

New high school in Bungendore

Frequently asked questions

November 2020

Site location

What site has been selected?

- The new high school will be located in the Majara/Gibraltar Streets precinct.

How was this site selected?

- A 12 month site due diligence process was undertaken.
- Over 1000 hectares of land was assessed.
- Each site was assessed based on its suitability to support the needs of the project. This included availability of services such as sewerage, electricity, and roads, the accessibility of the site and environmental constraints such as bushfire, ecological impacts, and flooding.
- A public expression of interest (EOI) was initiated as a site was not initially found that met the needs of the project.
- The sites identified through the EOI process were also investigated thoroughly and unfortunately, also found to not be suitable for this project.
- Following the due diligence process, the Majara/Gibraltar Streets precinct was identified as the most suitable location.
- The preferred site has many advantages as it is:
 - well situated being in the centre of town with excellent access to the core population of Bungendore
 - has multiple street frontages for easy access
 - allows for the potential for shared facilities with the rest of the community
 - is next to the local primary school which allows for the creation of a co-located educational campus.

When was the EOI published and where?

- An EOI looking for potential sites for the proposed high school was announced early November 2019.
- The EOI was advertised in four ways:
 - Property NSW (PNSW) eTender page
 - PNSW website
 - Bungendore Weekly
 - Canberra Chronicle (incorporates the area that used to be covered by the Queanbeyan Age).
- Three submissions were received for proposed locations.

What alternate sites were investigated?

- The department spent over 12 months considering more than 1,000 hectares of land in and around Bungendore.
- When no suitable sites were identified, a public expression of interest was called to identify site locations for the new high school, and three submissions were received.
- The department assessed these submissions based on merits and suitability to support the needs of the project, including availability of services such as sewerage, electricity and roads, the sites accessibility and environmental constraints such as bushfire, ecological impacts, and flooding.
- Following review, these sites were ultimately found not suitable for the project and the Majara/Gibraltar Streets precinct was identified as the best location.

Why was the new high school not built on the existing primary school site?

- The primary school site is not large enough to have both the high school and primary school and still maintain sufficient play space for both schools.

Are there any restrictions on proximity to railways for schools?

- There are no restrictions on the proximity of building a high school near a railway line.

NSW Department of Education – School Infrastructure NSW

Why is the new high school not being built next to the Bungendore Sports Hub?

- The proposed location for the Bungendore Sports Hub is currently on flood prone land.
- NSW Government requires that the construction of new NSW Government schools is not on flood prone land.
- Locating the high school next to the primary school provides numerous educational benefits for both schools.

Why can't you build a high school on mitigated flood areas?

- NSW Government requires that the construction of new NSW Government schools is not on flood prone land.

What consultation did you undertake before choosing this location?

- The department held a public EOI process for land and worked with QPRC to identify suitable sites for the new school.
- Each site was assessed on its merits, based on suitability to support the requirements of this project, including availability of infrastructure services, accessibility and environmental constraints such as bushfire, ecological impacts and flooding.
- Consultation also occurred with QPRC and 18 stakeholder groups, who utilise Mick Sherd Oval.

Will this site be adequate for future school growth?

- The planning work currently undertaken includes the development of a master plan that considers expansion for future growth to accommodate projected enrolments through to 2036.
- Possible future expansion, if required, has been accommodated for in the current Majara/Gibraltar Streets precinct. This would be subject to a separate review and approval process.
- Any future expansion proposed will not compromise Mick Sherd Oval.

Does this new high school cater for the current growth plan of Bungendore and the surrounding areas?

- Yes, the size of the new high school has considered the planned growth of Bungendore and the additional enrolments anticipated due to the new arrangements from ACT Government, for NSW students attending Canberra public schools.

Where will you expand to if the school needs to grow?

- As outlined in the master plan, the area north of the QPRC building has been reserved for a possible future expansion of the school.
- This is shown as a red area and is denoted as N09 on page 8.

Do the new arrangements put in place by ACT Government for NSW Student enrolments at Canberra schools affect this project?

- Under the NSW Education Act 1990, the NSW Government is responsible for providing schooling for NSW resident students.
- Please see the link below for more information on the recent arrangements put in place for ACT Government Education, effective from 2019 <https://www.education.act.gov.au/public-school-life/enrolling-in-a-public-school/nsw-resident-enrolments>.

Will the school be higher than two storeys?

- No, the new high school buildings will not exceed two storeys.

Is there sufficient water supply for the school in this location?

- QPRC has advised the Department of Education that there is sufficient water supply for the purposes of the new high school.
- The new high school will utilise storm water run-off from the building's roofs for re-use within the site such as for landscape irrigation.

How will access to Mick Sherd Oval be affected?

- Consultation has occurred with QPRC and several stakeholders of Mick Sherd Oval.
- The Department of Education will continue to work with QPRC and other stakeholders, including local sports clubs, to clarify who will manage the existing community facilities on Mick Sherd Oval.
- The existing pool will be relocated to the new Bungendore Sports Hub by QPRC.
- The oval is proposed to remain unfenced and will be available for public use outside of school hours.

What enhancements are being done to Mick Sherd Oval?

- As part of the new high school development, Mick Sherd Oval and associated flood lights will be straightened as indicated on the 3D plan on page 8.
- Improvements will also be made to the open space at the Primary School, creating an additional sports field available to the community after school hours.
- After engaging with the Bungendore War Memorial Committee, the project also proposes to install speakers and a PA system that can be used for ceremonies and events at the War Memorial.

Why are we losing the pool and how long for?

- The existing pool will be demolished to make way for the new high school hall.
- We will consider carefully the needs of the community and stage the project so as to remove the existing pool with the least amount of inconvenience.
- A new eight-lane 25m outdoor heated pool will be built by QPRC within the new Bungendore Sports Hub by the 2022-23 summer.
- As part of the proposal, the Department of Education will contribute capital funds to QPRC specifically towards the development of the new pool.

Why is the pool being moved?

- The existing pool is reaching the end of its useful life and requires refurbishment to fulfil community needs.
- The new Bungendore Sports Hub will have six grass sports fields, six hard courts, floodlights, irrigation, amenities and sporting club facilities, car parking, shared path ways, and an aquatic centre. Relocating the pool to the new complex will co-locate the new sporting assets within a centralised hub.
- The new pool will be outdoors, heated, 25m long and have eight lanes.

Will Mick Sherd Oval be fenced?

- There will be a low fence to separate the school grounds from Mick Sherd Oval. Mick Sherd Oval will not be fenced and will be available to the community for use outside of school hours.

How will access to the War Memorial, especially for commemorative events be affected?

- The War Memorial will not be affected by the proposal to locate a new high school in the Majara/Gibraltar Streets precinct.
- The War Memorial will still be openly accessible at all times.

Where is The Balladeers Place (Poets Corner) being moved to?

- The Balladeers Place Memorial and rotunda is proposed to be relocated to Frogs Hollow Reserve, Tarago Road.

Will other community facilities be kept when the new school is built?

- The supported master plan of the new high school includes keeping the existing War Memorial Monument and preservation of the existing tennis courts and public amenity buildings.
- The pool will be demolished and reconstructed by QPRC within the new Bungendore Sports Hub.
- As part of the proposal, the Department of Education will contribute capital funds to QPRC specifically towards the development of the new pool.

Will this location and additional traffic adversely affect the preschool?

- A transport strategy assessment has been carried out and there are no adverse impacts on the preschool.

Is there any potential for the preschool to use facilities if required at the new high school?

- There maybe opportunity for joint use of the facilities with the preschool. This will be explored further as the project progresses.

What rezoning is required for this location?

- The Majara/Gibraltar Streets precinct is a mixture of titles under differing ownership structures.
- The site includes land owned by QPRC and land owned by Crown Land, which is currently dedicated to QPRC.
- A rezoning is required for some of these areas to permit the construction of the high school.

Project overview

What will this project provide?

- This project will provide the following:
 - a new high school with modern facilities to accommodate approximately 400 students
 - new learning spaces for the growing student communities at Bungendore
 - new facilities available for shared and community use
 - upgrading facilities at Bungendore Public School
 - constructing a new playing field at the primary school, and amenities block and flood lighting
 - new classrooms to replace the existing demountable classrooms within the primary school
 - new community library and carpark
 - new council shop front and community hall.

What is the proposed enrolment and catchment area?

- The school catchment for the new high school in Bungendore will be confirmed closer to the school opening. This is because we need to base it on the most up to date demographic data. Information about the number of school-age children living in the local area and attending public primary and secondary schools is crucial in determining the catchment for the new school.

Is the design of the new high school finalised?

- No, the project is at the Master Planning stage.
- As the project progresses the design will continue to be developed into concept, schematic and then detailed designs.

When will the new high school in Bungendore be open?

- It is planned that the new high school and upgrades to the public school will be open for students on Day 1 Term 1 2023 subject to planning approvals of the proposal to locate the high school in the Majara/ Gibraltar Streets precinct.

Will this project bring local employment opportunities?

- The project will result in around 300 new local and non-local jobs created through the construction of the facility, and about 40 new local permanent teaching and administration positions.
- The Department of Education is committed to providing trade work to local providers, especially those within fire affected regions of NSW.

What is the status of the Abbeyfield aged care facility?

- Discussions with Abbeyfield, QPRC and the Department of Education have identified a suitable site for Abbeyfield Aged Care facility on Tarrello terrace adjacent to the scouts building.
- The Department of Education will pay a capital contribution to Abbeyfield Aged Care facility for all expenses required to redesign the facility on the new site.

What subjects are being offered at the new high school?

- The specific curriculum on offer when the new high school opens will be decided and communicated as the project progresses.

What are the next steps in the project?

- The Department of Education will commence preparation for the SEARs and SSDA for lodgement.
- The Master Plan design of the school will be further developed into concept, schematic and detailed designs.

When will the community be able to comment on the Development Application?

- When the State Significant Development (SSD) application is lodged with the Department of Planning, Industry and Environment (DPIE) the community can make formal submissions. It is anticipated this will be lodged mid-2021.
- We will advise the community when the SSD will be on public exhibition.

Heritage, culture and community

How does the use of prefabricated buildings meet the heritage standard of the area?

- Design for Manufacture and Assembly (DfMA) is a delivery construction method, which will not affect the design of the buildings or their ability to complement the standard of the area.

Is the development located on a cultural burial site?

- After concerns raised by the community regarding the stories of a grave being located within the Majara/Gibraltar Streets precinct, the Department of Education engaged a consultant to carry out Ground Penetrating Radar (GPR) to confirm if a cultural burial site is located within the new high school's building foot print.
- The outcomes to date of this investigation has not substantiated the claims of a grave in this location.

What is happening to the grave on the site?

- The Department of Education has obtained a report from 2012 and further investigation has been carried out.
- Recent additional ground penetrating radar assessment of the site was undertaken to investigate sub-surface soil conditions but this has not substantiated the claims of a grave in this location.
- The due diligence work undertaken to date by our Aboriginal and Heritage consultant has also confirmed that this area is not a recorded site on the Aboriginal Heritage Information Management System Register and there is no requirement to undertake an archaeological dig.
- If during the construction phase of the project grave remains were found, the managing contractor will notify the Department and action will be taken accordingly.

How will access to Mick Sherd Oval for community events such as the town Christmas Party be affected?

- Access to Mick Sherd Oval, outside of school hours for community and sporting events and general public use will be unaffected.

Will there still be access to this centrally located, community used green space?

- The Department of Education has developed a configuration for the high school that ensures the green space within Mick Sherd Oval remains open, is retained and preserved.
- Schools are commonly built within residential areas and ideally located within the centre of towns to facilitate greater access to the community.
- This green space will be available to the public outside of school hours, and available for community events such as the town Christmas Party.

What economic and social benefits will this project bring to the Bungendore area?

- The project will result in around 300 new local and non-local jobs created through the construction of the facility, and about 40 new local permanent teaching and administration positions.
- The Department of Education is committed to providing trade work to local providers, especially those within fire affected regions of NSW.
- The project will inject new vibrancy into the Bungendore town centre through the creation of a shared plaza which will be used by both the community and the school.
- Children and parents will enjoy shorter commutes to school instead of traveling to Queanbeyan or to the ACT.

What is happening to trees on the site, including historically significant trees?

- There are no trees registered as significant on the project site. The Department of Education will continue to investigate as part of the due diligence process.

What is happening to the existing community library and the Bungendore Community Centre?

- The existing community library and Bungendore Community Centre are being relocated into a new building on Turallo Terrace.
- The new Bungendore Community Centre will replace the existing 40 year old facilities.

Traffic management

What is being done to address potential traffic congestion and parking at the new school with the increase of students?

- The Department of Education will develop, in conjunction with QPRC, and Transport for NSW, a traffic management strategy that identifies how movement to, from and around the new school will work.
- This will include pedestrian footpaths, bus bays, parking and kiss and drops to both the primary and high schools.
- The strategy includes the diversion of Majara Street (between Turallo Terrace and Gibraltar Street) to behind the council building which will create a pedestrian and civic plaza.

What are the plans for safe crossing of the Kings Highway for students to access both the primary and the high schools?

- The Department of Education will develop, in conjunction with QPRC, and Transport for NSW, a traffic management strategy that identifies how movement to, from and around the new school will work.
- Feedback from the community regarding the safe crossing of the highway will be considered in this strategy.

What traffic calming measures will be implemented on the roads around the school such as Turallo Terrace and Butmaroo Road?

- A more detailed traffic study will be carried out which will include traffic counts in and around the Majara/Gibraltar Streets precinct.
- A recommendation report will be prepared which will suggest what traffic improvements are required.

Are new footpaths being built in the streets surrounding the new high school?

- As part of the Majara/Gibraltar Streets precinct the footpath along Majara St adjacent to the primary school will be widened and landscaped to create a green corridor connection between the new oval at the primary school and the rest of the precinct.

Where will the school drop off points be located?

- The kiss and drop for the high school is proposed to be located on the southern side of Turallo Terrace.

Where will the access for both schools be located?

- The high school will have a new administration building located on Gibraltar Street, across the road from the primary school.
- This building will be shared with both the primary and high school.

How will the traffic change with this new site?

- The transport assessment has found that there will not be any negative impacts to traffic caused by the school being built at this site.

Will these changes adversely affect the Bungendore preschool?

- The proposed site for the new school will not adversely affect the Bungendore preschool.

Why are you closing Majara Street? Where will the increased traffic be directed?

- Majara Street is not being closed, it is being diverted.
- A new road will be built on the eastern side of the new high school, behind the old QPRC building.
- The new road will be a diversion for school related traffic, hence reducing any traffic pressure in and around the precinct.
- The transport assessment has found the Bungendore road network is in a grid pattern, hence the diversion of Majara Street will not adversely affect traffic as there are various route options to travel.
- Diverting the traffic around the back of the existing council building will maintain good traffic flow around the area.

How will primary students access their library safely?

- After community feedback, the master plan has been redesigned to allow the primary school library to remain on the primary school site.
- A pedestrian crossing will join both the primary and high school sites.
- Gibraltar Street will not be blocked off to vehicular access.

School facilities

What is being built at the high school location?

- A new public high school with modern facilities and new learning spaces for the growing student communities at Bungendore.
- The design will include core facilities, such as a hall, administration, canteen and library that will be sized to accommodate the forecast student population into the future.
- The master plan has been developed to include a location for the future expansion of the classrooms as the student population grows.

What upgrades are happening to the primary school?

- As part of the plan for a new high school at Bungendore, the Department of Education is also upgrading facilities at Bungendore Public School.
- This includes new permanent classrooms and the construction of a new playing field within the existing primary school site.
- This new playing field at the Bungendore Public School site will include a full Oztag sized improved turf surface, a new amenities block and flood lighting.
- This new asset will be shared with the community, and will be available to the broader community outside of school hours.
- The additional playing field will supplement Mick Sherd Oval, and the new multi-million dollar Bungendore Sports Hub delivered by QPRC.

What sustainability features are included in the project's design?

- The Department of Education is committed to ensuring sustainable design is implemented throughout all phases of any project.
- Some of the sustainability features of this project include use of solar panels, water recycling, and use of recycled sustainable materials.

Is there a hall at both schools?

- Yes, there will be a hall at both the primary and the high school.

Is the new high school hall able to be booked for community and theatrical events?

- The Department of Education has a dedicated partnerships and joint use team who are responsible for working closely with local councils and community groups for joint use opportunities of school facilities.
- It is proposed that the new high school hall can be used for community and theatrical events, potentially including a canteen that could be used for catering purposes.
- This will be investigated further with QPRC as the project progresses.

Why does this new school have an agricultural plot?

- A new agricultural support building and agricultural plot will be provided as part of the new high school off Turallo Terrace, adjacent to the existing Scout Hall.
- These facilities will support an agricultural curriculum for those students interested.
- These facilities do not mean the school will have an agricultural focus.
- The Department of Education recognises the strong agricultural focus of nearby schools.

What is the catchment area for this new school?

- The school catchment boundaries are set later in the process as it will be based on current enrolment numbers among other considerations.

Will the high school open for only years seven and eight in 2023?

- As the project progresses the Department of Education's school operations will determine what years the school will be open to from day one.
- The build will be complete for Day 1 Term 1 2023 to accommodate the full enrolment at the time.

What curriculum will be taught at the high school?

- As the project progresses the Department of Education's school operations team will determine what curriculum will be taught at the high school.

What's different about the way this new school will be delivered?

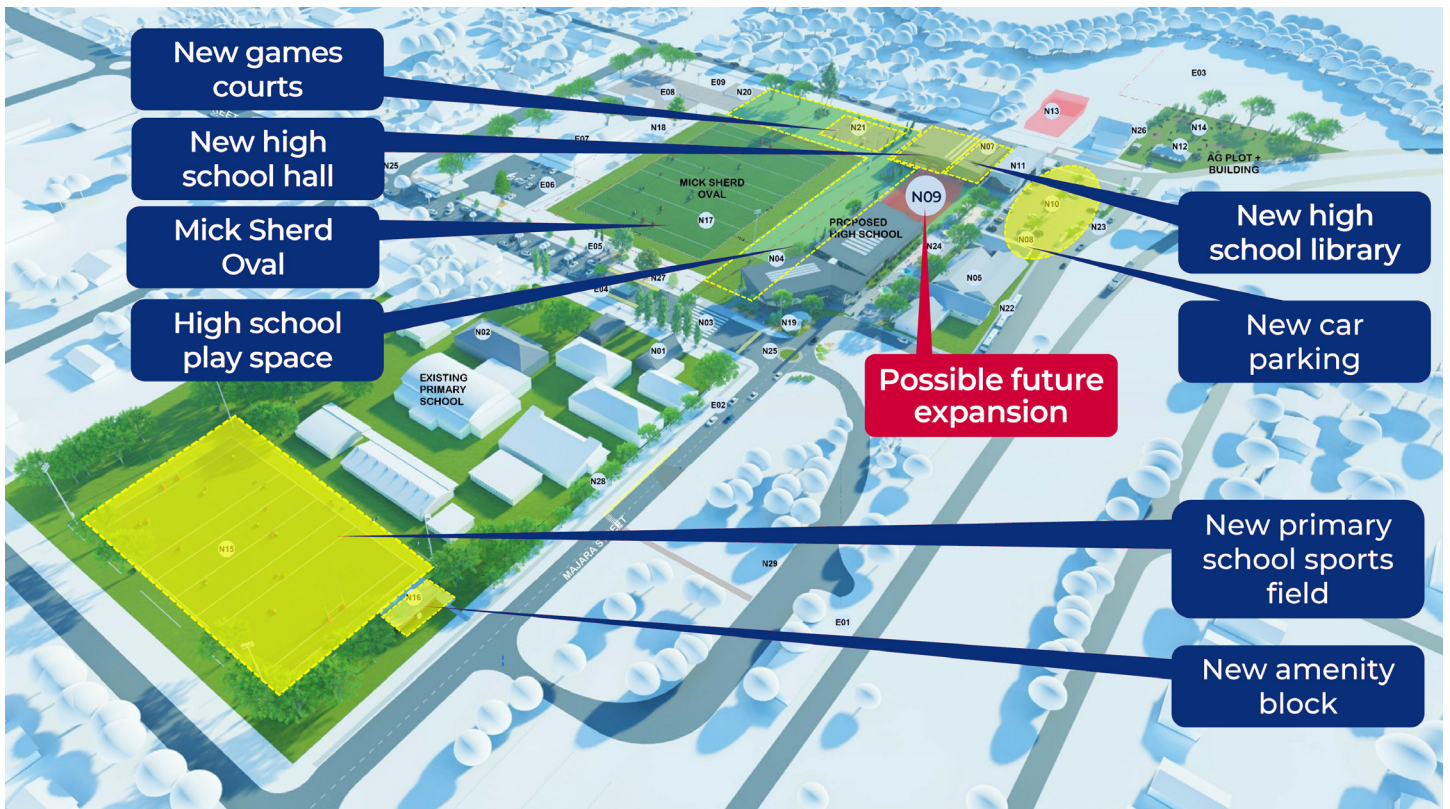
- The school will be delivered using the Design for Manufacture and Assembly (DfMA) method.
- For more information regarding DfMA please go to <https://www.schoolinfrastructure.nsw.gov.au/programs/dfma.html>.
- DfMA is a style of construction that offers the combination of off-site manufacture, on-site assembly and a customised building design while providing more certainty about quality, cost and delivery.
- DfMA allows the NSW Government to maximise land supply and minimise impact to schools and local communities as new permanent buildings and upgrades are delivered in shorter timeframes.

Local sports hub

What is happening with the Bungendore Sports Hub and swimming pool?

- QPRC has secured funding for the development of the Bungendore Sports Hub and has lodged a development application.
- QPRC took ownership of the new site during September 2020.

- The first stage will involve construction of two flood-lit sports fields, installation of irrigation infrastructure, two flood-lit hard courts, car parking and amenities including change rooms, toilets and canteen facilities.
- Council are aiming to have the two main sporting fields operational for the Winter 2022 season. The hard courts should be available for the 2021 season.
- The construction of a new pool will now be brought forward, with Council aiming to have it operational for the 2022-23 summer.
- As part of the proposal, the Department of Education will contribute capital funds to QPRC specifically towards the development of the new pool.
- The full complex will have six grass sports fields, six hard courts, floodlights, irrigation, amenities and sporting club facilities, car parking, shared path ways, and an aquatic centre. The new pool will feature an outdoor, eight-lane, 25m pool.
- For more information go to: <https://www.qprc.nsw.gov.au/Major-Works-Projects/Bungendore-Sports-Hub?BestBetMatch=sports%20hub|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-AU>



Possible future expansion of the school