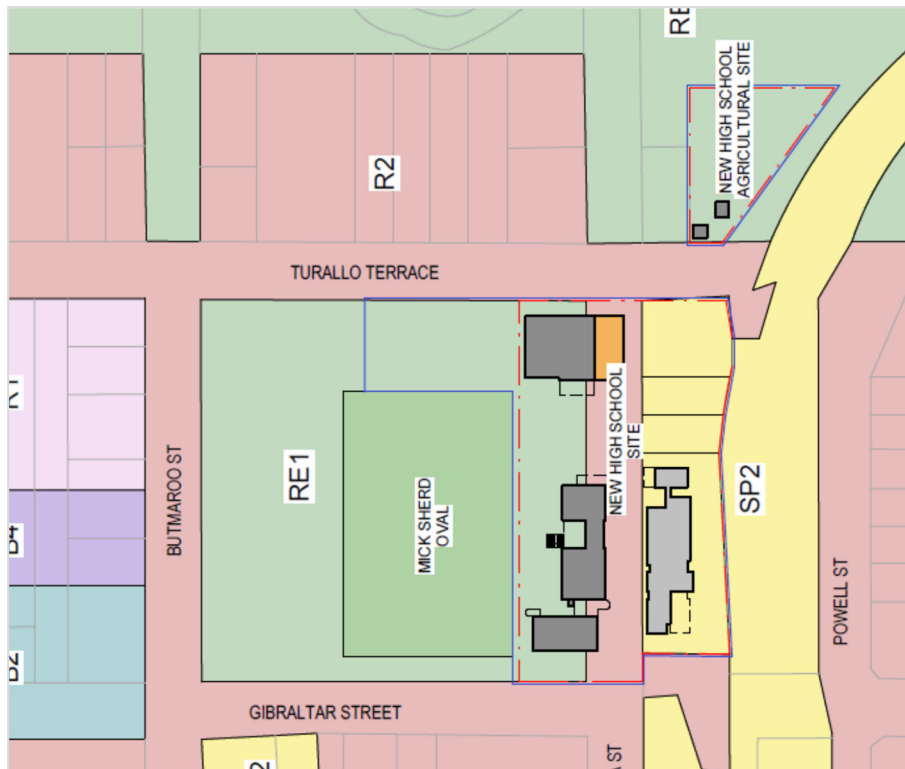


Figure 3: Concept plan extract depicting SP2, RE1 and R2 zone boundaries
Source: TKD Architects

5.3 Crown Land Classification

Part of the proposed High School site comprises RE1 Public Recreation land and comprises part of Lot 701 in DP1027107, as well as part Lot 701 in DP96240.

It is understood from review of the Title documents that Lot 701 in DP1027107 and Lot 701 in DP96240 comprises Crown Land, with Lot 701 in DP1027107 identified to be dedicated for Public Purposes. It is also understood that the land at Bungendore Park is identified as community land.

Council is required by the Local Government Act 1993 to classify all land vested in it as either community or operational.

- Community land – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- Operational land – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

Accordingly, appropriate mechanisms with respect to land classification for that part of the site zoned RE1 will be addressed in the Environmental Impact Statement.

5.4 SEPP (Koala Habitat Protection) 2019

The Koala SEPP replaces SEPP 44 – Koala Habitat Protection and applies to Queanbeyan-Palerang LGA under Schedule 1. The consent authority must therefore be satisfied that the land is not core koala habitat.

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

5.5 SEPP No. 55 – Remediation of Land

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

Preliminary environmental investigations will be undertaken for the proposed development in accordance with SEPP 55. It is anticipated a Preliminary Site Investigation (PSI) will be required as part of the EIS submission.

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

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

Additional changes are proposed to certification of Category 2 remediation works and strategic planning.

5.6 Road Closure

Pursuant to Section 38A of the Roads Act 1993, the proposal includes the partial closure of Majara Street between Tullaro Terrace to the north and Gibraltar Street to the south. The proposal also includes the closure of the road reserve to the north of Turallo Terrace to the river corridor (which is not associated with the school).

Council has initiated the closure of Majara Street road reserve in accordance with the resolution of 28 October 2020.

It is noted that pursuant to Section 38B of the Roads Act, notification for the proposed road closure has now begun. The notification period for this application is 3 February – 3 March 2021.

5.7 Draft Environment SEPP

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

5.7.1 SEPP (Drinking Water Catchment)

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

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

5.7.2 SEPP No. 19 (Bushland in Urban Areas)

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

Apart from the land to the north of Turallo Crescent which is to accommodate the agricultural plot and support building, the site is largely developed. We are not aware of the site being identified as bushland zoned for public open space purposes or a bushland reserve for public open space purposes.

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

5.8 Palerang LEP 2014

Palerang Local Environmental Plan (PLEP) 2014 is the local planning instrument that applies to the site.

The following key provisions apply:

Table 3 – Palerang Local Environmental Plan 2014		
Control	Provision	Compliance
Land use	The site is zoned part R2 Low-Density Residential, Part SP2 Infrastructure and Part RE1 Public Recreation.	<p>Capable of compliance</p> <p>Under the R2 and SP2 zones, educational establishments are a type of development that are permissible with consent.</p> <p>Educational establishments are defined as:</p> <p>Educational establishment means a building or place used for education (including teaching), being—</p> <p>(a) a school, or</p> <p>(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.</p> <p>As such, the proposed school is considered permissible with consent.</p> <p>We note part of the site, zoned RE1 Public Recreation, does not permit development for the</p>

Table 3 – Palerang Local Environmental Plan 2014

Control	Provision	Compliance
		<p>purposes of education establishments (a school) and is not a prescribed zone under the Education SEPP.</p> <p>Refer to Section 4.2.1 for discussion regarding permissibility.</p>
cl. 4.3 Height of buildings	<p>The area of land zoned R2 and SP2 have a maximum height of 8.5m.</p> <p>The area of land zoned RE1 Public Recreation has no prescribed building height control under the PLEP 2014a.</p>	<p>Capable of compliance</p> <p>The proposed buildings will be a maximum two storeys in height.</p> <p>The proposal will have regard to the design quality principles in Schedule 4 of the Education SEPP, including the established character of the Bungendore Town Centre.</p>
cl. 4.4 Floor space ratio	The area of proposed works is not prescribed a maximum FSR.	N/A
cl. 6.1 Earthworks	Development consent must consider the disruption, or any detrimental effect on, drainage patterns and soil stability in the locality of the development.	<p>Capable of compliance</p> <p>The SSDA will be accompanied by relevant geotechnical and environmental assessments that consider the effect of the development on the likely future use of the land and any nearby environmental features.</p>
Cl 6.2 Flood planning	The area of work to the north, which is to accommodate the ag. plot building is subject to flooding.	<p>Capable of compliance</p> <p>The proposal will be supported by relevant flood assessments with regard to those affected areas of work.</p>
Cl 6.3 Terrestrial biodiversity	The proposed development must protect native fauna and flora, while also protecting the ecological processes necessary for their continued existing.	<p>Capable of compliance</p> <p>The proposal will be supported by the relevant biodiversity assessment.</p>

Table 3 – Palerang Local Environmental Plan 2014

Control	Provision	Compliance
6.11 Essential services	Development consent must not be granted to development unless the consent authority is satisfied that essential services is provided.	Capable of compliance The SSDA will be accompanied by an infrastructure servicing report, which identifies existing infrastructure, as well as any upgrades or amplifications required to service the development.

5.9 Palerang DCP 2015

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

Nonetheless, the proposal will have regard to the relevant controls of the Palerang Development Control Plan 2020 where appropriate.

5.10 Other Planning Policies and Legislation

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

- Biodiversity Conservation Act 2016;
- Roads Act 1993;
- Heritage Act 1977;
- National Parks and Wildlife Act 1974;
- State Infrastructure Strategy 2018-2038;
- South East and Tablelands Regional Plan 2036;
- Planning for Bushfire Protection 2019; and
- NSW State and Premier Priorities.

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

6 Overview of Likely Environmental Issues

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

6.1 Built Form

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

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

6.2 Bushfire

A portion of the site within the agricultural plot, is identified as bush fire prone land. Accordingly, a bushfire assessment will form part of the EIS, outlining compliance with the relevant provisions of Planning for Bushfire Protection (PBP) 2019.

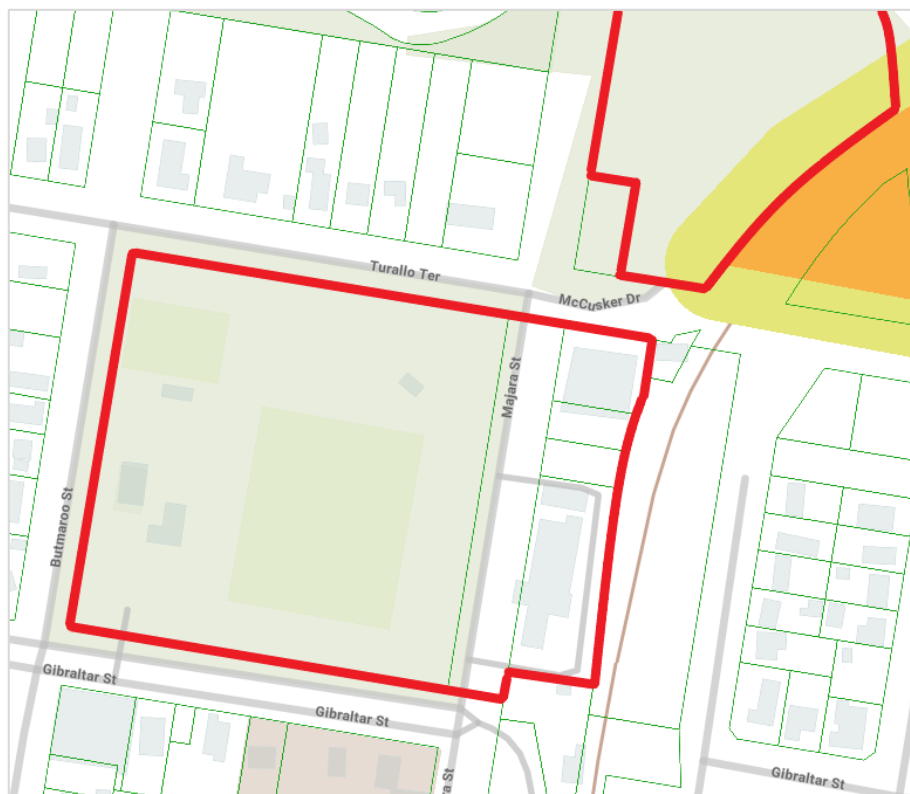


Figure 4: Bush Fire Prone Land study area

Source: Mecone Mosaic

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

Detailed architectural drawings will be provided with the EIS demonstrating compliance with PBP.

6.3 Heritage

6.3.1 European

The site, including several surrounding sites are identified as containing items of local and state heritage significance. A preliminary Statement of Heritage Impact has been prepared. The EIS will be supported by further relevant specialist investigations.

The area of proposed work is situated on land identified as items of local heritage significance. These are as follows:

- Item No I199 – 'Bungendore Soldiers Memorial' (Local item); and
- Item No I1243 – 'Bungendore Common' (Local item)

In addition to the above, the site is located adjacent to items of local and state heritage significance. These include the following:

- Item No I174 – 'P.J.B Osborne Memorial' (Local item);
- Item No I193 – 'Courthouse' (Local item);
- Item No I194 – 'Police residence, including windows and arched lintels (Local item);
- Item No I196 – 'School of Arts' (Local item);
- Item No I202 – 'Railway station and yard, including station building, signal box, trolley shed, goods shed and metal crane' (State item);
- Item No I197 – 'Public School – Original Buildings' (Local item);
- Item No I241 – 'Railway signalman's cottage (Local item);
- Item No I240 – 'St Joseph's Convent (former) (Local item); and
- Item No I242 – 'Preschool' (Local item).

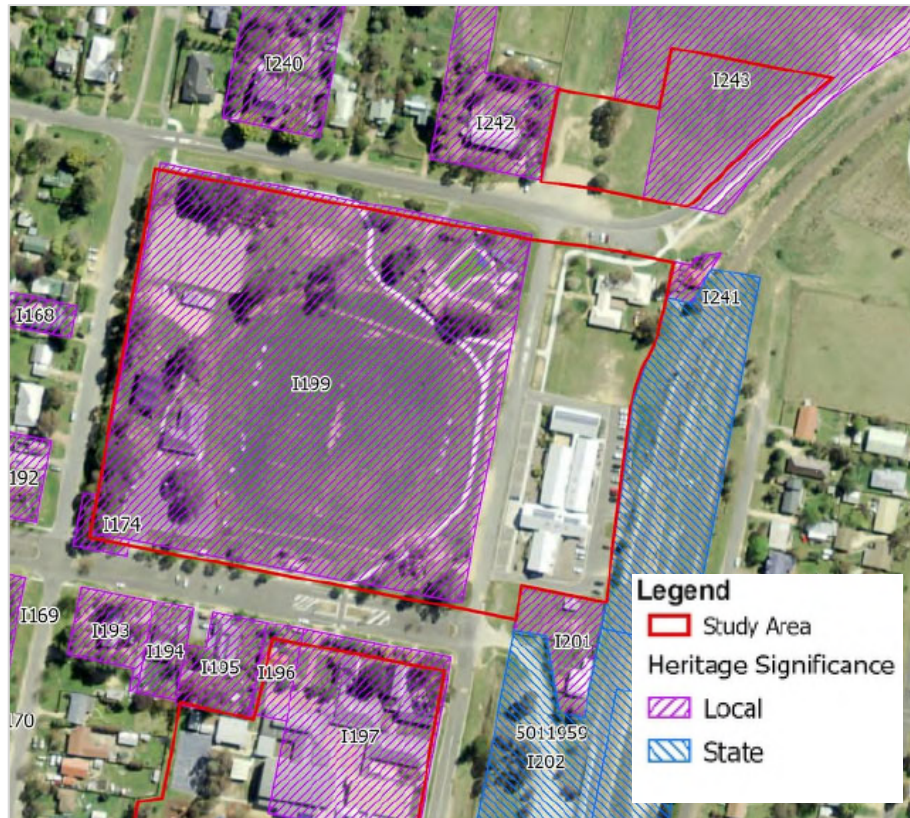


Figure 5: Heritage map depicting study area
Source: Ecological Australia

6.3.2 Aboriginal

The proposal is supported by an Aboriginal due diligence assessment, prepared by Ecological Australia. The assessment has been undertaken to determine whether there are registered Aboriginal sites and/or sensitive landforms which may indicate the presence of Aboriginal sites and may therefore require further assessment and approval under Part 6 of the *National Parks and Wildlife Act 1974*.

ELA has undertaken an extensive search of the Aboriginal heritage Information Management System (AHIMS) database. The AHIMS data has been mapped over the preliminary development area, showing no AHIMS sites registered within the area of impacts. A site inspection undertaken by ELA Archaeologist on 12 August 2020 identified extensive disturbance across the study area from past and present land uses as well as areas of archaeological potential. No Additional Aboriginal sites were recorded.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared and include consultation in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW).

6.4 Arborist

An arborist report will form part of the EIS that considers the impacts on any trees located within or adjoining the subject site.

6.5 Ecology/Flora and Fauna

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

It is anticipated a Biodiversity Development Assessment Report (BDAR) will be required in accordance with the *NSW Biodiversity Conservation Act 2016*, which will assess biodiversity values, likely biodiversity impacts and any minimisation impacts in accordance with the Biodiversity Assessment Method (BAM).

6.6 Transport and Access

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

Road upgrades will be required in consultation with Council. These upgrade works will be under a separate planning approval pathway.

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

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

6.7 Crime Prevention Through Environmental Design (CPTED)

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

6.8 Flood

A flood assessment will form part of the EIS and address potential flooding impact on nearby properties, including the subject site and immediately adjacent properties.

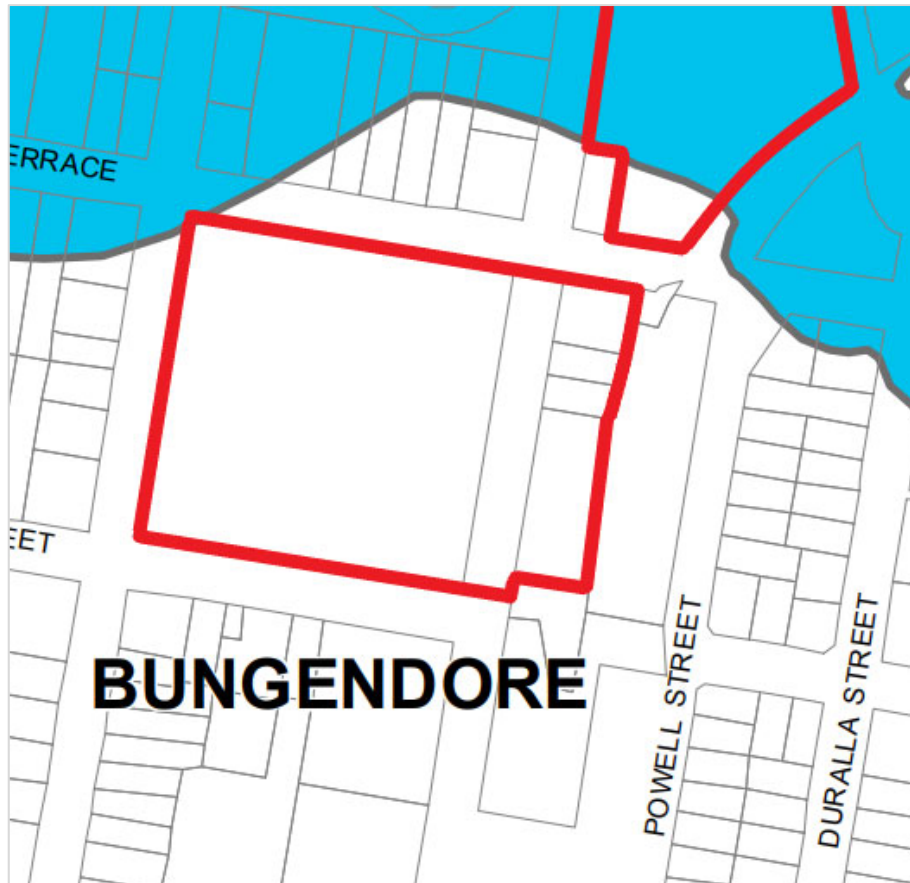


Figure 6 Flood extent across the subject study area
Source: Palerang LEP 2014

6.9 Accessibility, Fire Safety and BCA

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

6.10 Construction Management

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

6.11 Waste Management

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

6.12 Ecological Sustainable Development (ESD)

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

6.13 Contamination and Geotechnical

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

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

6.14 Civil Engineering

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

6.15 Acoustic

The site is located adjacent to a rail corridor which is likely to generate an acoustic impact on the school site. An acoustic assessment will be undertaken and provided with the EIS in relation to the rail corridor and its impacts (if any) on the school site.

In addition to this, an acoustic assessment will consider the school site and its impact on adjacent and nearby land uses, including sensitive noise receivers located on adjoining residential land.

6.16 Social

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

7 Consultation

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

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

8 Conclusion

The purpose of this document is to request the SEARs for the preparation of an EIS for the construction of a new high school to be located within the Bungendore Town Centre.

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

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

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