

Amendment Report
New high school in Bungendore
SSD-14394209

On behalf of
NSW Department of Education
September 2022






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*This document is for discussion purposes only unless signed and dated by the persons identified.

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Executive Summary

This Amendment Report has been prepared by Mecone NSW Pty Limited on behalf of the NSW Department of Education (DoE) to support the proposed new high school at Bungendore (SSD-14394209).

The Environmental Impact Statement (EIS) for the project was exhibited from 20 September to 18 October 2021. Accompanying this Amendment Report is a Submissions Report, which addresses the issues raised during exhibition. This Amendment Report provides detail on the changes sought by DoE to address the issues raised by DPE and in response to the submissions received. The proposed changes are summarised as follows:

- Amendment to the layout and design of the school buildings including relocation of buildings and sporting facilities, reducing bulk and scale, amending the colours and finishes, and removal of the community facilities which are being provided by Council through a separate planning process on a separate site.
- The original alignment of Majara Street has been reinstated within the revised design. The built form and landscape design have been amended to acknowledge and reinforce the original street alignment. The relocation and redesign of the built form from the Majara Street axis retains the site's existing visual connection with Turallo Creek to the north.
- Amendment to the landscaping scheme with additional planting, relocation of covered walkways, removal of bollards and fencing around Mick Sherd Oval and the war memorial, and provision of a through-site connection between the school plaza and Mick Sherd Oval.
- Amendments to the waste collection arrangements and relocation of the waste storage area.
- Provision of an additional 58 car parking spaces along Turallo Terrace providing a total of 98 spaces (compared to the original 40). An additional 3 drop off/ pickup spaces are proposed on Turallo Terrace providing a total of 10 kiss and drop spaces (6 on Turallo Terrace and 4 on Gibraltar Street).
- Replacement of the pedestrian crossings with wombat crossings on Turallo Terrace and Gibraltar Street,
- Replacement of the electronic notice board with a static notice board within the boundaries of the school; and
- Removal of 75 trees which is one less tree than originally proposed.

The proposal remains substantially the same as originally proposed with the amendments primarily responding to the concerns raised by agencies and community submissions. There are no changes to the number of students proposed.

The proposed changes remain compliant with strategic and statutory planning requirements and there are no inconsistencies with relevant environmental planning instruments.

The proposed changes will result in no additional environmental impacts. Furthermore, the mitigation measures identified in the EIS and Submissions Report remain relevant, with changes only required to the measures relating to aboriginal heritage.

Overall, the amended proposal will result in a high-quality development that achieves the original aims of the proposal while resulting in no unacceptable environmental impacts subject to the implementation of mitigation measures.

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1 Introduction

This Amendment Report has been prepared by Mecone NSW Pty Limited on behalf of the NSW Department of Education (DoE) to support an application to Department of Planning and Environment (DPE) for a new high school at Bungendore (SSD-14394209).

The Environmental Impact Statement (EIS) for the project was exhibited from 20 September to 18 October 2021. Accompanying this Amendment Report is a Submissions Report, which addresses the issues raised during exhibition and provides a response to each item.

As a result of the submissions received and information requested by DPE, DoE now seek amendments to the project. This Amendment Report has been prepared to describe and assess these changes and has been prepared with regard to Appendix D 'Preparing an amendment report' to the State Significant Development Guidelines (DPE, November 2021).

This report has been prepared in conjunction with a Submissions Report, prepared by Mecone, dated 9 August 2022 (Submissions Report). The Submissions Report provides an analysis and response to the 326 submissions received including 312 submissions from individual members of the public, 8 submissions from organisations, 5 submissions from government agencies and 1 submission from a public authority. A total of 72 of the submissions received were in support of the proposed new high school.

2 Strategic Context

The development remains consistent with the relevant planning provisions, goals and strategic planning objectives in the relevant planning policies being:

- NSW State Priorities
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- Future Transport Strategy 2056
- South East and Tablelands Regional Plan 2036
- Queanbeyan-Palerang Local Strategic Planning Statement Towards 2040
- Bungendore Structure Plan 2048
- Crime Prevention Through Environmental Design (CPTED) Principles
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Healthy Urban Development Checklist
- Draft Greener Places Design Guide

The development's consistency with the above strategic plans and policies was assessed at section 4 of the EIS. That assessment remains relevant. The development will continue to provide for a well-designed and suitably located development that meets an identified social infrastructure need and that is consistent with the objectives, directions and actions of relevant strategic documents.

3 Description of Amendments

3.1 Summary of Amendments

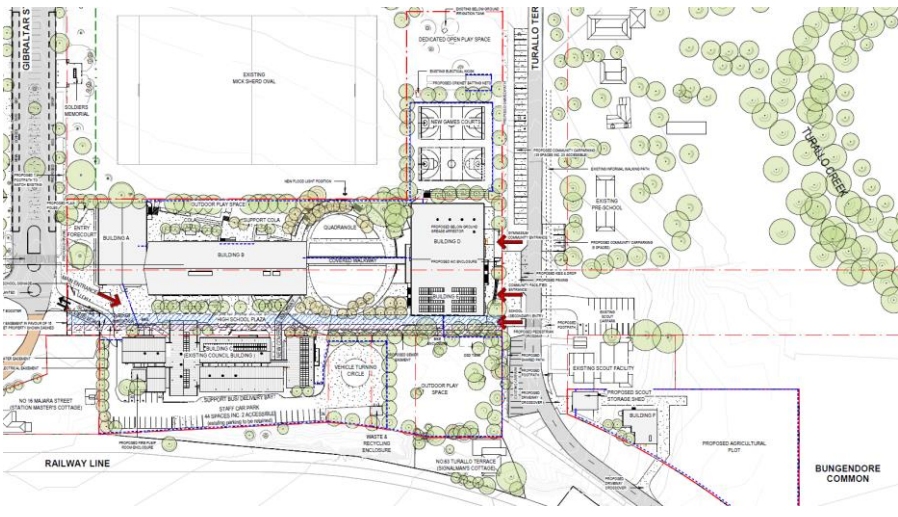
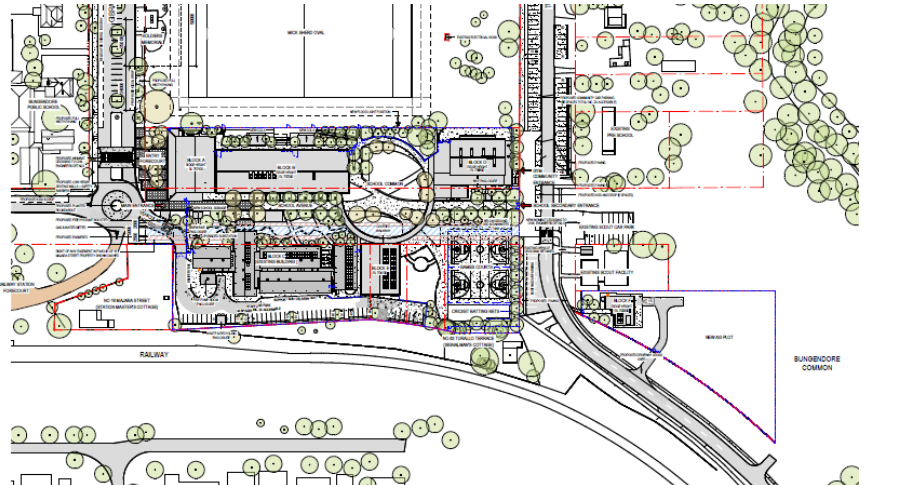
The purpose of this report is to provide an overview of the amendments proposed to the new high school at Bungendore. A detailed explanation of the amendments to the proposal are provided in Section 3.2, however the below provides a summary of the amendments made.

3.1.1 Built Form

The layout and design of the school buildings has been amended, which includes relocation of buildings and sporting facilities and removal of the community facilities as illustrated in **Table 1** below. It is noted the amended architectural plans have reduced the visibility of landscape details to provide a focus on the amended architectural elements. Further detail on the landscaping is illustrated on the Landscape Plans in Appendix 2.

The primary purpose of the amendments is in response to feedback from the community, stakeholders and government agencies, which aims to maintain a visual corridor down Majara Street toward Turallo Creek, reduce the bulk and scale of the development and relocate buildings and sporting facilities within the subject site.

A key focus in the amended design is building on the connection to country as per the advice of the Government Architect NSW. The built form complements the existing character of the town through the use of colours, finishes and materials which will allow the community to appropriate the new high school as part of the town, contributing to a sense of pride and ownership. Indigenous planting, artwork and language have been incorporated into the design to contribute to place based identity, raise cultural awareness, and integrate the landscape within the new high school.

| Table 1. Amended Layout | |
|---|--|
| <p>Plans at Lodgement (Drawing No. AR DA HS-1010, Revision A)</p> |  |
| <p>Amended Plans (Drawing No. AR DA HS-1010, Revision C)</p> |  |

Amendment to the built form to reduce the bulk and scale includes a reduction in the first floor of Block A (**Table 2**) and Block D, and a substantial reduction in the floor area of Block D by removing the community facilities from the proposed new high school.

Table 2. Reduced Bulk and Scale of Block A Perspectives

Plans at
Lodgement
(Drawing
No. AR DA
HS-3000,
Revision A)



Note: Trees not shown for diagrammatic purposes
View from Majara Street

Amended
Plans
(Drawing
No. AR DA
HS-3000,
Revision C)



Note: Trees not shown for diagrammatic purposes

SINGLE STOREY
ELEMENT

3.1.2 Materiality

The proposal has been amended to address concerns raised regarding the colours and finishes proposed. The amendment to the colour scheme and finishes (**Table 3** and **Table 4**) ensures consistency with the established rural village character of Bungendore. The revised materiality is discussed further with detailed perspectives in the Architectural and Landscape Design Report prepared by TKD (**Appendix 1b**).

Palerang Development Control Plan 2015 character statement for Bungendore describes the current Bungendore materials palette as consisting largely of "...brick, stone or weatherboard and roofs are predominantly corrugated steel..." Newer building "...materials include brick, painted timber and corrugated steel". The façade materials of the proposed buildings have been revised to complement the existing village character as follows:

- Face brickwork has been introduced at ground level to the public facing facades of Gibraltar Street, Mick Sherd Oval and Turallo Terrace, as well as framing the new covered walkthrough of Block B from the School Avenue side. The use of brick responds to the traditional aesthetic of a solid base and lightweight upper storey; provides depth to the facades; and creates an improved civic quality that relates through materiality to the historic buildings within the town.
- Light coloured, horizontal metal plank cladding has been introduced at first floor level to be suggestive of horizontal painted weatherboard cladding, while meeting NSW Education's durability and maintenance requirements.
- Corrugated metal walling has been retained to the high-level walling of Block D and to Block F, located on the Agricultural Plot. Corrugated metal roofing is proposed to each of the new buildings. The built form of Blocks A and D have been revised to introduce a lower roof form that wraps around the buildings, providing a sympathetic form that relates the local verandah vernacular and reduces the scale of the buildings.

Table 3. Revised Materiality

Plans at
Lodgement
(Drawing
No. AR DA
HS-9100,
Revision A)



Table 3. Revised Materiality

Amended Plans
(Drawing No. AR DA HS-9100, Revision B)



Table 4. Revised Colour Scheme

Plans at Lodgement
(Drawing No. AR DA HS-9000, Revision A)

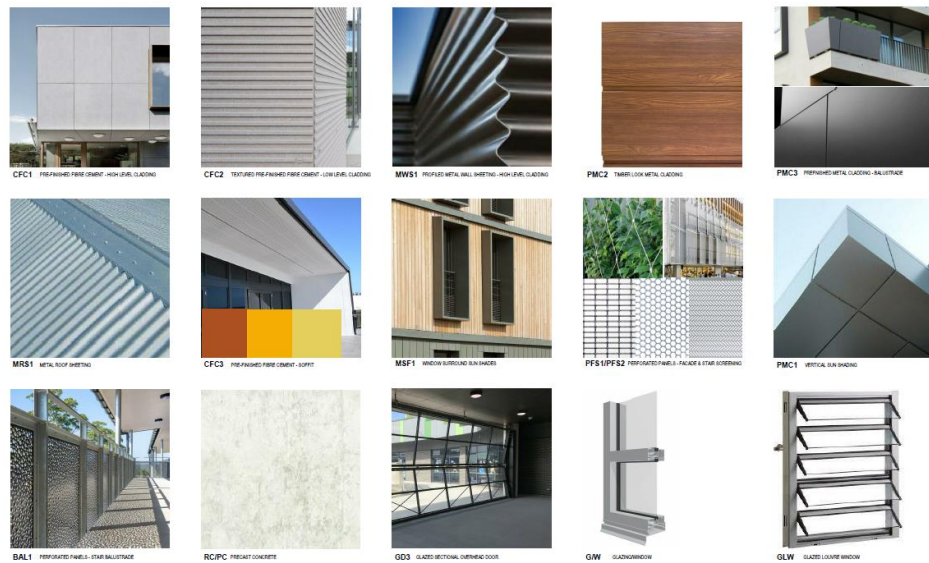
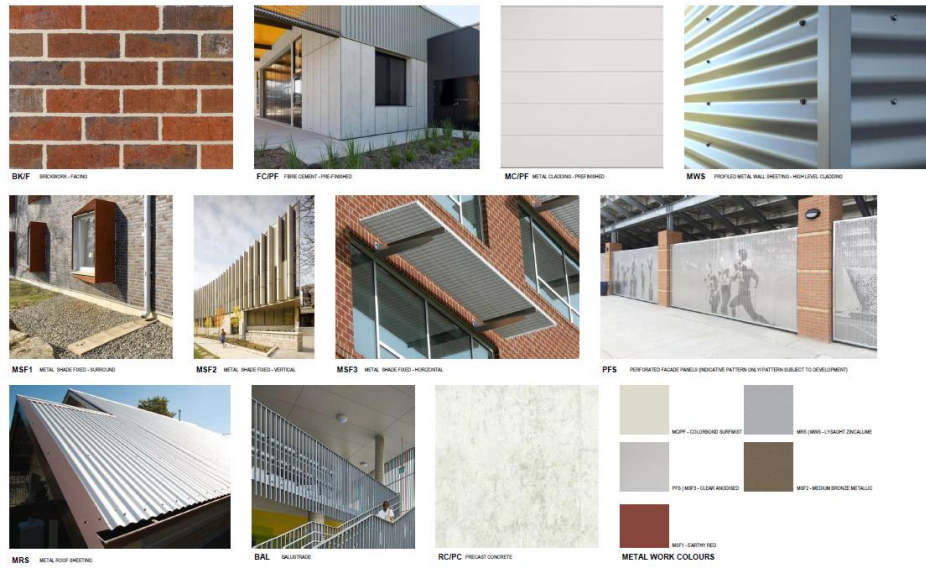


Table 4. Revised Colour Scheme

Amended
Plans
(Drawing
No. AR DA
HS-9000,
Revision B)



3.1.3 Landscaping

The amendment to the landscaping scheme includes additional planting, reduction in hard stand areas, relocation of covered walkways, removal of bollards and fencing around Mick Sherd Oval and the war memorial, and provision of a through-site connection between the school plaza and Mick Sherd Oval.

The revised proposal increases tree canopy cover within the school site by 50% from the existing conditions, and includes additional trees along site boundaries, within the carpark and within the campus. The increased tree canopy cover will provide biodiversity, shade and amenity for the school.

The landscape design has been revised to increase the site's permeable surfaces. The amended proposal provides approximately 40% of the landscape area of the main campus, as permeable surfaces, which include planting, turf, permeable paving and the bioretention swale. The bioretention swale which lines the Majara Street Axis will capture and treat stormwater run-off.

Table 5. Revised Landscape Scheme

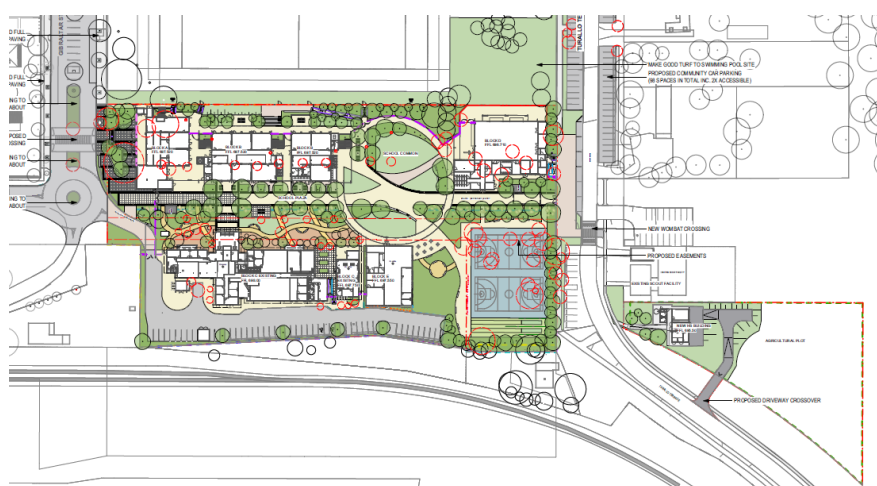
Plans at
Lodgement

(Drawing No.
BHS_LA_SSDA_100
1, Revision 2)



Amended Plans

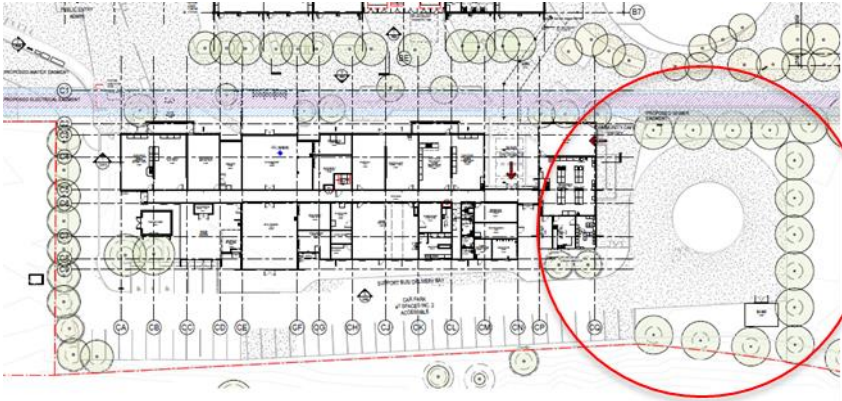
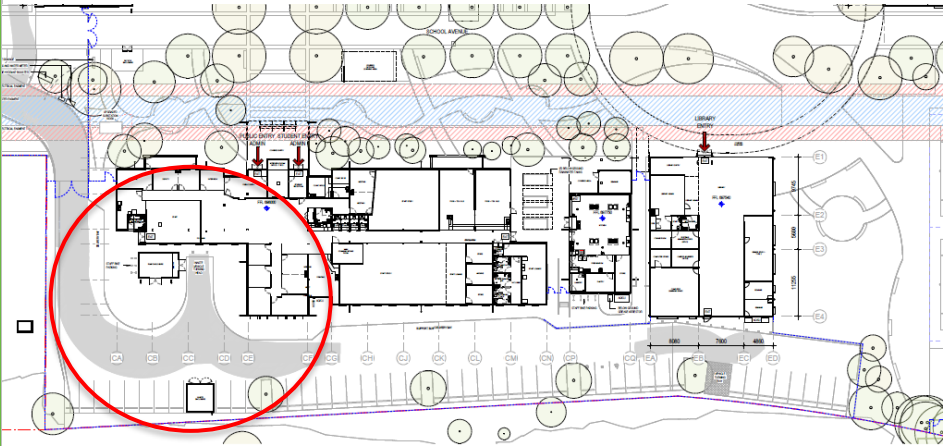
(Drawing No.
BHS_LA_DA_1001,
Revision 12)



The original proposal included removal of 76 trees which has been revised to remove only 75 trees. The revised landscaping incorporates planting of 131 new exotic and native trees ranging in height at maturity. As noted above, the amended landscape design incorporates an increase of 50% to the tree canopy cover based on the current condition which will provide an improved outcome for Bungendore.

3.1.4 Waste Collection

The waste vehicle turning circle has been removed from the proposal. The waste collection area has been relocated to the southern end of the existing carpark and a waste vehicle turning head has been added. A new turning bay is provided for assisted transport vehicles to the northern end of the car park. The existing car parking spaces impacted by the relocation of the waste turning area have been relocated to the north. The vehicle movement areas are to remain fenced, separating them from the main school grounds. Refer to the plans in **Table 6** below for comparison.

| Table 6. Amended Waste Collection Arrangements | |
|--|--|
| Plans at Lodgemen † (Drawing No. AR DA HS-2000, Revision A) |  |
| Amended Plans (Drawing No. AR DA HS-2000, Revision C) |  |

3.1.5 Traffic and Parking

The amendments to the proposal include provision of an additional 58 car parking spaces along Turallo Terrace providing a total of 98 spaces (compared to the original 40). An additional 3 drop off/ pickup spaces are proposed on Turallo Terrace providing a total of 6 spaces (compared with the original 3). A total of 4 drop off/ pickup spaces are provided on Gibraltar Street (**Table 7**).

The number of parking spaces provided on site will be maintained, with the existing 44 spaces being reconfigured and repurposed to account for staff parking without relying on on-street parking. The internal car park includes an indented bay on the western side of the car park which provides opportunity for pick-up/drop-offs to occur for students arriving by mini-buses or students with special need arriving/departing with their parents or guardians.

Table 7. Turallo Terrace Parking, Kiss and Drop, and Wombat Crossing

Plans at Lodgement

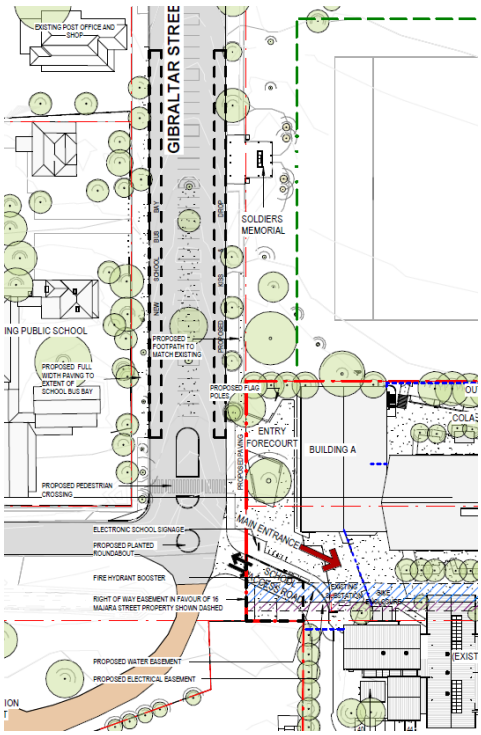
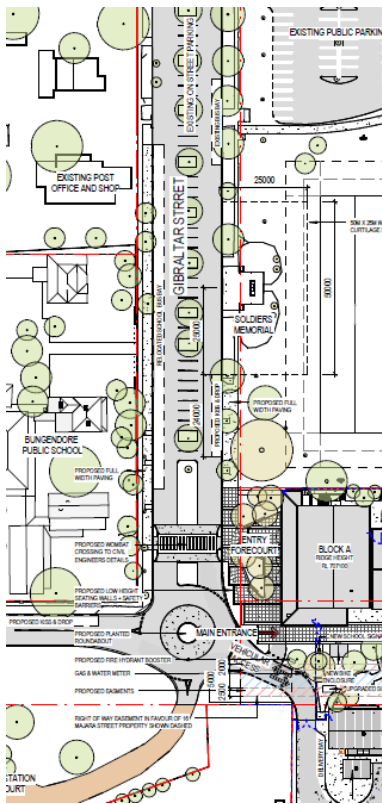
(Drawing No. AR DA HS-1010, Revision A)

Amended Plans

(Drawing No. AR DA HS-1010, Revision C)

The figure consists of two detailed site plans for a residential development. The left plan, titled 'Plans at Lodgement' (Drawing No. AR DA HS-1010, Revision A), shows a layout with buildings A, B, C, D, and F. It includes existing tennis courts, a dedicated open play space, and various landscaping elements like trees and paths. The right plan, titled 'Amended Plans' (Drawing No. AR DA HS-1010, Revision C), shows the revised layout. It includes changes to building footprints, parking areas, and landscaping. Key features in both plans include Turallo Terrace, Turallo Road, and various play spaces like cricket batting nets and games courts. The plans also show existing and proposed infrastructure like roads, paths, and vegetation.

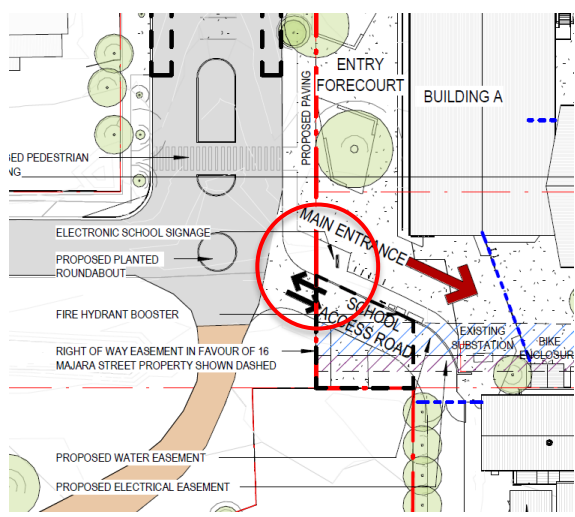
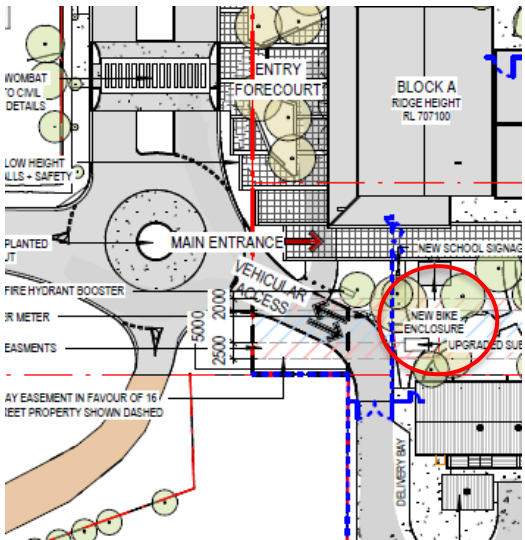
Amendments have also been made on Majara and Gibraltar Streets including removal of the kiss and drop area fronting the War Memorial which have been relocated to the western side of Majara Street. The proposal also includes replacement of the pedestrian crossing with a Wombat Crossing and relocation of the bus bay to the southern side of Gibraltar Street (Table 8).

| Table 8. Majara and Gibraltar Streets Kiss and Drop, and Wombat Crossing | |
|--|---|
| Plans at Lodgement (Drawing No. AR DA HS-1010, Revision A) | Amended Plans (Drawing No. AR DA HS-1010, Revision C) |
|  |  |

The proposal also includes amendment to the bus servicing arrangements on Gibraltar Street. The original proposal included provision of a new bus bay on the southern side of Gibraltar Street and retention of an existing bus stop on the northern side of Gibraltar Street. The amended proposal includes

Discussions held with Bungendore Bus & Coach (BBC), confirmed a 100-metre-long bus zone along the southern kerbside of Gibraltar Street is suitable to accommodate the demands generated by the primary school and high school. Discussions are ongoing between BBC and TfNSW with regard to the provision of new bus services.

Amendments also include replacement of the electronic notice board with a static notice board within the boundaries of the school. The sign has been relocated further back from Majara Street, behind the school entrance.

| Table 9. Main Entry Signage | |
|--|---|
| Plans at lodgement (Drawing No. AR DA HS-1010, Revision A) | Amended Plans (Drawing No. AR DA HS-1010, Revision C) |
|  |  |

3.2 Description of Amendments

The comparison of plans and brief discussion of amendments provided in Section 3.1 is a summary of the changes made to the proposal in response to DPE feedback and agency and community submissions. A detailed explanation of the proposed amendments is summarised below:

- The amended design no longer includes facilities for Queanbeyan-Palerang Regional Council (Council) such as the previously proposed community health centre, community library and council shop front. The facilities are still to be provided by Council; however, they will be provided through a separate planning process and on a separate site.
- Administration and staff facilities have been relocated from Block A into Block C (existing council building) and the visual arts and TAS functions have been relocated into Block A.
- The school library has been relocated from Block D to a standalone block, Block E, which is located east of the Majara Street alignment and is centrally located at the school common.
- Block D has been replanned to address the removal of Council facilities, the relocation of the school library and to be situated west of the Majara Street alignment. The floor level of Block D has also been lowered to suit the revised building footprint.

- Block B has been relocated to the west, outside of the Majara Street alignment.
- The games courts and cricket batting nets have been relocated from Bungendore Park within the school boundary.
- The bulk and scale of buildings facing public roads (Blocks A and B) have been reduced.
- The façade materials of the proposed buildings have been revised to be more sympathetic to the existing village character including changes to materiality, sunshades and reduced bird roosting opportunities.
- The primary outdoor learning areas, including the 'covered' outdoor learning areas have been relocated and redesigned to be integrated within the landscape design.
- Minor planning changes to Block B which include relocation of the outdoor learning spaces, student amenities and building services to provide a new covered walk through from the school plaza to Mick Sherd Oval.
- The covered walkway connection between Block B and Block D has been redesigned to arc around the eastern side of the school common and provide a covered connection to the relocated school library, Block E.
- The school security fence between Blocks B and D has been redesigned to follow the alignment of the footpath around the western perimeter of the school common. The school security fence to the northern and southern boundaries has been rationalised and face brickwork piers have been introduced to define the school entries.
- The waste vehicle turning circle has been removed from the proposal. The waste collection area has been relocated to the southern end of the existing carpark and a waste vehicle turning head has been added. A new turning bay is provided for assisted transport vehicles to the northern end of the car park.
- The onsite detention tank has shifted to the west.
- The electronic school sign has been replaced with a changeable, static 'notice board' sign. The sign has been relocated further back from Majara Street, behind the school security fence.
- The Scout storage shed has been relocated from the agricultural plot to within the Scout site. The Scout storage shed will be subject to a separate planning pathway and does not form part of this application.
- The school agricultural support building, Block F, has been repositioned and the landscape paths and driveways have been updated to suit the change.
- An additional 58 car parking spaces are proposed along Turallo Terrace providing a total of 98 spaces (compared to the original 40). An additional 3 drop off/ pickup spaces are proposed on Turallo Terrace providing a total of 6 spaces (compared with the original 3). A total of 4 drop off/ pick up spaces are proposed along Gibraltar Street.
- The proposed delineation works to Mick Sherd Oval and the War Memorial have been removed from the proposal.
- The pedestrian crossing on Gibraltar Street has been changed to a 'Wombat Crossing' and an additional Wombat Crossing has been provided on Turallo Terrace.
- A footpath is proposed to the northern side of Turallo Terrace connecting the proposed parking with the existing path adjacent to Turallo Creek
- Revised tree removal which includes removal of 75 trees instead of the originally proposed 76.

These changes are illustrated and discussed in the updated Architectural Plans by Tanner Kibble Denton at **Appendix 1a**, Architectural and Landscape Design Report at **Appendix 1b**, and in the updated Landscape Plans by Context at **Appendix 2**.

3.3 Reasons for Amendments

The changes are made to address the information requested by the Department of Planning and Environment and in response to the submissions received from agencies and the community. A detailed response to submissions is provided separately to this report and provides justification for the amendments made to the proposal.

4 Statutory Context

The development's consistency with relevant State and local environmental planning instruments (EPIs) was assessed at section 5 of the EIS. That assessment remains relevant. The proposed amendments result in no inconsistencies with the provisions of the relevant EPIs.

At the time of lodgement, the following State Environmental Planning Policies (SEPPs) were in force and applied to the proposed development:

- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Koala Habitat) Protection 2019*
- *State Environmental Planning Policy No 64—Advertising and Signage*

On 1 March 2022, the above were repealed and consolidated into the following SEPPs:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP - discussed further in Section 4.2 below)

It is important to note the new SEPPs are a consolidation of the previous SEPPs, and the provisions of each remain the same.

Overall, the proposal remains consistent with the objects and relevant requirements of the abovementioned SEPPs and the following:

- *Environmental Planning and Assessment Act 1979*
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Biodiversity Conservation Act 2016*
- *Roads Act 1993*

An assessment of the amended proposal against the relevant EPIs is provided below.

4.1 Permissibility

The amended proposal is located on land zoned part RE1 Public Recreation, part SP2 Infrastructure and part R2 Low Density Residential under the *Palerang Local Environmental Plan 2014* (PLEP 2014). Educational establishments are prohibited in all three zones under PLEP 2014.



Figure 1 Zoning map

Source: NSW Planning Portal

The provisions of Clause 3.36(1) of State Environmental Planning Policy (Transport and Infrastructure) 2021 (previously the Education SEPP) remain relevant to the proposal which state that development for the purpose of a school may be carried out by any person with development consent on land in a 'prescribed zone'. Part 4 of the Education SEPP defines R2 and SP2 land uses zones as being 'prescribed zones'. As such, the proposal is permitted with consent in the R2 and SP2 zones.

Consent can be granted to the proposal in the RE1 zone pursuant to clause 4.38(3) of the EP&A Act, which allows for consent to be granted to partly prohibited SSD. Clause 4.38(3) states:

(3) Development consent may be granted despite the development being partially prohibited by an environmental planning instrument.

Accordingly, development consent may be granted for the proposal despite part of the site being zoned RE1.

4.2 Transport and Infrastructure SEPP

The Transport and Infrastructure SEPP aims to facilitate the effective delivery of education establishments and early education and care facilities across the State.

Part 3.4 of the Transport and Infrastructure SEPP contains specific development controls relating to schools.

Clause 3.36(1) of the Transport and Infrastructure 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; and

- RE1 Public Recreation.

Two of the three zones, being R2 and SP2, are “prescribed zones” pursuant to clause 3.36(1) and permit the development of an educational establishment. As such, the proposal is partially prohibited development under the Transport and Infrastructure SEPP.

Notwithstanding this, clause 4.38(3) of the EP&A Act identifies that development consent may be granted for an SSD despite part the site being partially prohibited.

Schedule 8 of the Transport and Infrastructure SEPP outlines design quality principles for schools which are to be addressed by the proposal. Sections F-M of the Architectural Design Report (Appendix 4 attached to the EIS at lodgement) discussed the design principles. At the time of lodgement, *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) was in force, and Appendix 4 of the Education SEPP outlined the design quality principles. The principles remain the same, and the response previously provided remain relevant amendments outlined in this Amendment Report.

Clause 3.43 of the Transport and Infrastructure SEPP identifies that development consent may be granted for development for a school that is SSD even though the development would contravene a development standard imposed by an environmental planning instrument. The amended proposal relies on this clause as it seeks a maximum height that contravenes the standard in PLEP 2014.

Clause 3.58 of the Transport and Infrastructure SEPP, which relates to traffic-generating development, is applicable given the proposal will accommodate more than 50 students at a new premise. As such, the proposal has been referred to Transport for NSW by the consent authority and their requirements have been addressed as part of the amended proposal and also considered in the Submissions Report.

Clause 3.36(6)(b) of the Transport and Infrastructure SEPP requires consideration as to whether the development enables the use of school facilities (including recreational facilities) to be shared with the community. As noted in the EIS and Submissions Report, the opportunity to jointly use DoE assets exists. Discussions with Council are underway on this matter.

4.3 Palerang Local Environmental Plan 2014

An assessment of the amended proposal has been undertaken against the requirements of Palerang LEP 2014 and is provided in the table below.

| Table 10. Palerang LEP Assessment | |
|-----------------------------------|---|
| Clause | Comment |
| Land use table | The site is zoned part R2 Low-Density Residential, Part SP2 Infrastructure and Part RE1 Public Recreation. Educational establishments prohibited in all three zones under PLEP 2014. The proposals permissibility relies upon the requirements of the Transport and Infrastructure SEPP, which states that schools are permitted with consent in the R2 and SP2 land use zones. This therefore identifies the proposal as being partially prohibited. Development consent may be granted for partially prohibited SSD under clause 4.38(3) the EP&A Act 1979. |

Table 10. Palerang LEP Assessment


| | |
|------------------------|---|
| |  |
| <p>Zone objectives</p> | <p>Majara Street is zoned R2. The R2 zone objectives are:</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To ensure that new development complements the scale, density and form of existing development. <p>The SP2 zone objectives are:</p> <ul style="list-style-type: none"> • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. <p>The RE1 zone objectives are:</p> <ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To protect and enhance the environment generally and to ensure that areas of high ecological, scientific, cultural or aesthetic values are protected, managed and restored. <p>The proposal is consistent with the R2 and SP2 objectives, the proposal provides important school infrastructure to support the growing need in Bungendore. The proposal will</p> |

Table 10. Palerang LEP Assessment

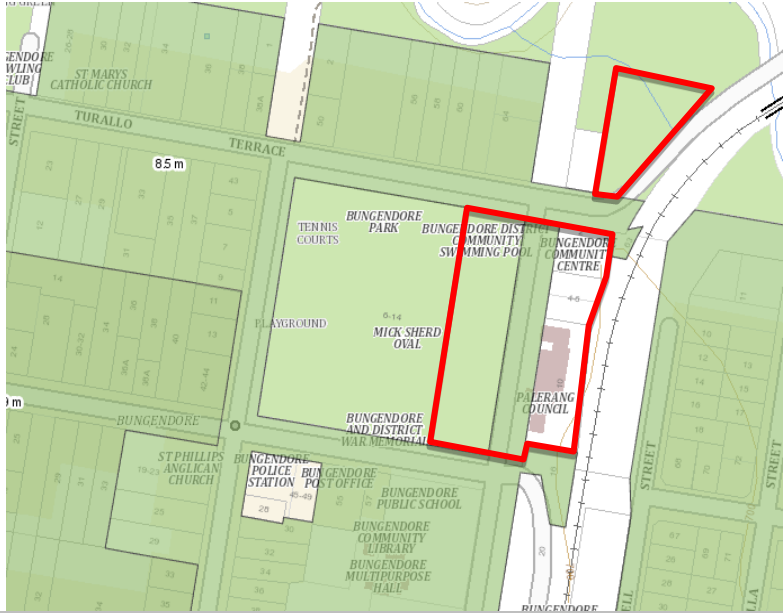
| | |
|------------------------------------|--|
| | <p>not impact any significant natural environment and provides a development which is compatible with the surrounding development and enhances recreational and community facilities for the community.</p> <p>A discussion and assessment against the objectives of the RE1 zone was provided in the EIS which remains relevant to the amended proposal.</p> |
| 4.1 Minimum subdivision lot size | N/A. No minimum lot size applies to the site. |
| 4.3 Height of buildings | <p>Part of the site (Majara Street) contains a maximum building height of 8.5m whilst the rest of the site has no maximum height of building control.</p> <p>As a result of the project requirements, a section of the of the new buildings (B and D+E) will exceed the 8.5m LEP height limit which currently applies to Majara Street between Turallo Terrace and Gibraltar Street.</p> <p>The contravention is allowed under clause 42 of the Education SEPP. Further discussion is provided below the table.</p>  |
| 4.4 Floor space ratio | N/A. No FSR control applies to the site. |
| 5.1 Relevant acquisition authority | LEP mapping does not identify any part of the site as land reserved for public purposes. |
| 5.10 Heritage conservation | <p>The site contains two locally listed heritage items:</p> <ul style="list-style-type: none"> Local Heritage Item 199 Bungendore Soldiers Memorial, Gibraltar Street, Lot 701DP 1027170 |

Table 10. Palerang LEP Assessment


| | |
|--------------------|---|
| | <ul style="list-style-type: none"> Local Heritage Item 243 Bungendore Common, off Turallo Terrace, Lot 701 DP 96238; Lot 701, DP 96239; Lot 701, DP 96240; Lot 1, DP 46300 <p>There are also a number of heritage items located adjacent to or in the vicinity of the site.</p> <p>The site is not located in, or adjacent to, any heritage conservation areas.</p> <p>Heritage impacts are discussed at section 6.7 and Appendix 6. Overall it has been found that the proposal will result in no unacceptable impacts on the significance of the items on site or the surrounding items.</p> |
| 6.1 Earthworks | <p>The proposal includes bulk earthworks as illustrated on the amended civil plans in Appendix 3a. The earthworks are not likely to adversely affect drainage patterns, soil stability, potential relics or waterways.</p> |
| 6.2 Flood planning | <p>A portion of the Agricultural plot is identified as flood planning land.</p>  <p>A flood assessment has shown that the site is primarily unaffected by flooding in all events up to and including the probably maximum flood (PMF) level. The amended proposal does not include any amendments to the building design on the Ag plot site but does include the removal of the scout storage shed from the site.</p> <p>Further, the finished floor levels of the proposed buildings on the Ag Plot site are above the flood planning level and the probably maximum flood level. As such, the proposal is consistent with the objectives of clause 6.2.</p> |

Table 10. Palerang LEP Assessment



| | |
|--|--|
| <p>6.3 Terrestrial biodiversity</p> | <p>A small portion of the proposed Ag Plot is identified as terrestrial biodiversity.</p>  <p>A revised BDAR has been prepared to assess the proposal's impacts on biodiversity in line with the comments received by DPE and relevant agencies. Overall, it has been found that the proposal will result in no unacceptable adverse impacts.</p> |
| <p>6.4 Drinking water catchments</p> | <p>The site is not located in a drinking water catchment.</p> |
| <p>6.5 Riparian lands and watercourses</p> | <p>A watercourse is mapped as being within the lot boundary of the proposed agricultural plot. The agricultural plot, however, is located to the south of the watercourse identified in the mapping.</p> <p>Consistent with the objectives of this clause, the proposal has been designed and sited to avoid adverse impacts to the water course.</p>  |
| <p>6.6 Salinity</p> | <p>The site is not identified as containing areas of any salinity.</p> |

Table 10. Palerang LEP Assessment

| | |
|-----------------------------|---|
| 6.7 Highly erodible soils | The site is not identified as containing any areas of erodible land. |
| 6.7A Slopes over 18 degrees | The site is not identified as containing any areas with slopes over 18 degrees. |

Based on the above, the amended proposal remains consistent with the requirements of Palerang LEP 2014.

4.4 Site acquisition and community land classification

The land on which the school will be located has been acquired by the Minister for Education and Early Learning as per Government Gazette of 26 April 2022. Section 20 of the *Land Acquisition (Just Terms Compensation) Act 1991* provides:

(1) On the date of publication in the Gazette of an acquisition notice, the land described in the notice is, by force of this Act:

(a) vested in the authority of the State acquiring the land, and

*(b) **freed and discharged from all** estates, interests, trusts, **restrictions, dedications, reservations**, easements, rights, charges, rates and contracts in, over or in connection with the land.*

(1A) Subsection (1) is subject to any express provision of an Act that authorises the acquisition of land by compulsory process but preserves the operation of any trusts, restrictions, dedications, reservations, declarations, setting apart of or other matters relating to the land concerned.

(emphasis added)

The Department of Education is not aware of any express provisions in any Act which would engage section 20(1A) of the Just Terms Act. As such, under section 20 the Crown Land has been acquired "freed and discharged from all...restrictions, dedications, reservations...in connection with the land". The relevant restrictions referred to above are removed as is the community land designation.

As part of the acquisition, an agreement was reached between the Minister for Education and the Ngambri Local Aboriginal Land Council and the NSW Local Aboriginal Land Council in relation to two Aboriginal Land Claims which were lodged but not determined over the Ag Plot. The agreement was executed on 8 April 2022. A letter from the Office of the Registrar under the Aboriginal Land Rights Act 1983 issued on 11 May 2022 confirms withdrawal of the Aboriginal Land Claims as of 10 May 2022.

Based on the above, the acquisition of the site has been undertaken in accordance with the relevant requirements, is no longer designated as community land and is no longer subject to any land claims.

5 Engagement

5.1 Submissions

As noted in this report, the proposed changes are primarily in response to submissions received as part of the public exhibition of the SSDA and consultation processes. The consultation process involved liaising with government authorities, Queanbeyan Palerang Regional Council, service providers, community groups, relevant special interest groups

including Aboriginal land councils and registered Aboriginal stakeholders and affected landowners.

The community consultation process was undertaken between 14 August 2020 and 11 September 2020 receiving a generally positive response with various concerns raised primarily relating to shared use of Mick Sherd Oval and Bungendore Park, pedestrian and traffic access, infrastructure upgrade requirements, impacts on existing facilities, and lack of consultation around the site selection process.

The SSDA was exhibited between 20 September 2021 and 18 October 2021, receiving 321 submissions including 312 submissions from individual members of the public, 8 submissions from organisations and 1 submission from a public authority. The basis of responses from agencies and submissions from the community are summarised below:

- The location of the site,
- Site selection process,
- Layout of the school (across two sites),
- Impact on heritage and culture,
- Impact on quality of life for residents,
- Joint use arrangements of open space,
- Acquisition process,
- Closure of Majara Street,
- Contamination,
- Transport/traffic/parking,
- Acoustic impacts,
- Tree removal,
- Impacts on privacy, views and overshadowing,
- Flooding,
- Impacts on Turallo Creek,
- Social impacts, and
- Inconsistency with strategic/statutory requirements.

The above items are discussed in detail in the Submissions Report.

5.2 Post Exhibition Consultation

As a result of the responses received during the exhibition period, further consultation was undertaken with key stakeholders which has occurred throughout late 2021 and early 2022. The consultation sought to obtain feedback directly from the relevant stakeholders and present the proposed amendments in order to establish a positive working relationship. The key concerns and responses to the concerns are discussed further below and in the Submissions Report prepared in conjunction with this Amendment Report.

Meetings with Queanbeyan-Palerang Regional Council

Following exhibition of the proposal, representatives from SINSW met with QPRC for four workshops on the following dates:

- 16 February 2022
- 6 April 2022
- 15 June 2022

- 21 July 2022

The workshops included representatives from the Department of Education and QPRC and provided opportunity for SINSW to present updates on aspects of the project.

On 16 February 2022, a meeting was held in person and via Microsoft Teams with attendees from the Department of Education, QPRC, SINSW and members of the project team.

On 6 April 2022, the workshop included representatives from the SINSW project team and other business units, and representatives from QPRC.

On 15 June 2022, attendees at the workshop included representatives from SINSW project team and other business and representatives from QPRC. The discussions at the meeting focused on the project's evolution through the SSDA process including consultation and review of submissions.

On 21 July 2022, a workshop was held with representatives from SINSW and QPRC.

Site Selection and Built Form

Discussions held with agencies, authorities and the community noted concern with the location of the school and asked questions regarding the process, sequence of events, criteria, summary of constraints and basis for selecting the subject site. The discussions confirmed the process which included the details relating to the acquisition of the site, design of the school and construction processes which all influenced the selection of the site.

Discussions also involved the design of the new high school with members of the community, including asking how the proposal will integrate into the historical character of the community through use of materials. The amended proposal incorporates materials and colours which are representative of the rural village character of Bungendore. Face brickwork has been introduced at ground level to the public-facing facades of Gibraltar Street, Mick Sherd Oval and Turallo Terrace. Face brickwork has also been used to frame the new covered walkthrough of Block B from the school avenue side. This use of brick responds to the traditional aesthetic of a solid base and lightweight upper storey, provides depth to the facades, and creates an improved civic quality that relates through materiality to the historic buildings within the town.

Light-coloured, horizontal metal plank cladding has been introduced at first floor level to be suggestive of horizontal painted weatherboard cladding while meeting NSW Education's durability and maintenance requirements.

Corrugated metal walling has been retained to the high-level walling of Block D and to Block F located on the Agricultural Plot.

Corrugated metal roofing is proposed to each of the new buildings.

Majara Street Road Alignment

Consultation with a number of stakeholders has been undertaken regarding the location of school buildings within the Majara Street road alignment. Confirmation has been provided to the stakeholders stating that the buildings on the site have been reduced in scale and relocated to retain a visual corridor from the intersection of Majara Street and Gibraltar Street towards the creek. It is worth noting this is also in response to the feedback from the SDRP. The revised layout has consideration for the historic grid layout of Bungendore and the relocation of the buildings outside of the Majara Street alignment is a direct response at maintaining the character of the town.

Mick Sherd Oval and Bungendore Park

The original proposed development included preliminary details of a joint use arrangement over Mick Sherd Oval and community facilities. Concern has been raised in relation to the location of works also taking place within Bungendore Park as part of the new school.

Representatives from SINSW confirmed all structures associated with the exclusive use of the new high school are wholly contained to land acquired by the Minister for the purposes of the school. A total of 6,070m² of Bungendore Park and 4,500m² of Bungendore Common was acquired by the Minister for Education and Early Learning for the purposes of the new high school. The proposed works within Bungendore Park include pathways, light pole relocation, some irrigation works and installation of a public announcement system for the war memorial. The amended proposal includes relocation of the playing courts and cricket nets to be wholly within the school site. It was also confirmed the joint use arrangement over Mick Sherd Oval has not been finalised and is still being discussed with Council.

Traffic and Parking

Submissions received through the consultation process regarding traffic and parking, related to the following:

- School staff using the public parking spaces on Turallo Terrace
- Querying the lighting of the wombat crossings
- Provision of parking during construction
- Mitigation of construction vehicle impacts during peak hours
- Changes to the function of Turallo Terrace
- Location of the new high school's waste collection facility
- Supportive of the kiss and drop locations

Confirmation was provided stating that staff will be provided with parking on school grounds and there is no reliance on street parking for staff. It was also confirmed lighting is required to be in accordance with the Australian Standards and this would be developed further with the traffic engineers to confirm the lighting requirements.

It is noted the site establishment would be wholly contained to the boundaries of the site, including contractor parking and site compound.

SINSW confirmed the function of Turallo Terrace will remain as is wherever practicable. Waste collection arrangements have been revised which was supported by the community member.

In their submission Queanbeyan-Palerang Regional Council raised particularly concern with the net loss of 20 parking spaces. In response, the proposal has been amended to provide an additional 58 parking spaces on Turallo Terrace. The addition of 58 additional parking spaces provides a sufficient offset to replace those spaces being lost as a result of the school.

Relocation of Balladeers Place

Consultation was undertaken regarding the relocation of the Bush Balladeers Place, with concern raised regarding its relocation due to the history of the site, design and social and cultural importance. Particular concern was raised regarding the consultation process and lack of involvement from the community. The discussions raised concerns about the proposed relocation site and suggested the relocation would need to be in a central location, noting there is limited space on Bungendore Park for its relocation.

SINSW confirmed the relocation process would involve a detailed survey of the structure to confirm measurements, size, positioning and reconstruction requirements. The position of plaques would be recorded and measured to ensure reinstallation mirrors the current layout. It was also stated the relocation would require involvement from Council and the relevant stakeholders. Ongoing consultation will be undertaken with the relevant parties to ensure appropriate dialogue is maintained.

Relocation of Abbeyfield House project

The site of the proposed school was initially the location of a proposed seniors housing development known as Abbeyfield House. The progression of the site for a new high school and acquisition of the site by the Department of Education resulted in the Abbeyfield House project being delayed. As a result, concern was raised by the community and relevant stakeholders during the exhibition period for the impact of having to relocate the Abbeyfield House project.

SINSW met with the relevant stakeholders to provide an update on the progress of the school. The new location of Abbeyfield House is yet to be finalised/confirmed.

Bungendore War Memorial

The feedback received during the exhibition period from members of the community regarding the potential impacts to the War Memorial have been considered and discussed with relevant stakeholders and community representatives. SINSW confirmed the amended design has had a key focus on considering the local heritage and revision to the works around the War Memorial. The proposal has removed the post and rail delineation on Mick Sherd Oval and the timber bollards near to the War Memorial, relocated the bus bay to the southern side of Gibraltar Street and removed the kiss and drop facilities from the front of the war memorial.

Details of the public address system to be provided as part of the school development are subject to further discussion between the Bungendore War Memorial Committee and the audio engineer for provision of a public address system to the war memorial site.

Landscaping and planting buffers

Consultation involved discussion relating to landscaping treatment and fencing associated with the new high school, which will provide a buffer around the site in certain locations.

It was also requested during the consultation process that the accessway fronting the new roundabout at Gibraltar and Majara Streets be landscaped with native plants. The revised Landscape Plans incorporate native grasses and shrubs outside of trafficable areas.

Other comments

In addition to the above matters, discussions with Council also included general commentary regarding Aboriginal Land Claim, relocation of council services, reduction of scale of buildings, material use, Mick Sherd oval (including engagement with QPRC and local stakeholders, and also lighting), joint use of school facilities, kiss and drop locations, bus zones, car parking, the area of school site for students, expansion zone for school, and construction management. Each of these is covered by the commentary in this report or the Submissions Report.

6 Assessment of Impacts

6.1 Built Form

The siting of the buildings has been amended as a result of the comments provided by DPE and in submissions from the community. The proposal remains compliant with the statutory requirements for teaching facilities including minimum outdoor play spaces, provision of facilities, car parking etc. The key changes to note are the reduction in bulk and scale and relocation of buildings to maintain a visual corridor through the original Majara Street alignment. The proposed community facilities buildings have also been removed from the proposal.

Generous setbacks have been maintained from Gibraltar Street, Majara Street and Turallo Terrace with a variety of building elements incorporated into the landscaping and fencing to improve wayfinding and define entrances to the school. The relocation of open space

and a substantial increase in landscaping aims to provide a new school and built form that is in keeping with the town's established character.

The new high school buildings remain as one and two storey built form which is driven by the requirement to cater for predicted student numbers and forecasted population growth of the town. However, the design and layout of the buildings has been revised to reduce the bulk and scale and provide improved articulation.

The bulk and scale of buildings facing public roads has been reduced. Block A has been redesigned to further set back the first-floor element, reducing the length of the two-storey mass along the southern façade. Block D has been redesigned to remove the community facilities and school library. The block now primarily presents as a single storey form, which is enforced by face brickwork on the ground floor and recessive materiality on taller building elements. Both blocks A and D include a lower roof form which wraps around the buildings, providing a sympathetic form that relates the local verandah vernaculars.

Revised façade materials have been selected to complement the existing village character. The use of face brickwork at ground level to public facing facades responds to the traditional aesthetic of a solid base and lightweight upper storey; provides depth to the facades; and creates an improved civic quality that relates through materiality to the historic buildings within the town. Light coloured, horizontal metal plank cladding has been introduced at first floor levels to respond to local character of horizontal weatherboards, while meeting NSW Education's durability and maintenance requirements.

Building B has been relocated further west to provide a direct site line and landscape walkway from the Majara Street alignment through to Turallo Street. The student amenities, building services and outdoor learning spaces proposed in Building B have also been redistributed and redesigned to provide a new walk through to the centre of Block B, improving the connection between the School Avenue and the Mick Sherd Oval.

The amended built form provides a considered design response which significantly reduces the perceived bulk from public areas, while maintaining the functionality of school facilities for future site users. The amended form includes materiality which responds to local character and complements surrounding land uses. The reconfiguration of buildings improves walkability, site lines and landscaping opportunities across the site.

6.2 Transport, Traffic and Parking

The amendment report is supported by an assessment and advice provided by PDC who has reviewed the amended proposal and has prepared a Transport Assessment Addendum (**Appendix 4a**). The report takes the form of an update to the initial Transport Assessment prepared by GHD dated 10 September 2021.

In terms of traffic generation, the proposed amendments do not include any revisions to the student and staff capacity of the high school and will continue to accommodate 450 students and 41 staff. Based on the amendments, the anticipated traffic generation of the proposed high school is as follows:

- 450 vehicle trips (225 inbound / 225 outbound) during the AM peak period.
- 386 vehicle trips (193 inbound / 193 outbound) during the PM peak period.

It is noted the above traffic generation rates are the same as those established in the initial Transport Assessment prepared by GHD as the number of students and staff remains unchanged from the lodgement date.

The Submissions Report submitted in conjunction with this Amendment Report outlines the proposed changes, with the key points in PDC's report summarised below.

On Street Parking

A total of 98 angled and indented car parking spaces will be provided along the northern and southern side of Turallo Terrace. The on street parking has been amended from the original proposal to provide an additional 58 car parking spaces along Turallo Terrace providing a total of 98 spaces (compared to the original 40). Refer to Table 7 above for a comparison.

On Site Parking

The internal parking arrangements remain unchanged from the original proposal. This includes the provision of 44 parking spaces for staff. The internal parking area also allows for up to five (5) indented parking bays on the western side of the car park to permit pick up and drop off of students with special needs, or by school mini-bus.

Kiss and drop

The proposal has been amended to provide a total of 10 kiss and drop spaces (compared to the original 18). A kiss and drop bay accommodating 4 vehicles is provided on Gibraltar Street (between the school entrance and the War Memorial), and a bay accommodating 6 vehicles is provided on the southern side of Turallo Terrace just west of the wombat crossing.

Crossings

In response to comments made by government agencies, the pedestrian crossings on Gibraltar Street and Turallo Terrace have been amended to provide wombat crossings.

Waste Collection

The waste vehicle turning circle has been removed and relocated, along with the waste collection area to the southern end of the existing carpark. A new turning bay is provided for assisted transport vehicles to the northern end of the car park.

The amended waste collection arrangements ensure a 12.5m heavy rigid vehicle can enter and exit the site in a forward direction. The southern end of the car park is provided with a service bay/turning bay which will be utilised by the 10.5m waste collection vehicle in accordance with the Operational Waste Management Plan prepared by EcCell in

Appendix 12.

Bike parking

The proposed high school will provide 76 bicycle parking spaces for staff and students. It is noted that the bicycle parking provision is based on the assumed travel mode split of the proposed high school as outlined in the Transport Assessment prepared by GHD which is:

- Walk – 20%
- Cycle – 5%
- Bus – 30%
- Drive – 5%
- Picked up/dropped off – 40%

Should bicycle parking demand exceed the initial 76-space provision, the proposed high school would be able to increase the number of bicycle spaces accordingly. The STP (once finalised) will detail a monitoring and review process to ensure actual travel mode data is captured to inform how the high school should encourage uptake of alternative transport modes such as cycling. On this basis, the proposed bicycle parking provision is considered acceptable.

6.3 Landscaping and Tree Removal

The landscape design has been developed with principle of diverse spaces. These include outdoor learning spaces, breakout space, gathering spaces and spaces for spectating and

respite. The amended landscaping scheme includes additional planting, reduction in hard stand areas, relocation of covered walkways, removal of bollards and fencing around Mick Sherd Oval and the war memorial, and provision of a through-site connection between the school plaza and Mick Sherd Oval.

The revised proposal increases tree canopy cover within the school site by 50% from the existing conditions, and includes additional trees along site boundaries, within the carpark and within the campus. The increased tree canopy cover will provide biodiversity, shade and amenity for the school.

The landscape design has been revised to increase the site's permeable surfaces. The amended proposal provides approximately 40% of the landscape area of the main campus, as permeable surfaces, which include planting, turf, permeable paving and the bioretention swale. The bioretention swale which lines the Majara Street Axis will capture and treat stormwater run-off.

6.4 Waste

The amendments made to the proposal with regard to waste storage and collection are in response to acoustic impacts and access. The waste collection arrangements will require the waste vehicle to enter from the new roundabout at the intersection of Majara Street and Gibraltar Street. The waste storage and collection area has been moved south away from the dwelling at No. 63 Turallo Terrace. The nominated Waste Collection Point (WCP) is now adjacent to the Waste Storage Area (WSA) within the internal car park.

The revised collection area is sufficiently sized in order to accommodate waste contractor vehicles in accordance with the specifications in the *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (EPA 2012). Medium Rigid Vehicles (MRVs) will collect the bins from the WCP on designated collection days. Swept paths and access pathways have been tested to ensure safe vehicle maneuvering.

Relocation of the waste collection area has resulted in improved acoustic outcome for the nearest residential receivers at 63 Turallo Terrace. The collection area is now 200m from any residential receiver. Waste collection is suggested to occur between 6am and 7.30am up to two days a week. The proposed separation distance, imperforated fencing to be installed at 63 Turallo Terrace and the proposed collection time restrictions adequately address noise impacts from the waste removal operations.

The waste consultant has recommended no additional waste management measures due to the amended proposal.

6.5 Noise

The project acoustic consultant, Acoustic Logic, has prepared an updated noise assessment that addresses the concerns raised by the Department of Planning, agencies and the community in their submissions.

Responses received from the public and agencies sought reconsideration or additional information in relation to the location of play and waste collection areas being near No. 63 Turallo Terrace and the construction noise and vibration impacts on the existing primary school and preschool.

An updated acoustic assessment has been provided addressing the accuracy of the modeling undertaken and the revised location of play and waste collection areas. The updated report also includes a construction noise assessment on the nearby sensitive receivers. The assessment will be updated prior to commencement of construction.

As noted in Section 6.4 above, waste collection is expected to occur between 6am and 7.30am up to two days a week. The potential acoustic impacts associated with this have been considered against the NSW Road Noise policy and the predicted garbage truck

noise level associated with garbage collection is unlikely to cause an awakening. Given the infrequency of waste collection, the noise generated by the activity are at an acceptable level of impact to nearby receivers, particularly noting the waste storage area has been relocated a sufficient distance from sensitive receivers.

Overall, it is expected that noise impacts from the amended development, including impacts from waste collection, are within acceptable limits subject to implementation of the measures recommended in the updated noise assessment.

6.6 Social Impacts

The SIA submitted with the original proposal provided an assessment of the proposed new high school and the associated social impacts stemming from the resultant changes in the locality (e.g., potential reduction in open space as a result of the Ag Plot). The original assessment concluded that the proposal resulted in an overall low positive social impact, which was influenced by the provision of accessible, local education places and the development of high-quality social infrastructure for the community.

Urbis has considered the amended proposal and prepared a Social Impact Assessment Addendum, which is attached at **Appendix 11a**. The report provides a reassessment of three key impacts considering in the original report, which are:

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

Impacts for students and their families

Based on the impacts considered in the reassessment and other impacts assessed in the original SIA, Urbis concludes that the amended proposal will still create accessible, local education places, which will have a high positive impact for existing and future high school students and their families.

Broader social impacts – short term

In the short term, it is likely the amended proposal will create an overall neutral impact on the community, primarily due to the lack of clarity and progress in Council's planning for temporary and permanent replacement facilities, including the pool, Council administrative building and community space.

This impact could be managed and significantly mitigated if Council rehouses the services and functions currently provided on the site as soon as possible after their provision on the site ceases.

SINSW has committed to continuing operation of the Council administration building until 30 November 2022, pool until 31 March 2023 or the approval of the SSDA (whichever is sooner), and Community Centre until 30 June 2023.

It is also understood that Council intends to provide temporary staff and community facilities at the rear of 17 Gibraltar Street until new permanent facilities are opened.

Broader social impacts – long term

In the long term, once Council rehouses the services and functions currently provided on the site, the proposal will create a positive social impact. Urbis notes that the impact would be a high positive if the new pool, Council offices and Community Centre are of a significantly higher quality and functionality than the existing facilities.

Before and after school care details

The proposed Before and After School Care (BaSC) will operate Monday to Friday between 7.30am-9am in the morning and 3pm and 6pm in the afternoon. The BaSC will provide offline

classes for students to attend to supplement their regular learning times. This will occur in class rooms before and after school.

6.7 Heritage

The amended proposal results in no additional impacts to the significance of nearby and adjoining heritage items. The built form and architectural design of the development has been revised to ensure consistency with the established character of Bungendore and heritage significance of nearby and adjoining items. The proposed amendments confirm the fencing adjoining the Stationmasters Cottage and the Signalmans cottage will remain as existing, and there will be no works within close proximity of the items that will have an adverse impact on their heritage significance.

The proposed buildings now incorporate colours, materials and finishes which better reflect the heritage of Bungendore and have been redesigned to reduce the bulk and scale of new buildings. The location of buildings associated with the school has been revised to maintain a visual corridor through the Majara Street alignment through the site given its prominence and significance in the established character and road pattern in Bungendore.

The heritage significance of Mick Sherd Oval and war memorial have also been considered in the amendments made. The delineation of the park and memorial has been revised with the proposed bollards and fencing around the park and memorial being removed. There are no works in the vicinity of these items that would impact on the heritage significance of either.

A revised Statement of Heritage Impact (SoHI) prepared by EcoLogical (reference CAN21 18598, version 9, dated 20 July 2022) has been prepared and is attached as **Appendix 6**. The SoHI confirms the form, siting, proportion and design has been considered to facilitate the requirements of the school while complimenting the low scale and character of the surrounding town. The new buildings are set back from the main thoroughfare of Gibraltar Street, thereby allowing continued appreciation of heritage items in the vicinity. The high school site is generally isolated from the town and neighbouring buildings due to its location adjacent to the Mick Sherd Oval to the west, Bungendore Common to the north and railway to the east.

6.8 Contamination

At the time of lodgement, the proposal and EIS were supported by a Preliminary Site Investigation (PSI) prepared by Douglas Partners which provided an assessment of the potential for contamination at the site based on past and present land uses. The aim of the PSI was to determine whether further investigation and remediation are needed.

As a result, additional information has been requested by DPE and other agencies in response to the findings of the PSI which noted the site can be made suitable for the proposed school development, subject to further investigation. The information requested includes preparation of a Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) if required.

Appendix 7 provides a DSI prepared by Douglas Partners. The DSI comprised drilling of 52 locations in addition to the 12 locations undertaken as part of the PSI. It is worth noting the DSI completed for the Bungendore High School incorporates the findings of several reports which have been undertaken as part of the contamination assessment of the rail corridor. The reports referenced include:

- Preliminary Site Investigation, Bungendore Rail Corridor, report ref: 0608750.Rev03, dated 2 March 2022, and
- ERM PSI of the Bungendore Rail Station (report in Preliminary Site Investigation, Bungendore Rail Station, report ref 0608750.Rev0, dated 3 May 2022)

The DSI concluded that 'it is considered that the site is suitable, from a contamination perspective for the proposed development'. In addition, the following recommendations were made:

- 'A Construction Environment Management Plan (CEMP) should also be prepared before future development works including an 'unexpected finds protocol' and asbestos finds protocol (including underground services that may contain ACM) and implemented during the works (i.e. hydrocarbon staining and/odours observed during works, suspected ACM fragments of asbestos fibres);
- Where practicable, anthropogenic materials should be removed from the fill material and disposed off-site during the construction phase at the site;
- A detailed HAZMAT survey will need to be undertaken for existing structures before any demolition or refurbishment works can occur. The buildings will have to be vacated completely before any detailed HAZMAT surveys can be undertaken and it is understood that this can only happen once the Department of Education receive ownership of the site and once QPRC and associated facilities are vacated. Future site works (including civil works) should only be undertaken once a detailed HAZMAT survey has been completed. It is also recommended that if HBM are found to be present in the structures, a validation assessment within the soils of the structure footprints should be undertaken once demolition works have been completed;
- Should suspected asbestos be encountered at the site, the affected area should be fenced off and assessed by an NSW licensed asbestos assessor; and
- Should any fill material be required to be disposed off-site, the material must be stockpiled, assessed in accordance with NSW EPA Waste Classification Guidelines Part 1 Classifying Waste (2014) and assigned a formal waste classification prior to off-site disposal'.

Given the above findings of the DSI, it is not considered that a remediation action plan is required, and the information provided as part of this Amendment Report confirms the site is suitable for the purposes of the proposed new high school.

6.9 Other Impacts

The amended proposal results in no additional impacts in regard to environmental amenity, views, Aboriginal cultural heritage, biodiversity, stormwater, flooding, soil and water, economic impacts. These areas of impact were assessed in the EIS, and the findings of that assessment remain relevant.

7 Justification of Amendment Project

This Amendment Report has considered the relevant statutory instruments and strategic documents and provided an assessment of the environmental and social impacts of the amended proposal.

In summary, the development is justified for the following reasons:

- The proposal will meet identified demand and deliver on the announcement of a new high school in the local area;
- The proposal will provide for a contemporary, purpose-built facility that will optimise educational outcomes;
- The proposal will generate jobs, both short-term and ongoing;
- The proposal's design is the result of detailed analysis of the site and consultation with the community, Aboriginal stakeholders, DoE, GANSW, Council and TfNSW;
- The proposed school is easily accessible and supports active, sustainable transport;

- The potential environmental impacts of the proposal can be satisfactorily mitigated subject to the recommendations of the supporting technical documentation;
- The site is suitable for the proposal; and
- The proposal is in the public interest.

