



Bungendore High School

Site Selection Process & Findings



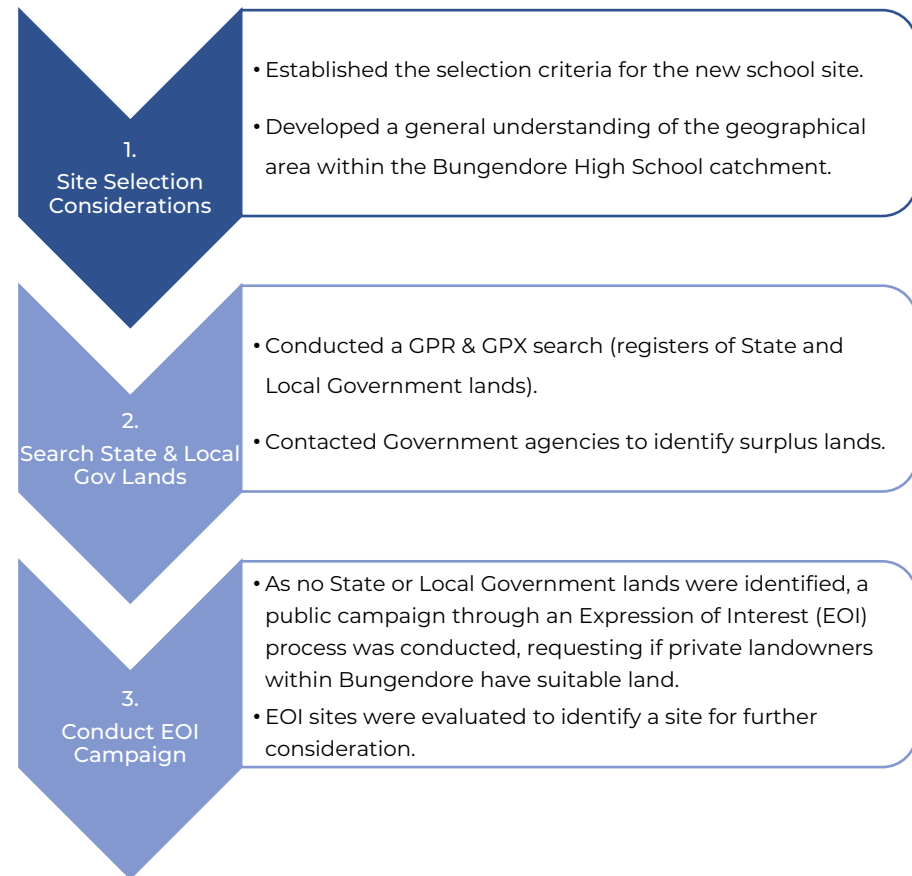
1. Background

The Department of Education is delivering the new Bungendore High School that can initially accommodate 450 students, with the capacity for future expansion to support over 600 students.

This document outlines the site selection process and rationale that led the department arrived at the conclusion that the Majara / Gibraltar Streets Precinct is a highly viable and suitable site for the permanent location of Bungendore High School.

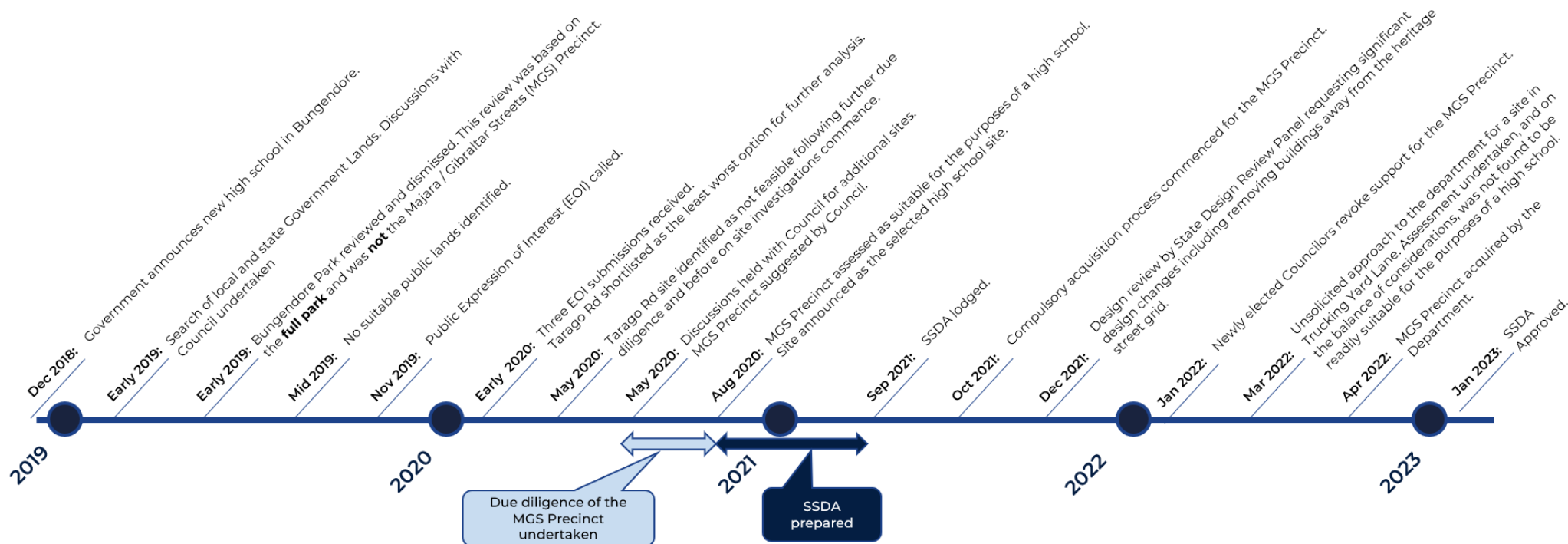
2. The Site Selection Process

The below illustration summarises the process adopted by the department in selecting the site for Bungendore High School.



3. Site Selection Chronology

The chronology outlining the site selection process, from commencement to the approval of the State Significant Development Application (SSDA) is illustrated below.



4. Site Selection Considerations

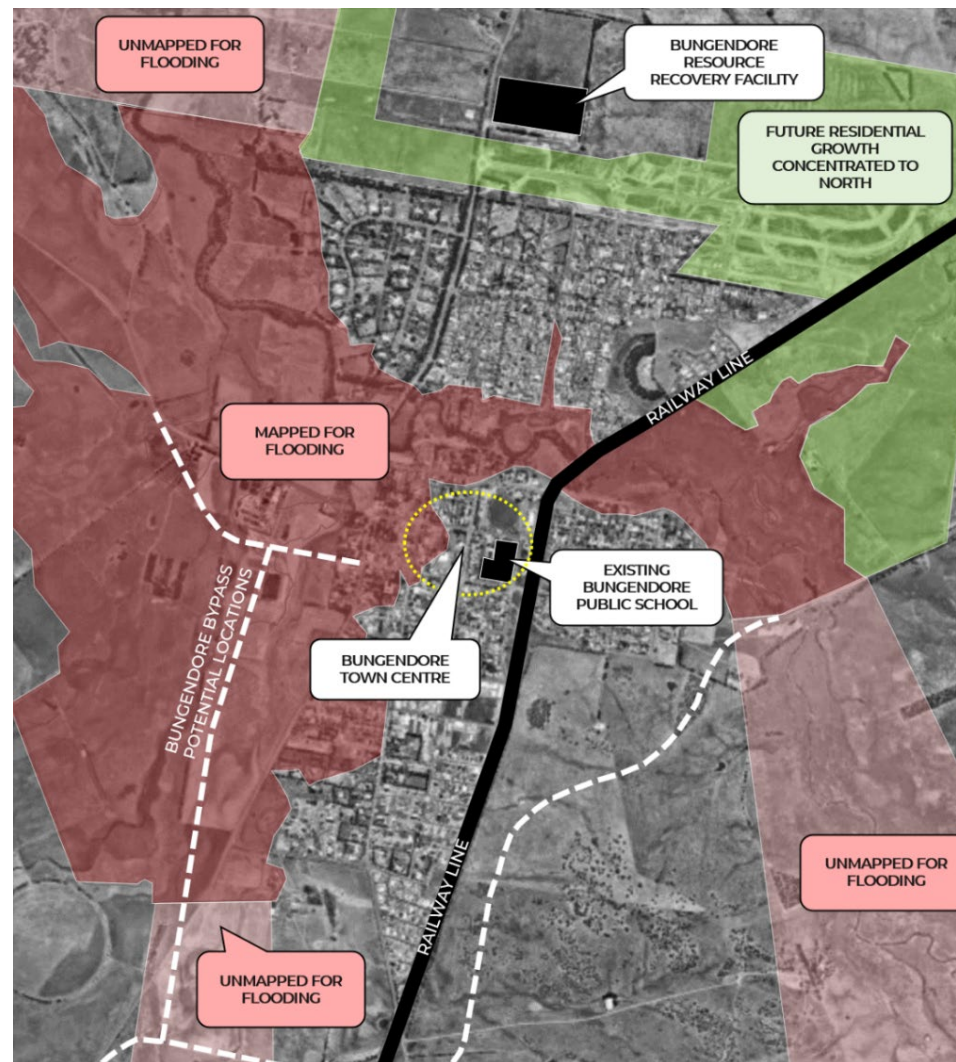
Delivering new schools in established communities is a complex undertaking that requires careful consideration of a range of factors. To ensure a successful school, it is essential to select the right site based on various metrics. A list of 15 essential and six desirable criteria was developed (as further detailed within this document).

Some of the key considerations include:

- **Size:** The site is large enough to accommodate current and future growth.
- **Proximity:** Is in close proximity to existing primary schools to promote a smooth transition for students.
- **Connectivity:** Is well-connected to the town to facilitate active transport access for students and staff.
- **Essential infrastructure:** Essential services such as power, water, and sewer are available and the site is serviced by roads and stormwater.
- **Buildability:** The site minimises environmental and buildability challenges impeding the ability to construct a school such as topography, in-ground conditions or site access.
- **Flood risk:** The site is not prone to flooding.

In the case of Bungendore, there are some unique considerations that need to be taken into account:

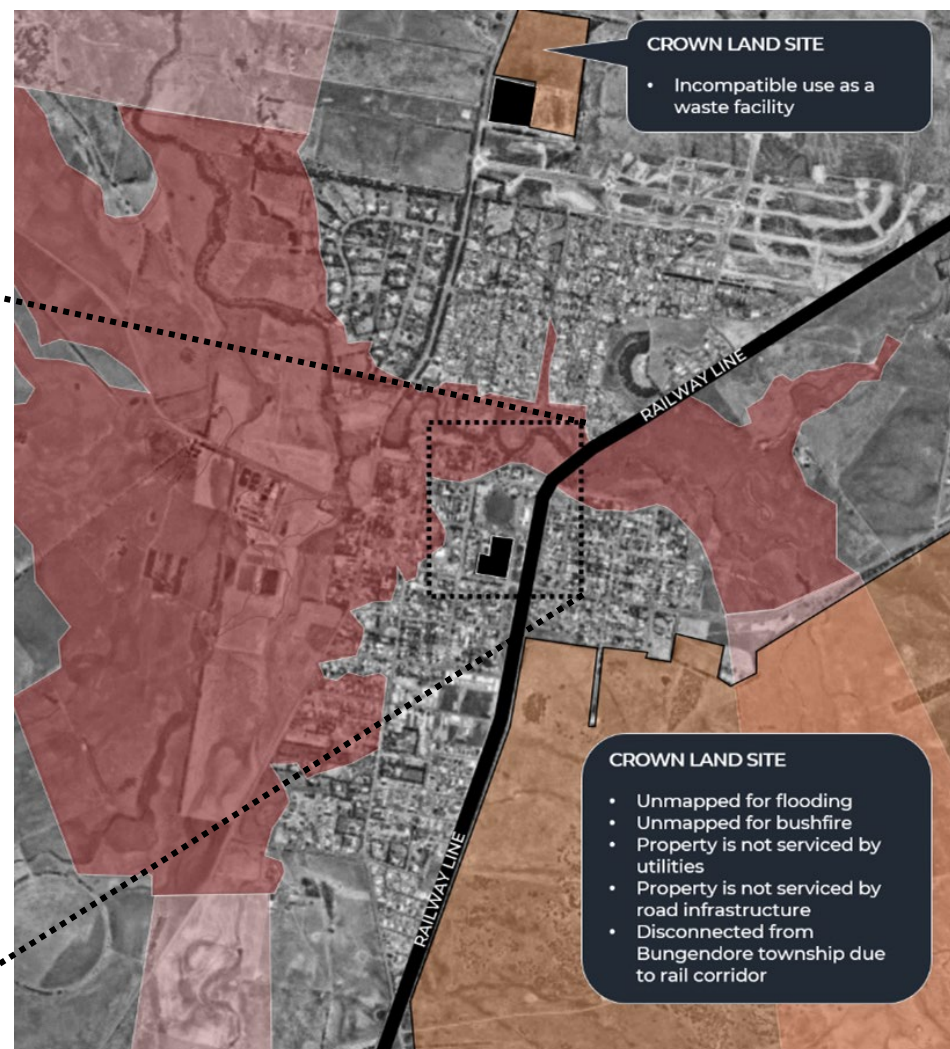
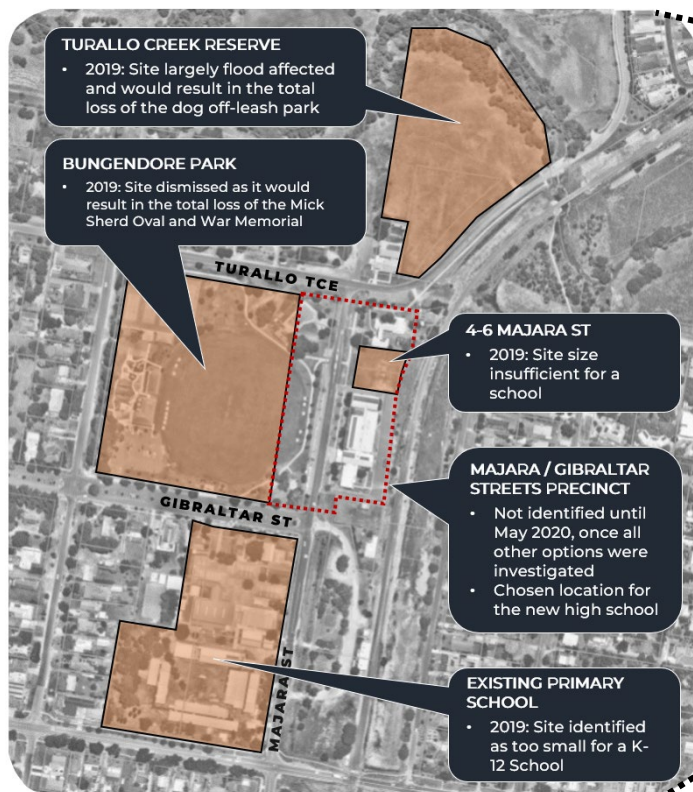
- Future residential growth is concentrated in the town's north.
- Bungendore's low-lying geography and location at the junction of two creeks limit the availability of flood-free sites.
- The existing railway line poses a physical barrier and limits connectivity to a future high school.
- The location of the Bungendore Resource Recovery Facility and its 500m buffer reduces the opportunity of locating a school to the town's north.
- Large parts of Bungendore have limited or no services or infrastructure available, reducing the viability of these locations for a new high school.



5. Search State and Local Government Owned Lands

Once the site selection criteria had been identified, in 2019 we conducted a search of both State and Local Government lands. To assist us in finding suitable sites, we consulted with the Queanbeyan-Palerang Regional Council (QPRC).

Sites warranting assessment were found through this process. A summary of the sites investigated, and the findings are summarised as shown:



6. Conduct EOI Campaign

EOI Campaign

Following the unsuccessful search for Crown Land sites, in December 2019 a public EOI campaign was coordinated by Property and Development NSW.

A total of three sites were identified through this process, being:

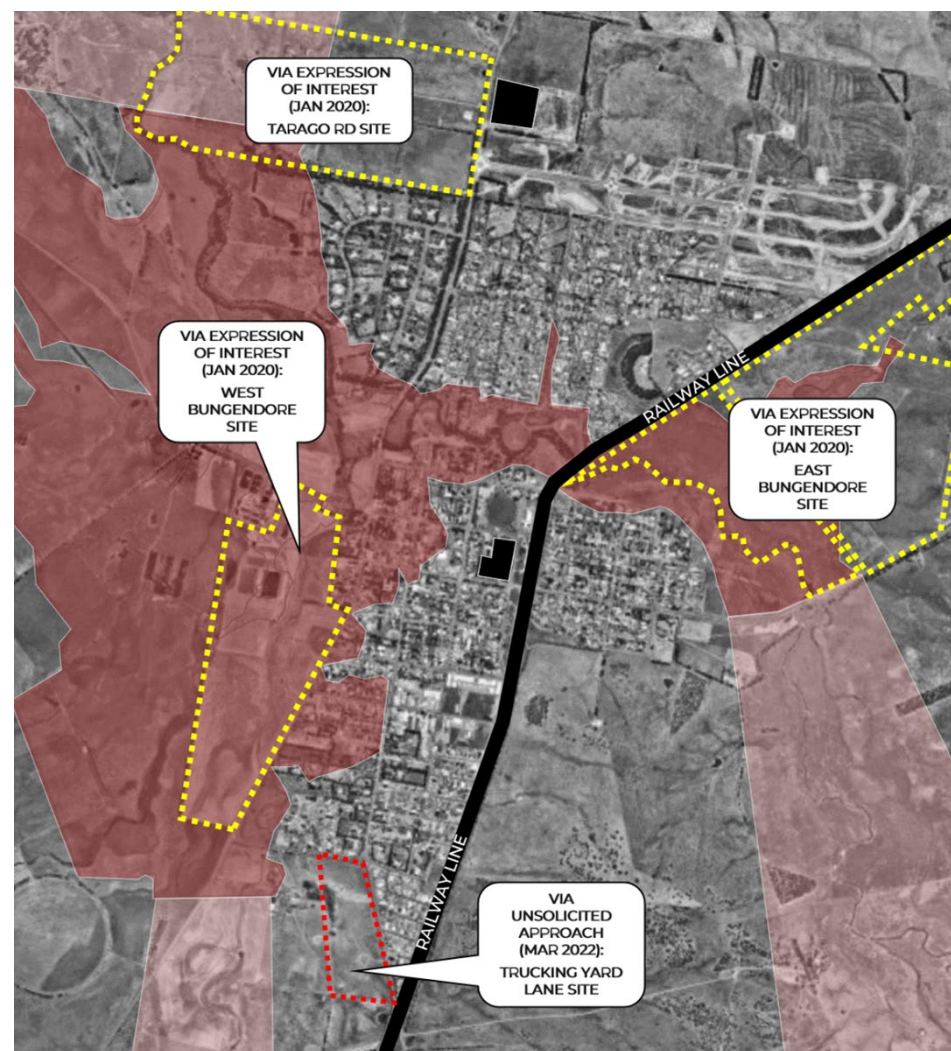
- Tarago Road.
- West Bungendore Site.
- East Bungendore Site.

Each of these sites presented significant challenges, however, the Tarago Road site was identified as the ‘least worst’ option for further analysis. Following further desktop reviews, in May 2020, this site was eventually found to not be suitable for the purposes of a high school, as outlined within section 8 of this document.

Subsequently, discussions were held with QPRC where it was identified that the Majara / Gibraltar Streets (MGS) Precinct would be a viable option. This site was adopted in August 2020.

Sites Offered After the EOI Campaign

In March 2022, a site at Trucking Yard Lane was offered by the owner, who did not offer this site as part of the EOI process but offered the West Bungendore Site. While the MGS Precinct was in the process of being acquired (which was finalised in April 2022), the department undertook an assessment of the Trucking Yard Lane site. On balance of considerations, the department did not find this site to be readily suitable for purposes of a high school, and the MGC Precinct was superior as outlined within sections 9 and 10 of this document.



7. Assessment of Sites Offered through the EOI Campaign

The East and West Bungendore Sites were not considered suitable when reviewed as part of the EOI process.

WEST BUNGENDORE SITE

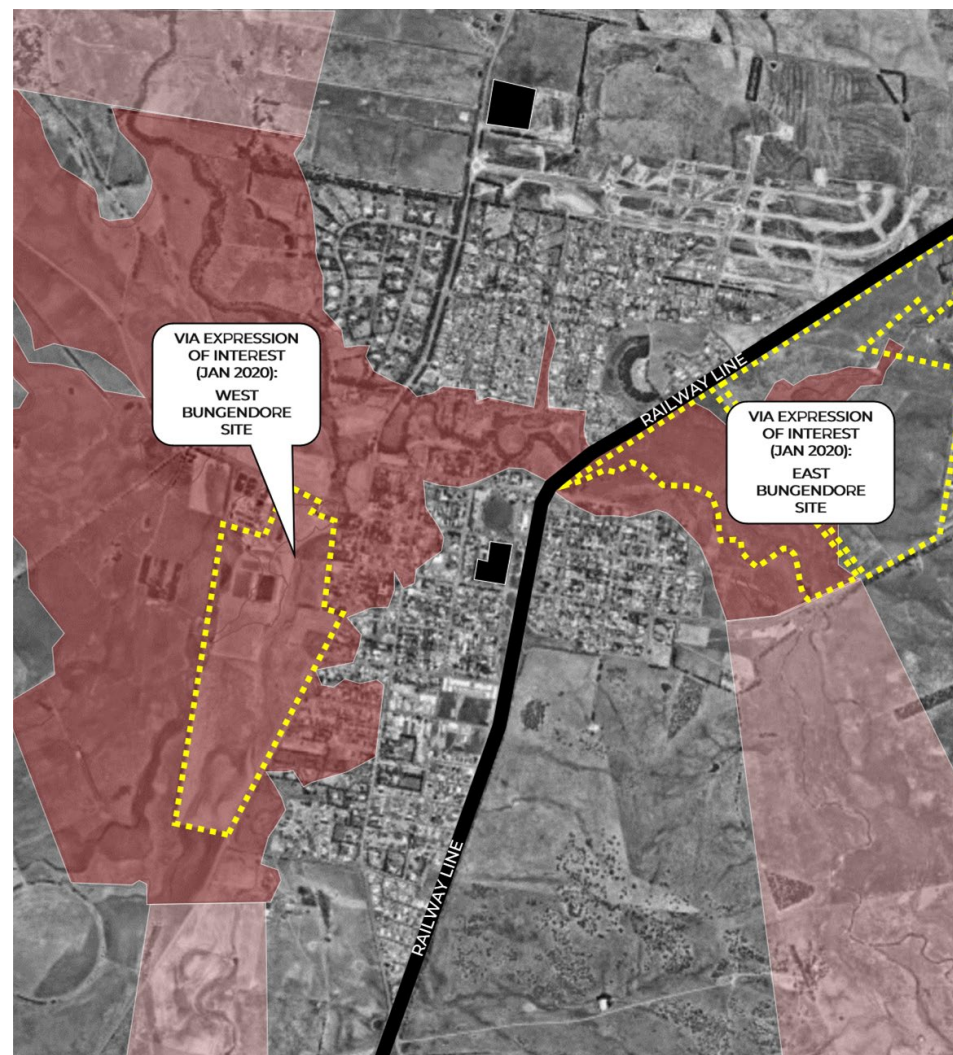
This site was not considered suitable for the purposes of a school due to the following key considerations:

- Mapped for flooding¹.
- Property is not serviced by utilities and would require significant investment².
- Significant project timeline due to statutory planning rezoning uncertainty and timeframe³.

EAST BUNGENDORE SITE

This site was not considered suitable for the purposes of a school due to the following key considerations:

- Western end is mapped for flooding¹.
- Property is not serviced by utilities and would require significant investment².
- Property is not serviced by road infrastructure and would require significant investment.
- Disconnected from Bungendore township due to the rail corridor.
- Significant project timeline due to statutory planning rezoning uncertainty and timeframe³.



¹ Bungendore Structure Plan 2048

² QPRC, ICON Water & Dial Before You Dig

³ QPRC Local Environment Plan

8. Further Assessment of the Site Shortlisted from the EOI Campaign

TARAGO ROAD SITE

The Tarago Road site was reviewed as part of the EOI process and determined to require further investigation for suitability. The subsequent investigation determined that this site was not considered suitable for the purposes of a school due to the following key considerations:

- **Flooding.** Highly flood prone or likely to be for a substantial part of site⁴.
- **Adjoining Land Use.** High likelihood of noise and odour intrusion due to its proximity to the Bungendore Resource Recovery Facility, impacting on the use as a school. An odour buffer zone of 500m would be required for the school that would prohibit development on a substantial portion of the site⁴.
- **Heritage.** Heritage protection requirement requiring large visual curtilage^{4,5} or a “no build zone” around the existing homestead.
- **Water Availability.** Potable water reliant on adequate ground water and extra boreholes⁶.
- **Utilities.** Extensive sewer and electrical network extension that would require significant investment^{6,7}.
- **Access.** Up to 800m of a new road required to be constructed into the site to create access. Site is isolated from existing pedestrian footpaths and cycleways, with the closest link over 1km away.
- **Location.** Distanced from the primary school and lost opportunity for a contemporary pedagogy that focuses on K-12 student-centred learning.

- **Environmental.** Potential threatened species on site including the Striped Legless Lizard and Little Whip Snake, potentially requiring Commonwealth approval⁵.
- **Timing.** Significant project timeline due to statutory planning rezoning uncertainty and timeframe⁸.



⁴ Bungendore Structure Plan 2048

⁵ NSW Office of Environment & Heritage

⁶ QPRC & ICON Water

⁷ Dial Before You Dig

⁸ QPRC Local Environment Plan

TARAGO ROAD SITE

The Tarago Road site met nine out of the 15 essential criteria, and two out of six desirable criteria (refer below), which informed the department that this site was not suitable for the purposes of a new high school.

Criterion	Site Requirement	Comment	Requirement	Met?
Approx. Area	2ha to 4ha	Site complies	Essential	✓
Location	Within 2.5km of the existing primary school	Site complies	Essential	✓
Adjoining Land	Must not adjoin any land which is developed or proposed to be developed for a use which is incompatible with a school	Adjoins the Bungendore Resource Recovery Facility with an odour buffer ⁹	Essential	✗
Access	Must allow for the provision of appropriate access arrangements for a school	Site will require substantial upgrades to comply ¹⁰	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 necessary for a school	Site is not serviced and will require substantial upgrades. ¹¹	Essential	✗
Gradient	Gradient of the site must be no greater than 1 in 10 being relatively flat and of a consistent topography	Site generally complies	Essential	✓
Drainage	Well drained.	Site generally complies	Essential	✓
Flora & Fauna	Not located on land that supports endangered ecological communities, threatened or endangered flora & fauna, or sensitive areas (wetland, bushlands etc)	There are potential threatened species ^{9,12}	Essential	✗
Bushfire	Must be consistent with the requirements of Planning for Bushfire Protection 2006 (or any replacement guidelines)	Site generally complies	Essential	✓
Geotechnical	Must have a contiguous area and geotechnical conditions suitable for school construction	Site complies	Essential	✓
Flooding	Majority of the site will be located above the 1 in 100 year flood level and have flood free access	Site is unmapped for flooding, likely to be at partially flood prone ⁹	Essential	✗
Contamination	Be free of contamination which would make the site unsuitable for use as a school	Site complies, subject to further testing	Essential	✓
Site Audit	Site audit statement must be provided confirming that the site is suitable for a school	Site complies	Essential	✓
Frontage	Must have at least two road frontages	Site does not comply	Essential	✗
Legal Issues	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	Site complies	Essential	✓
Zoning	SP2 or suitable for Education proposes	Site requires a rezoning ¹³	Desirable	✗
Allotment	Single Allotment	Two allotments	Desirable	✗
Adjoining Land	Adjoins land to be used for open space / recreation	Site does not comply ⁹	Desirable	✗
Shape	Substantially regular shape	Site generally complies	Desirable	✓
Cleared Land	Must be cleared of vegetation	Vegetation present	Desirable	✗
European & Aboriginal Heritage	Provide European & Aboriginal Heritage reports	Site complies, subject to further studies	Desirable	✓
Noise and Vibration	Avoid sites that are adjacent to high noise or vibration generating development	May not comply due to the adjoining Bungendore Resource Recovery Facility ⁹	Unspecified	✗

⁹ Bungendore Structure Plan 2048

¹⁰ NearMaps

¹¹ QPRC, ICON Water & Dial Before You Dig

¹² NSW Office of Environment & Heritage

¹³ QPRC Local Environment Plan

9. Assessment of Sites Offered After the EOI Campaign

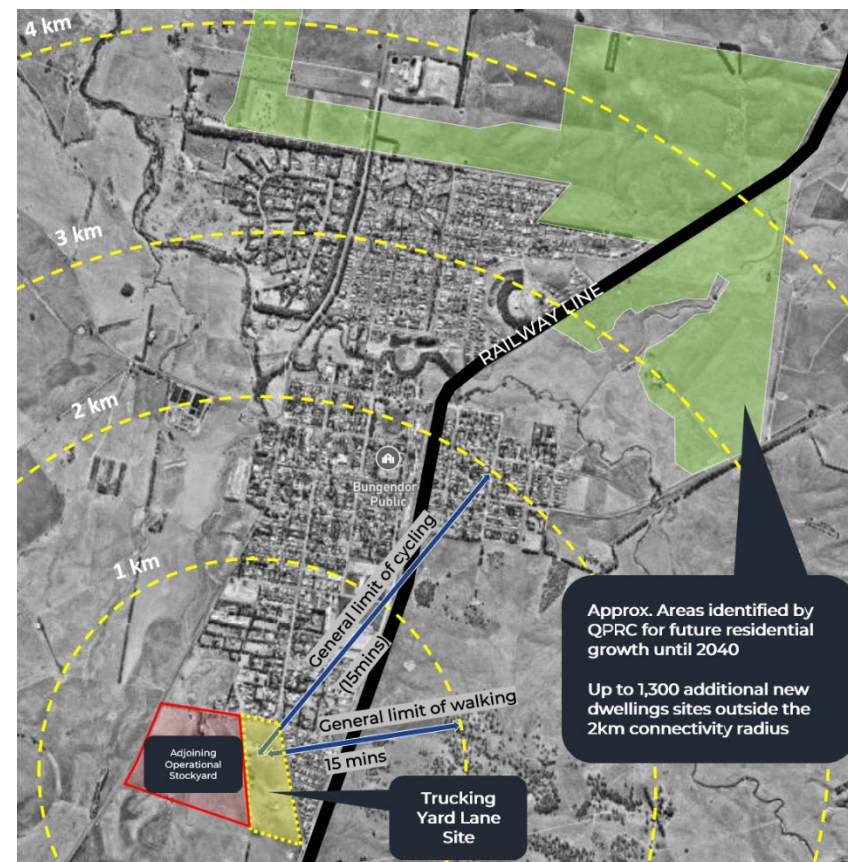
TRUCKING YARD LANE SITE

The Trucking Yard Lane site was offered to the department in March 2022, two years after the closure of the EOI campaign, while the MGS Precinct site was in the process of being acquired.

The department undertook an assessment of the Trucking Yard Lane site and on balance of considerations, did not find this to be readily suitable for purposes of a high school. Some of the key factors that contributed towards this decision include:

- **Location.** The alternative site provides poor connectivity to the current and future population centres of Bungendore¹⁴. The site is located on the southern fringe of Bungendore, disconnected from the future residential growth, which is concentrated to the north of Bungendore (refer image).
- **Planning.** The site is zoned rural and identified as “Protect Primary Production” and would require a rezoning. Future use of this land is identified as ongoing primary production by QPRC and poses a risk that a rezoning may not be achieved¹⁴.
- **Flooding & Drainage.** Studies indicate that the site is unmapped and may be affected by overland flow, having regard for connecting dams, connecting water courses and drainage ditches (swales) around the site¹⁴.
- **Traffic & Access.** Substantial civil works will be required to be undertaken to accommodate kiss and drop and bus bays, including road widening and car parking. The site is disconnected from both street frontages due to a continuous open drainage ditch.

- **Adjoining Land Use.** Adjoining property to the west is an operational stockyard at an industrial scale. Management of odour, dust and flies may occur as a result of anaerobic breakdown of organic matter, primarily in manure but also in waste feed.



¹⁴ Bungendore Structure Plan 2048

TRUCKING YARD LANE SITE

The Trucking Yard Lane site met nine out of the 15 essential criteria, and three out of six desirable criteria (refer below).

Criterion	Site Requirement	Comment	Requirement	Met?
Approx. Area	2ha to 4ha	Site complies	Essential	✓
Location	Within 2.5km of the existing primary school	Site complies	Essential	✓
Adjoining Land	Must not adjoin any land which is developed or proposed to be developed for a use which is incompatible with a school	Adjoins an operational stockyard at an industrial scale	Essential	✗
Access	Must allow for the provision of appropriate access arrangements for a school	Site provides poor connectivity to the current and future population centres of Bungendore	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 necessary for a school	Site utilities are present, however substantial upgrades to traffic infrastructure is required ¹⁵	Essential	✗
Gradient	Gradient of the site must be no greater than 1 in 10 being relatively flat and of a consistent topography	Site complies	Essential	✓
Drainage	Well drained.	Overland flow and drainage concerns ¹⁵	Essential	✗
Flora & Fauna	Not located on land that supports endangered ecological communities, threatened or endangered flora & fauna, or sensitive areas (wetland, bushlands etc)	Small part of the site mapped for high environmental value vegetation, but workable ^{16,17} .	Essential	✓
Bushfire	Must be consistent with the requirements of Planning for Bushfire Protection 2006 (or any replacement guidelines)	Site generally complies	Essential	✓
Geotechnical	Must have a contiguous area and geotechnical conditions suitable for school construction	Site complies	Essential	✓
Flooding	Majority of the site will be located above the 1 in 100 year flood level and have flood free access	Site complies	Essential	✓
Contamination	Be free of contamination which would make the site unsuitable for use as a school	Contamination concerns with its historical use as a stockyard.	Essential	TBC
Site Audit	Site audit statement must be provided confirming that the suite is suitable for a school	Site complies	Essential	✓
Frontage	Must have at least two road frontages	Technically complies, however the road is separated from the site with a continuous swale drain.	Essential	✓
Legal Issues	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	Overhead transmission lines will be required to be relocated ¹⁵	Essential	✗
Zoning	SP2 or suitable for Education proposes	Site requires a rezoning. It is also identified as "Protect Primary Production" ¹⁷	Desirable	✗
Allotment	Single Allotment	Two allotments	Desirable	✗
Adjoining Land	Adjoins land to be used for open space / recreation	Site does not comply	Desirable	✗
Shape	Substantially regular shape	Site generally complies	Desirable	✓
Cleared Land	Must be cleared of vegetation	Site complies	Desirable	✓
European & Aboriginal Heritage	Provide European & Aboriginal Heritage reports	Site complies, subject to further studies	Desirable	✓
Noise and Vibration	Avoid sites that are adjacent to high noise or vibration generating development	Adjoins an operational stockyard at an industrial scale	Unspecified	✗

¹⁵ QPRC, ICON Water & Dial Before You Dig


¹⁶ NSW Office of Environment & Heritage


¹⁷ Bungendore Structure Plan 2048


10. Majara / Gibraltar Streets Precinct


After thoroughly considering and exploring all available site options identified previously, discussions with QPRC led to the identification of the MGS Precinct as a potential location. Further investigations were carried out, and in August 2020, the department arrived at the conclusion that the MGS Precinct was a highly viable and suitable site for the permanent location of Bungendore High School.


Why the MGS Precinct?


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Meets 14 of the 15 essential site selection criteria.
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Excellent connectivity to the student population of Bungendore, and supports a precinct wide Green travel strategy that connects with the network of existing pathways.
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Well suited to be central in servicing the current and future residential subdivisions as per the Bungendore Structure Plan.
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Potential to joint use of over \$6m of high school assets in the heart of Bungendore by the community for the new hall, multipurpose courts and cricket nets.
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Superior outcomes with co-location of the Primary and High School, fostering K-12 initiatives and sharing of facilities for contemporary teaching and learning.
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Well sized to accommodate current future student enrolments, while still providing capacity to cater for future expansion well into the future.
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Allows the full retention of the Mick Sherd Oval and injects over \$70+ million capital investment directly into the heart of Bungendore.



10. Majara / Gibraltar Streets Precinct (Cont)

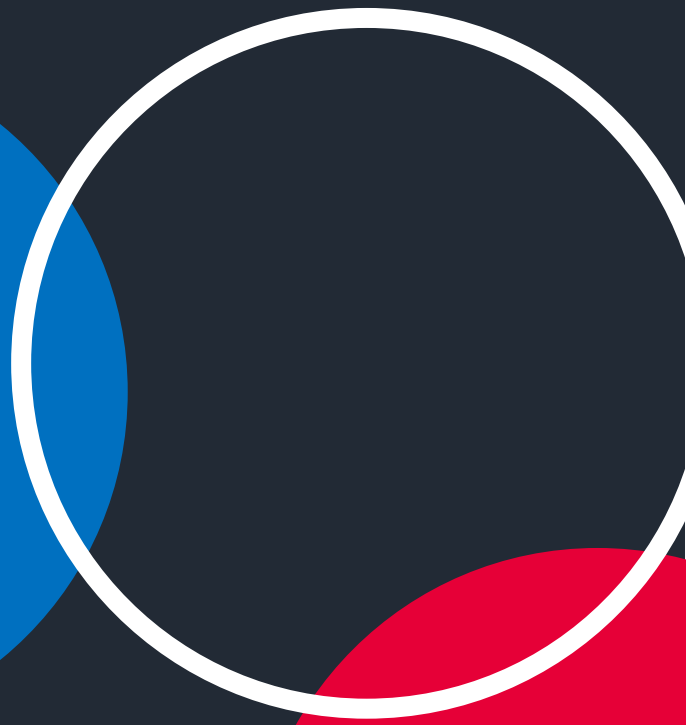
The MGS Precinct met 14 out of the 15 essential criteria, and three out of six desirable criteria (refer below), which informed the department of the suitability of this site for the new high school.

Criterion	Site Requirement	Comment	Requirement	Met?
Approx. Area	2ha to 4ha	Site is 2.5ha in size	Essential	✓
Location	Within 2.5km of the existing primary school	Immediately adjacent	Essential	✓
Adjoining Land	Must not adjoin any land which is developed or proposed to be developed for a use which is incompatible with a school	Site complies ^{18,19}	Essential	✓
Access	Must allow for the provision of appropriate access arrangements for a school	Site complies	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 necessary for a school	Services available ²⁰	Essential	✓
Gradient	Gradient of the site must be no greater than 1 in 10 being relatively flat and of a consistent topography	Site complies	Essential	✓
Drainage	Well drained.	Site complies	Essential	✓
Flora & Fauna	Not located on land that supports endangered ecological communities, threatened or endangered flora & fauna, or sensitive areas (wetland, bushlands etc)	Site complies	Essential	✓
Bushfire	Must be consistent with the requirements of Planning for Bushfire Protection 2006 (or any replacement guidelines)	Site complies	Essential	✓
Geotechnical	Must have a contiguous area and geotechnical conditions suitable for school construction	Site complies	Essential	✓
Flooding	Majority of the site will be located above the 1 in 100 year flood level and have flood free access	Site complies ⁸	Essential	✓
Contamination	Be free of contamination which would make the site unsuitable for use as a school	Detailed contamination studies found the site is suitable for the purposes of a school	Essential	✓
Site Audit	Site audit statement must be provided confirming that the site is suitable for a school	Site complies	Essential	✓
Frontage	Must have at least two road frontages	Site complies	Essential	✓
Legal Issues	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	Easements present, but minor in nature	Essential	✗
Zoning	SP2 or suitable for Education proposes	Does not require rezoning ^{18,19}	Desirable	✓
Allotment	Single Allotment	Across two allotments	Desirable	✗
Adjoining Land	Adjoins land to be used for open space / recreation	Immediately adjacent to Mick Sherd Oval	Desirable	✓
Shape	Substantially regular shape	Site not a regular shape	Desirable	✗
Cleared Land	Must be cleared of vegetation	Vegetation present	Desirable	✗
European & Aboriginal Heritage	Provide European & Aboriginal Heritage reports	Site complies	Desirable	✓
Noise and Vibration	Avoid sites that are adjacent to high noise or vibration generating development	Adjoins a rail line	Unspecified	✗

¹⁸ Bungendore Structure Plan 2048

¹⁹ QPRC Local Environment Plan

²⁰ QPRC, ICON Water & Dial Before You Dig



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