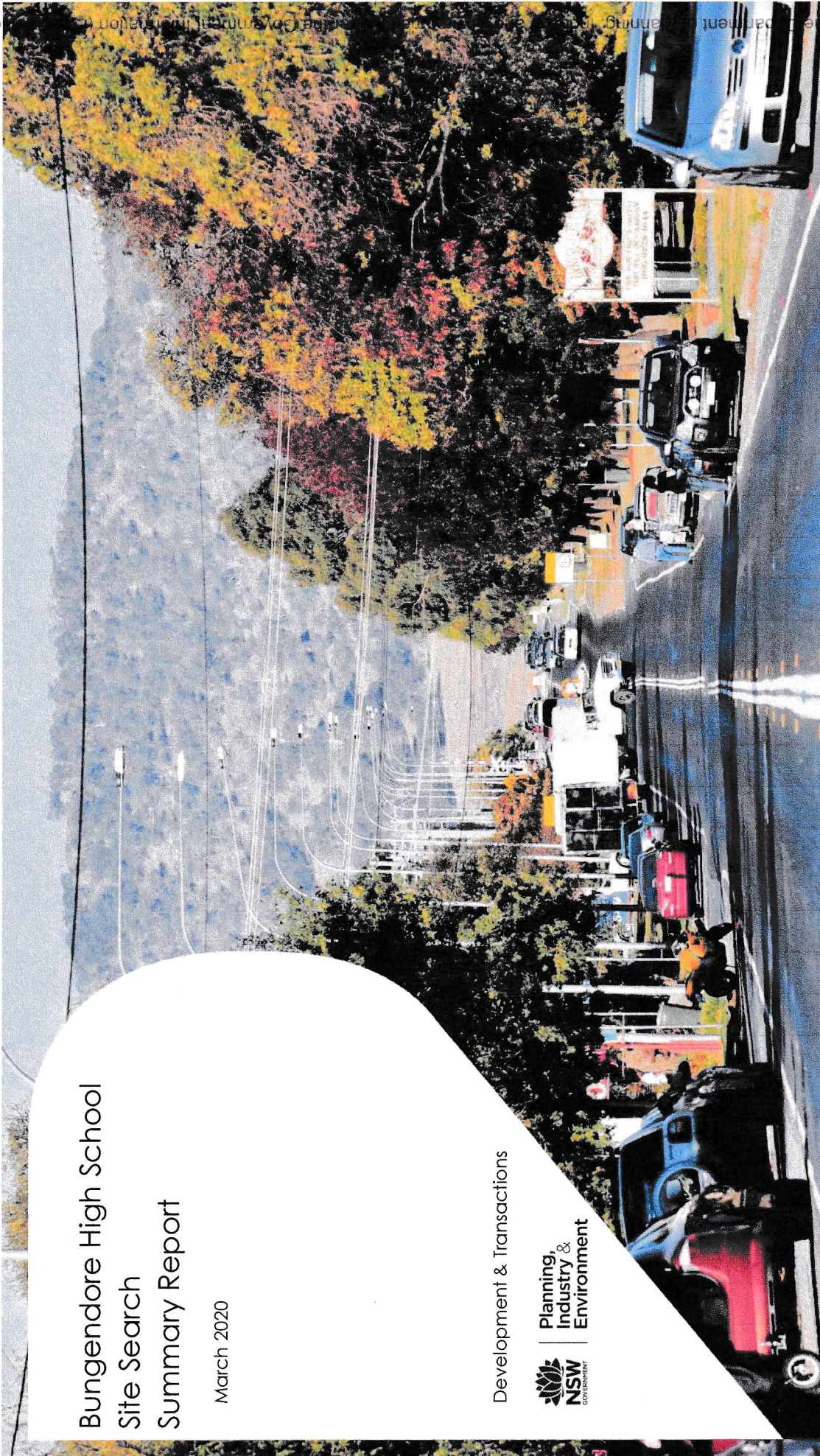




Bungendore High School Site Search Summary Report

March 2020

Development & Transactions



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Introduction

In December 2018 the Member for Monaro, Deputy Premier, and Minister for Regional New South Wales, Industry and Trade announced a commitment to deliver a new High School in the regional town of Bungendore by 2023.

Bungendore and its surrounding areas have seen more than a 20 per cent growth in the primary school aged population from 2011-2016. There are almost 1,000 students in the local primary schools in Bungendore, Sutton, Tarago, Captains Flat and Gundaroo who will need to transition into high school within the next few years.

Currently, many of the local school students have to travel long distances to attend high school and these schools and many Canberra schools have become unavailable, as the ACT Government has restricted the Schools that NSW residents can attend.

The new High School in Bungendore will support local students and provision for future population growth in the area.

Development and Transactions, Department of Planning, Industry and Environment (D&T) was appointed by Department of Education (DoE) to assist in finding a suitable site for the new High School.

D&T published an Expression of Interest (EOI) request in November 2019 seeking a suitable site. Three submissions were received and evaluated against a set of criteria. A recommendation has been made to proceed with a site in the northern part of Bungendore.

Development and Transactions can assist DoE to deliver the next Phase of work which includes detailed due diligence and transaction management.

Disclaimer:

The purpose of this report is to provide high level "Desktop" due diligence advice and site inspection information to assist Department of Education with making informed decisions about the viability of a site to accommodate a potential High School in Bungendore. This report summarises the Phase 1 and 2 due diligence and evaluation undertaken. The preliminary advice is provided for guidance only. This advice has been prepared without the benefit of additional property due diligence such as full site inspections, legal or planning review, valuations, or contamination risk assessment and specialist consultant reports which are likely to be required should a site be progressed to acquisition management.

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Site Search

On 29 October 2019, D&T commenced work to identify a suitable site for the new Bungendore High School.

In seeking to satisfy this objective, D&T considered:

- The appropriate site characteristics to build a school
- Proximity of the site to the existing Bungendore Public School
- The proponent being the owner of the site or entitled to become registered proprietor
- The acquisition price.

Department of Education further provided a detailed set of criteria outlined in **Attachment A** to assist in assessing potential High School sites. This criteria was also used as the basis of evaluating EOI submissions.

D&T commenced the site search with a review of the Government Property Register (GPR) and Queanbeyan Palerang Regional Council (QPRC) sites to consider Government owned land options (refer **Attachment B**). There are no suitable Government or QPRC owned sites available.

A further review of private owned land provided five sites that may be suitable for a high school. Further due diligence is recommended on these privately owned sites in the event that the EOI process is unsuccessful.

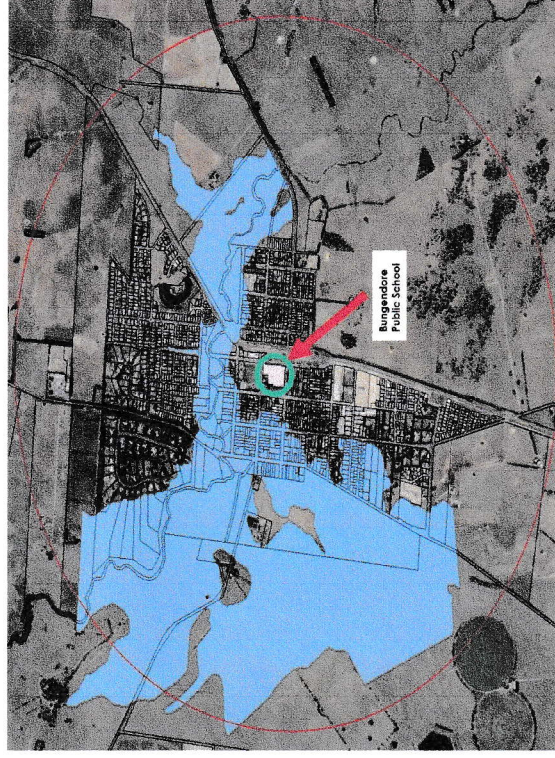


Figure 1 Bungendore High School search area
"Queanbeyan Palerang Regional Council 'Flood Planning Zone' is highlighted in blue
(reference: QPRC's LEP 2014 'Flood Planning Map')

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Expressions of Interest

In 2019 the Member for Monaro, Deputy Premier, and Minister for Regional New South Wales, Industry and Trade requested an Expressions of Interest (EOI) site search process.

D&T managed the EOI process which commenced on Friday 8 November 2019 and closed at 10:00am on Thursday 12 December 2019.

Three EOI submissions were received and evaluated against a set of criteria. A recommendation has been made to proceed with a site owned by C&T Taubenschlag in the northern part of Bungendore.

The C&T Taubenschlag submission satisfied the site size criteria and was considered to be superior in location and characteristics relative to the other submissions.

The EOI evaluation panel therefore recommended that DoE proceed to the next phase with C&T Taubenschlag.



Figure. 2 Site Location Map of Submissions

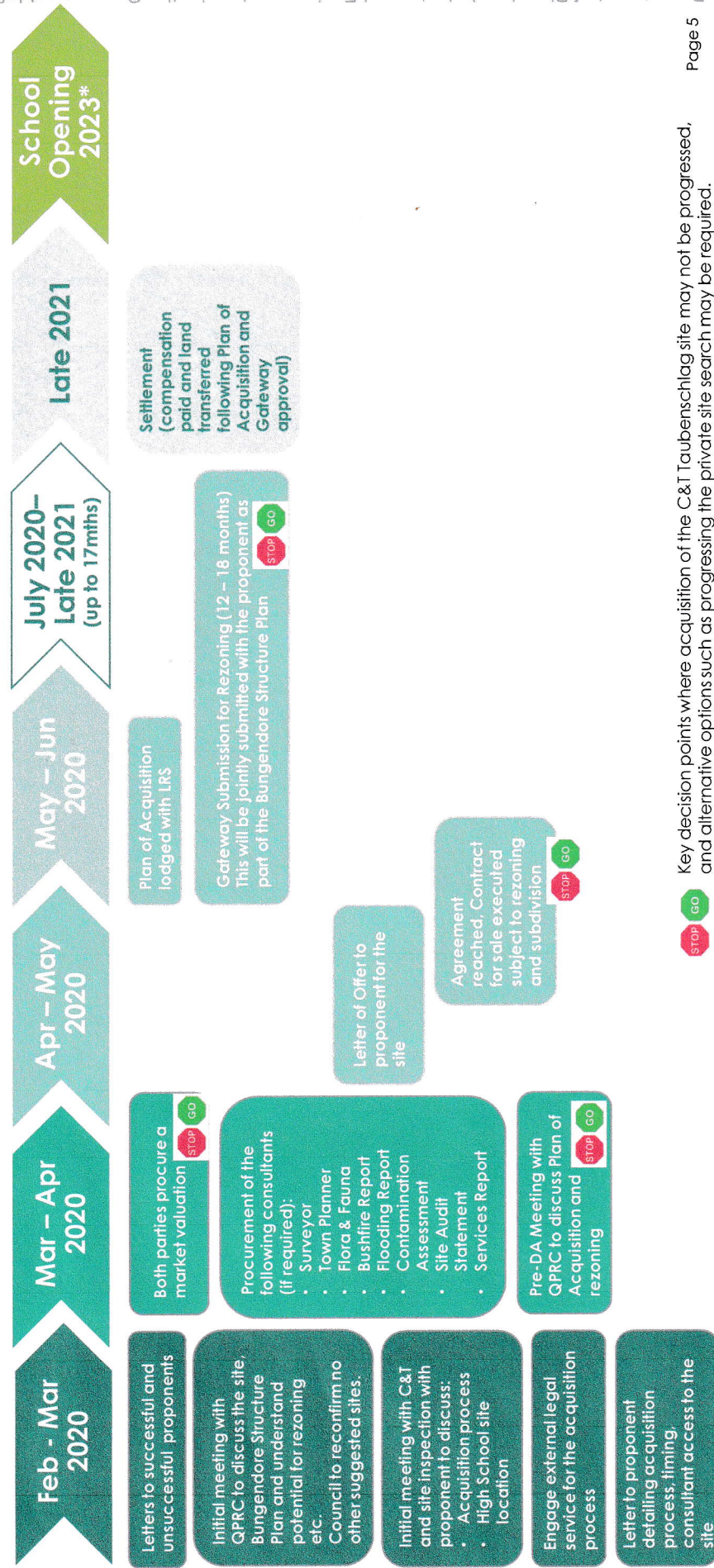
Source: Expression of Interest Recommendation Report – Bungendore High School Search

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Next Steps



The proposed acquisition process for the site owned by C&T Taubenschlag.



Key decision points where acquisition of the C&T Taubenschlag site may not be progressed, and alternative options such as progressing the private site search may be required.

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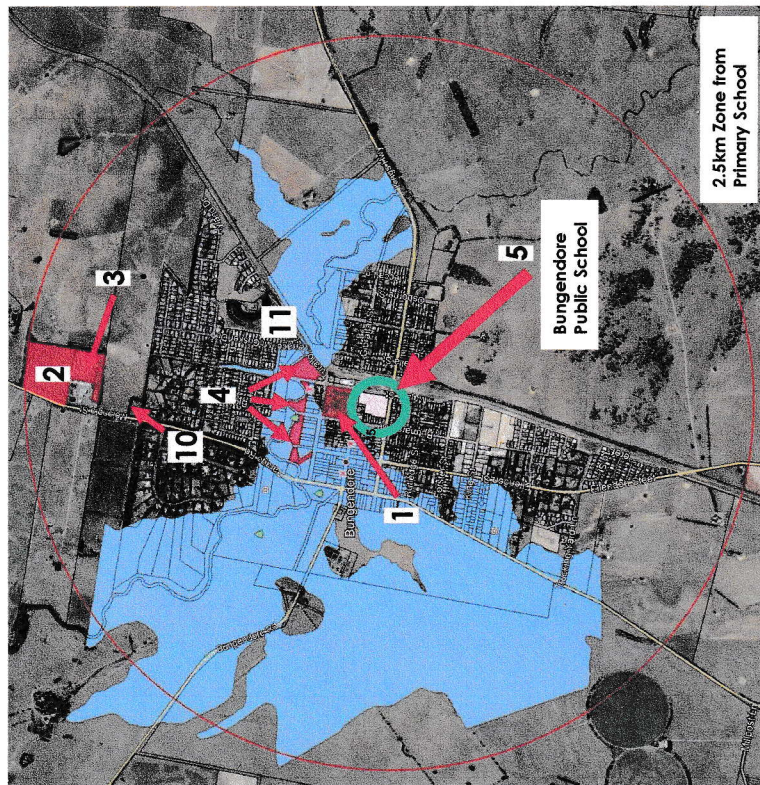
Attachment A – Department of Education Site Selection Criteria

CRITERION	SITE REQUIREMENT	ESSENTIAL OR DESIRABLE
Approximate Area	2ha to 4ha	Essential
Location	Within 2.5 kilometres from the existing Primary School at Bungendore	Essential
Zoning	SP2 or suitable for Education purposes	Desirable
Allotment	Single Allotment	Desirable
	Must not adjoin any land which is developed or proposed to be developed for a use which is incompatible with a school	Essential
Adjoining Land	Adjoins land to be used for open space/recreation	Desirable
Access	Must allow for the provision of appropriate access arrangements for a school	Essential
Services/utilities	Fully serviced with water, sewer, power, telecommunications, local traffic infrastructure (e.g. kerb and gutter, footpath, intersections, crossings, pedestrian pathways) and such other utilities and services infrastructure as is necessary for a school	Essential
Shape	Substantially regular shape	Desirable
Gradient	Gradient of the site must be no greater than 1 in 10 being relatively flat and of a consistent topography	Essential
Drainage	Well drained	Essential
	Not located on land that supports: - Endangered ecological communities - Threatened or endangered flora & fauna - Sensitive areas (wetlands, bushlands, etc)	Essential
Flora & Fauna	Must be consistent with the requirements of Planning for Bushfire Protection 2006 (or any replacement guidelines)	Essential
Bushfire	Must be cleared of vegetation	Desirable
Cleared Land	Must have a contiguous area and geotechnical conditions that are suitable for school construction	Essential
Geotechnical	Majority of the site will be located above the 1 in 100 year flood level and have flood free access	Essential
Flooding	Be free of contamination which would make the site unsuitable for use as a school	Essential
Contamination	Site audit statement must be provided confirming that the site is suitable for a school	Essential
Site Audit	Must have at least two road frontages	Essential
Frontage	Avoid sites that are adjacent to high noise or vibration generating development	Essential
Noise & Vibration	Provide European & Aboriginal Heritage reports	Unspecified
European & Aboriginal Heritage	The nominated site free from all restrictions/encumbrances including but not limited to restrictive covenants, mortgages, leases, easements, overhead transmission lines, proximity to above and underground utility services including AS2885	Desirable
Legal Issues		Essential

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Attachment B – NSW Government & Council Land Search

SITE NO.	PROPERTY ID (GPR)	LOT AREA (Ha)	AGENCY NAME	LAND USES	COUNCIL'S COMMENTS	D&T COMMENTS
1	23309980	4.945	Primary Industries Public Park (Crown Land)	Public Park	Identified in QPRC LEP 2014: Soldier's memorial	Not suitable
2	23314953	15.6883	Primary Industries Rubbish Dump; (Crown Land)	Rubbish Dump; Sewage	No comment provided	Not suitable Listed as current rubbish dump/sewerage site, and site lays adjacent waste transfer station.
3	23326228	21.9651	Primary Industries Camping (Crown Land)	Camping ground/livestock	No comment provided	Not suitable Access to site restricted from main road. Site situated adjacent waste transfer station.
4	23339116	5.2941	Primary Industries Cultural and Recreational Services (Crown Land)	Cultural and Recreational Services	In Council Flood Planning Area	Not suitable
5	23085706	19.4742	Department of Education	Public School	Site already well utilised.	Not suitable
10	3278169	3.829	QUEANBEYAN-PALERANG REGIONAL COUNCIL	TARAGO RD	Current use as waste transfer station.	Not suitable
11	4013981	16.947	QUEANBEYAN-PALERANG REGIONAL COUNCIL	MCFADZEN PL	Current use as town water reservoir. Very steep site.	Not suitable



Bungendore Town Map – NSW Government Owned sites shown in red
Flood Mapping reference: QPRC's LEP 2014 'Flood Planning Map'