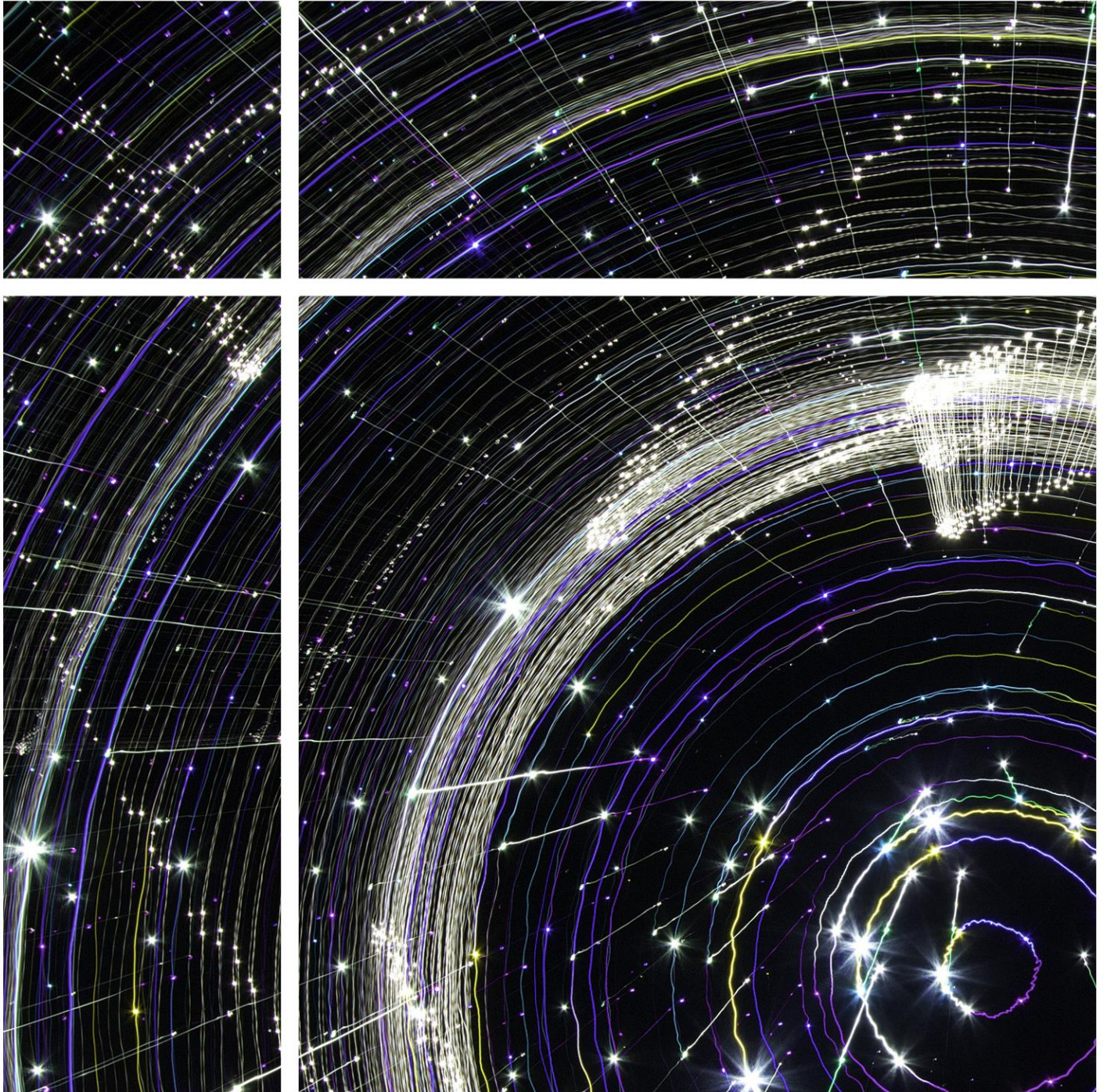


# Report

## Lighting Impact Management Plan

### NEW HIGH SCHOOL IN BUNGENDORE

School Infrastructure NSW



CONFIDENTIAL

Revision: D - TOA  
Issued: 6 September 2021

**NDYLIGHT**  
LIGHTING DESIGN

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## 1 INTRODCUTION

This Infrastructure Management Plan accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD No 14394209). The SSDA is for a new high school located at Bungendore.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs), notably:

SEAR's Requirements	Response
<p>4. Environmental Amenity</p> <p>Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.</p> <p>Provide:</p> <ul style="list-style-type: none"> <li>an analysis of proposed lighting that identifies lighting on-site that will impact surrounding sensitive receivers and includes mitigation measures to manage any impacts</li> </ul>	<p>This IMP report details the proposed lighting and includes the mitigation measures in place to manage any impacts</p>



## 2 PROPOSAL

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.

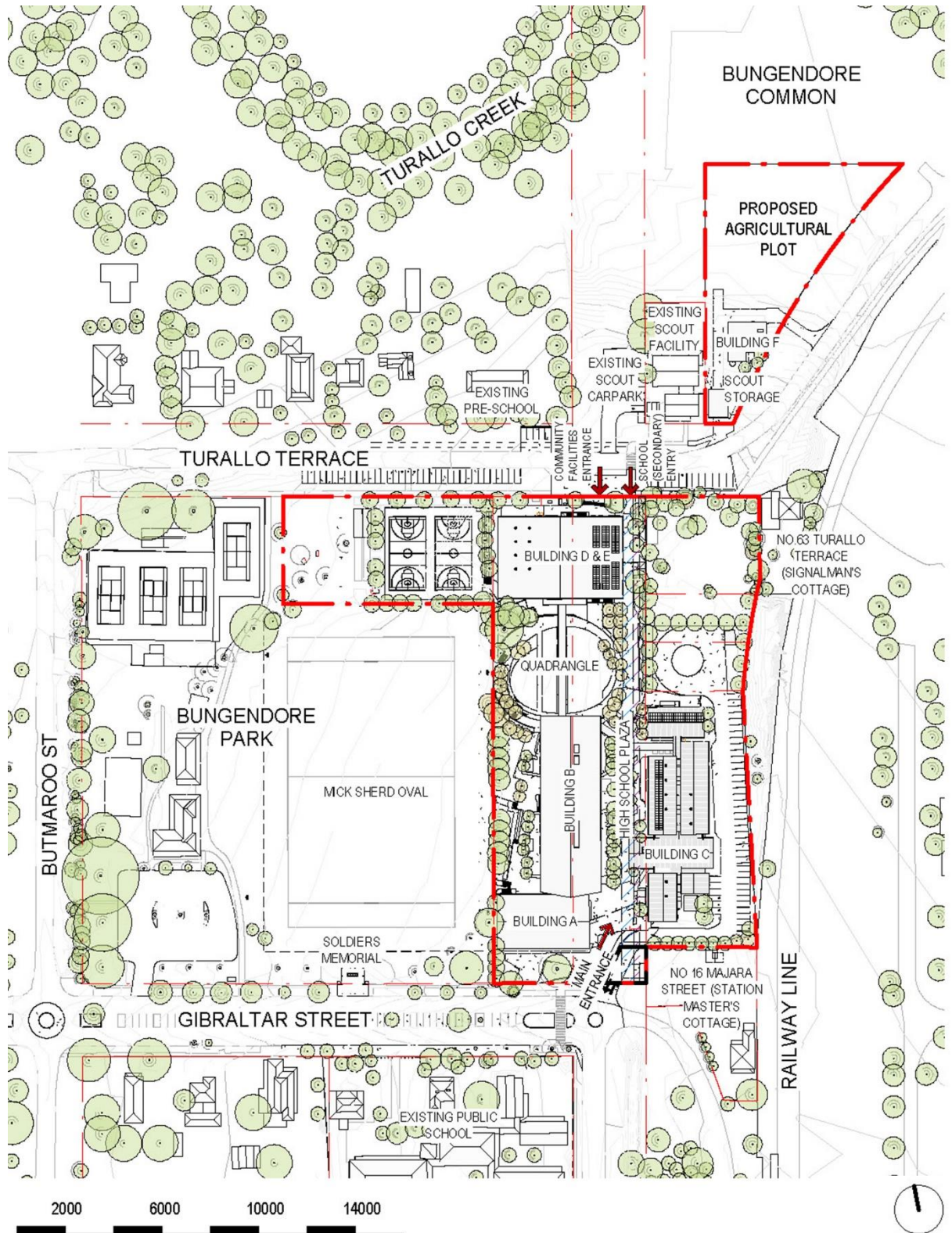
The site is located adjacent to the existing Bungendore Public School to the south enabling the creation of an education style precinct that will enable a cohesive connection between the two schools as well as the wider Bungendore community.

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:** Proposed site plan  
Source: TKD Architects

### 3 SITE DESCRIPTION

The proposed development is located within the Bungendore Town Centre within the local government area of Queanbeyan-Palerang Regional Council. The proposal involves the use of land which includes Bungendore Park bounded by Gibraltar Street, Majara Street, Turallo Terrace and Butmaroo Street, the existing former Palerang Council site at 10 Majara Street, the Majara Street road reserve bounded by Turallo Terrace and Gibraltar Streets and Nos. 2, 4 and 6 Majara Street (Refer to Table 1 below).

The site is approximately 29,205m<sup>2</sup> in area and consists of a relatively flat topography. It contains part of Bungendore Park, existing Council buildings and maintained public open space areas. The land is mostly cleared of vegetation with some mature trees intersperse throughout subject lots.

The surrounding area generally includes low density residential developments to the north and west, an existing rail line to the east and Bungendore Public School and the Bungendore train station to the south and south west respectively.

Table 1 - New high school in Bungendore 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





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

## 4 PROPOSED LIGHTING AND MITIGATION MEASURES

### 4.1 High School External Lighting

The proposed lighting as part of the new High School works consists of security lighting to provide low illumination levels to pathways and a new car park. The design will be done in accordance with “AS1158:2020 Lighting for the roads and public spaces” and “AS4282.2019 – Control of the obtrusive effects of outdoor lighting.”

In accordance with “AS1158:2020 Part 3.1: Pedestrian area (category P) lighting” each area containing external lighting of the new works has been categorised as:

AREA	AS1158:2020 Part 3.1 - Category
External Walkways	Category PA1
Car Park	Category PC3
Accessible Car Spaces	Category PCD

The mitigation of any adverse effects will be managed through the use of:

- Selection of luminaires with tight beam control
- Where applicable Luminaires are to be mounted on adjustable brackets
- Luminaires that are dimmable
- Where applicable glare shields such as back shields or louvres
- The use of timers to automatically turn off or dim lighting system as required



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