

# New high school in Bungendore

## Key Project Information

September 2021

### Connecting education in Bungendore

#### What the project will deliver

The new high school will have modern facilities to accommodate more than 450 students and will include:

- 24 flexible learning spaces including 3 support learning spaces
- Library
- Multi-purpose hall
- School canteen
- Playing courts
- Agricultural Plot
- Kiss and drop zones

Learning spaces will be built to enable teaching of English, Mathematics, Science, Technologies, Human Society and its Environment (HSIE), Personal Development, Health and Physical Education (PDHPE), Creative Arts, Languages, Vocational Education and Training (VET), and Agriculture.

As part of the high school project there will also be new community facilities, additional local car parking and upgraded storage facilities for the scout hall.

It is planned that the new high school will be open in early 2023, subject to planning approvals. Upgrades to Bungendore Public School are expected to start in late 2021.

#### Upgrades to Bungendore Public School

The Department of Education is also upgrading Bungendore Public School:

- Creating additional teaching spaces within the primary school
- Upgrading the existing playing field, a new amenities block and new field lighting.

#### Benefits of co-locating the secondary and primary schools

There are many benefits to having the two schools located in close proximity:

- Students K-12 will have access to a broad range of learning spaces which can be accessed by all students and staff to enhance curriculum opportunities.
- Opportunities to maximise educational teaching expertise across the two schools with the ability to share the unique learning spaces and educational resources on both campuses.
- Significant benefit for students as they transition from Year 6 to Year 7 – minimising the disruption to their learning.
- Students at all levels have frequent opportunities to engage with teachers they previously had or with teachers they will have later during their K-12 educational journey. This informal contact will enhance positive teacher / student relationships throughout a student's enrolment at the schools.
- Common shared areas which can be used by both schools and the community.
- Parents will have opportunities to drop off siblings at both schools at the same location, with potential benefits for fewer buses and car trips.
- Opportunities for students to participate in classes outside of the mainstream class setting, and may include additional opportunities for extension and acceleration for some students between the school campuses in certain subject areas.
- Students in supported learning environments will have opportunities to transition between the campuses in an ongoing way reducing the anxiety often experienced by students transitioning to high school.

# NSW Department of Education – School Infrastructure

Schools working in close proximity will enable lessons to be taught in specialist facilities, providing students direct access to a broad range of resources not accessible in a primary setting. For example, this could include:

- K-6 teachers taking their classes to the high school campus for lessons in Science Laboratories.
- 7-12 students accessing the stage in the Primary Hall for drama performances.
- K-6 teachers can take classes to the high school campus using the technology across the 7-12 campus including access to robotics, and STEM based learning tools.
- K-6 students would have access to the Agriculture facilities and ability to work with their teachers in partnership with the high school's specialist Agricultural Science staff.
- Peer support initiatives and programs could be supported across the schools.
- Schools working together to ensure alignment of curriculum for students K-12, for example in learning additional languages with specialist language teachers.

Some specialist support staff including School Counsellors, School Learning and Support Officers, Administration and General Assistants will be able to work across campuses providing students with a continuity of learning and support and ensure all students have access to quality teaching and learning and student wellbeing programs and initiatives in a connected and innovative learning community.

## Local students and families

### The proposed enrolment and catchment area for the new high school in Bungendore

The Department of Education will confirm the school catchment area closer to the school opening using the most current demographic data.

As the project progresses, the Department will also confirm the grades the school will be open to when it is operational.

## Curriculum

The new high school in Bungendore will be a years 7 to 12 comprehensive high school.

All NSW high schools provide students from Years 7 to 12 with a quality education in a broad range of subjects.

Subjects offered by secondary schools follow the requirements set by the NSW Education Standards Authority (NESA) to enable students to receive their Record of School Achievement or Higher School Certificate.

In addition, some schools also offer vocational education and training (VET) programs. For more information, visit [educationstandards.nsw.edu.au/wps/portal/nesa/parents/parent-guide](https://educationstandards.nsw.edu.au/wps/portal/nesa/parents/parent-guide)

## Appointing a principal

The appointment of the high school principal will be made in line with the Staffing Procedure for the Teaching Service in NSW Public Schools. The staffing procedure applies to all appointments made to teaching service positions in schools.

Once the State Significant Development approval is received, a delivery timeline can be further developed and conveyed to the community.

## The new school's agricultural features

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.



*Looking across the proposed agricultural plot.  
Indicative only and subject to change.*

## Determining the location of the new high school

### Site selection

A 12-month site due diligence process was undertaken and 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 undertaken as a site was not initially found that met the needs of the project.

Three submissions were received for proposed locations through the EOI process. These were 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.

Consultation also occurred with QPRC and 18 stakeholder groups that use Mick Sherd Oval.

The Majara/Gibraltar Streets precinct has many advantages:

- It is well situated being in the centre of town with excellent access to the core population of Bungendore
- It has multiple street frontages for easy access
- It allows for the potential for shared facilities with the rest of the community
- It is next to the local primary school, which allows for the creation of a co-located educational campus.

### Use of Bungendore Park

Bungendore Park is a community asset and will continue to be available for community use. Bungendore Park is being subdivided and a small portion is being amalgamated with other portions of land to create the site for the new high school.

A joint use arrangement will facilitate continued community use of Mick Sherd Oval outside of school use. There are no changes to Mick Sherd Oval amenities (and the adjoining carpark), tennis club and playground.

There will be a timber railing to delineate the area that will be the subject of the joint use arrangement.

### The location of the existing pool

The site of the existing Bungendore swimming pool will be incorporated into the high school and a new pool for the community is proposed to be built by QPRC within the new Bungendore Sports Hub.

This new Bungendore Sports Hub is proposed to 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 aquatic centre will feature a heated, eight-lane, 25m unenclosed, covered pool.

As part of the proposal, the Department of Education will contribute capital funds to QPRC towards the development of the new pool.

### Access to the War Memorial, including for commemorative events

The War Memorial will not be affected by the proposal to locate a new high school in the Majara/Gibraltar Streets precinct site.

### The Balladeers Place (Poets Corner)

As part of the project, the Balladeers Place Memorial and rotunda is proposed to be relocated to Frogs Hollow Reserve, Tarago Road.

### The current off-leash dog exercise area

The new high school's Agricultural Plot will take up approximately 20 per cent of the current lot. This means 4,500m<sup>2</sup> will be used by the school. The remaining 16,470m<sup>2</sup> will be retained for community use.

### How both schools will be connected?

A pedestrian crossing will connect the primary and high school sites.

The high school will have new administration facilities to be shared by both the primary and high schools.

## How the new high school will look, work and educate

### How the new high school has been designed

The high school has been designed with open spaces between buildings to create strong connections with the existing Mick Sherd Oval and to be open and low-density in appearance, and in keeping with the character of Bungendore.

The buildings have been sited to correspond with Bungendore's town grid, to provide significant setbacks from the adjacent boundaries retaining the open character of Bungendore, and to provide new high-quality landscape, streetscapes and public spaces.





## The new high school's scale

The new high school buildings are one and two storey in scale. Roofs have also been designed with shallow pitches to minimise the bulk of the buildings.

The new facilities within the main campus have been split into three new buildings, which breaks down the overall built mass in order to reflect the scale of Bungendore. The new buildings have been located in the centre of the site, with large landscaped setbacks.

## Materials and finishes

Materials and finishes have been chosen for aesthetic, low maintenance and durability qualities.

The colours will connect with the natural surrounding landscape, and the existing (repurposed) Council building.

For the buildings on the Agricultural Plot, high level corrugated walls are proposed to respond the agricultural, rural character and adjacent existing scout facility.

Corrugated metal roofing is proposed for each of the buildings to remain in keeping with the character of the town.

## Considerations for landscaping

Key features of the landscaping for the new high school include avenue planting, low height walls for informal seating, semi enclosed outdoor learning areas, vegetated garden beds, shade trees, open play space, turfed embankments and tiered seating.

The new school plaza, overlaying the previous section of Majara Street, will act as a circulation, breakout and play space for the school. Covered walkways, covered outdoor learning spaces and canopy trees throughout the campus will provide protection from the sun and rain.

One of the key objectives of the landscape design is the maximisation of the overall tree canopy area to maximise shade in summer, protection against winter winds and to reduce the heat island effect. The ratio between evergreen native and deciduous non-native trees aims to achieve a balance between the need to maximise the summer shade and still enable winter sun.

The orientation of the school plaza, which replaces the existing section of Majara Street, has a row of native trees on its western side.

A row of native trees also marks the western boundary between the school and the existing sports oval and provides shade for spectators of sporting events.

Both the main quadrangle and the outdoor play space are framed by rows of trees, enclosing these spaces and providing shade. The proposed games courts are also framed by shade providing trees.



*Artist impression of the new high school in Bungendore. Indicative only and subject to change.*

## Considerations made for learning spaces

General learning spaces are designed around a central shared learning space with large glazed doors connecting one to another and to the central space to provide flexible learning settings with good connections and visual surveillance.

The new high school in Bungendore will be a 7-12 comprehensive high school. Learning spaces will be constructed to include:

- English
- Mathematics
- Science
- Technologies
- Human Society and its Environment (HSIE)
- Personal Development, Health and Physical Education (PDHPE)
- Creative Arts
- Languages
- Vocational Education and Training (VET)
- Agriculture

Landscape design has also been developed to provide a variety of spaces designated for individual study, small groups and large classes as well as passive and active recreation.

## How the joint use of the Mick Sherd Oval and other community resources will operate

Mick Sherd Oval, the hall and sports courts, and other community facilities will be subject to joint use agreements between QPRC and the Department of Education. It is anticipated that the Oval will be used exclusively by the school for the delivery of the school curriculum during school hours. The Oval is not proposed to be used for general school break time use.

The formal arrangements are subject to ongoing discussions between QPRC and the Department of Education.

## The potential for the preschool to use facilities if required at the new high school

There may be opportunity for joint use of the facilities with the preschool (outside of school hours). This can be explored further as the project progresses.

## Accessing the new high school

### How pedestrians will access the new high school

The main pedestrian access to the high school will be provided on Gibraltar Street, with an additional pedestrian access point provided on Turallo Terrace.

### The bus zone location

High school students will share the new primary school bus zone (which is currently located on the western side of Majara Street).

In accordance with suggestions from QPRC, the bus zone will be relocated to the southern side of Gibraltar Street, adjacent to the primary school.

### High school drop off points

Three kiss and drop zones will be provided as part of the project.

A joint kiss and drop area is proposed for the northern side of Gibraltar Street, near to the main pedestrian entry of the high school.

Furthermore, a high school kiss and drop zone will be located in Turallo Terrace.

A primary school kiss and drop zone will be relocated to the western side of Majara Street.

### Vehicle access to the high school

Vehicle access will be via the northern leg of the proposed roundabout at the intersection of Gibraltar Street and Majara Street.

Teachers, staff and waste collection vehicles will have access to staff parking and waste collection facilities at the rear of the existing QPRC building, which will be controlled via a gate and a reader/intercom.

There will be opportunities for parents or guardians with special needs children attending the high school, and minibuses associated with the NSW's Government ASTP, to pickup/drop-off children within the staff parking area.

## Access outside of school hours

All pedestrian entry/exit into the school will be controlled using gates, which will close outside of school periods to prevent unauthorised entry.

Access to the car park will be controlled by a gate and a card reader/intercom. Only authorised vehicles (staff and waste collection vehicles) will be issued with a card to open the gate.

A fence will be provided around the perimeter of the school to:

- Restrict activity to the designated entry points for pedestrian, bicycle riders and vehicles; and
- Direct students to the designated pedestrian points on Gibraltar Street and Turallo Terrace.

Shared community resources, including Mick Sherd Oval, are available outside of school operation times.

There will be opportunities for parents or guardians with special needs children attending the high school, and minibuses associated with the NSW's Government ASTP, to pickup/drop-off children within the staff parking area.

## Traffic and parking

### Traffic and parking changes within the vicinity of the proposed high school

Upgrades within the vicinity of the new high school include:

- The closure of Majara Street between Gibraltar Street and Turallo Terrace
- 40 new community car parking spaces in Turallo Terrace
- Kiss-and-drop area on the northern side of Gibraltar Street near main pedestrian entry
- New roundabouts at the intersection of Gibraltar Street/Majara Street and Gibraltar Street/Butmaroo Street
- Pedestrian crossing on Gibraltar Street to replace existing school crossing between Bungendore Public School and the new high school
- Relocation of primary school bus zone to the southern side of Gibraltar Street
- Pedestrian crossing across Turallo Terrace to support pedestrian movement between the school and Agricultural Plot and the Scout Hall

- Realignment of shared paths within and in proximity to Mick Sherd Oval and the high school including:
  - Link existing shared path on Turallo Terrace (east of Butmaroo Street) to existing shared path on Turallo Terrace the southwest of Turallo Creek
  - New shared path to the west of Mick Sherd Oval, connecting the shared path on Turallo Terrace to Gibraltar Street.

### How traffic management has been assessed for the proposed high school

A Transport Assessment has been prepared by consultants GHD as part of the State Significant Development (SSD) application for the new high school which:

- Assessed multi-modal access to the school
- Set a base case for student travel demand
- Identified potential travel impacts of the proposed school, and
- Proposed solutions to mitigate identified impacts.

The report utilises SIDRA analysis to determine potential traffic impacts.

SIDRA calculates the amount of delay to vehicles using an intersection and, amongst other performance measures, gives a Level of Service rating, which indicates the relative performance of traffic movements within the intersection.



*Artist impression looking across Gibraltar Street from the Public School to the proposed new high school. Indicative only and subject to change.*



## What the Transport Assessment found about existing traffic conditions

Traffic count surveys were undertaken on 5 November 2020 during AM and PM peak periods from 8am-9:30am and 2:30pm-4pm at the following intersections:

- Turallo Terrace/Butmaroo Street;
- Turallo Terrace/Majara Street;
- Gibraltar Street/Butmaroo Street;
- Gibraltar Street/Majara Street;
- Kings Highway/Butmaroo Street; and
- Kings Highway/Majara Street.

SIDRA analysis has shown that the intersections operate with a good level of service and minimal delays during peak periods of school activity.

## Traffic generation and impacts

Traffic impacts have been modelled to determine the proposal's potential impacts on the surrounding intersections. The modelling considers the scenarios of a completed school in 2023 and the completed school in 2033 including background growth.

The 2023 scenario indicates that the six intersections of interest are expected to operate with spare capacity with a highest rating Level of Service (LoS) during peak periods.

The 2033 scenario indicates that the intersections with Kings Highway, Butmaroo Street and Majara Street are expected to have a minor reduction in

Level of Service, which can be attributed to the growth of the Bungendore township.

It can be noted that the traffic modelling has utilised conservative assumptions.

## Other traffic consultation that has taken place

Consultation also involved QPRC and TfNSW. Consultation occurred through Transport Working Group meetings held on three occasions between April and July 2021 between TfNSW, QPRC and SINSW. Key matters discussed included:

- The Majara Street Road closure conditions
- Proposed access arrangements to the school including bus bays, drop off zones and parking provisions
- The expected peak travel times of the schools and appropriate mitigation measures to minimise any impacts to the surrounding road and pedestrian network
- Management of safe pedestrian and traffic access to the site and the creation of new pedestrian crossings and roundabouts to facilitate this
- The expected mode share targets for the school population and level of service analysis for the school development, and
- Review of the draft Transport Assessment for input before finalising.



*Artist impression looking across the Mick Sherd Oval to the high school, with the new high school sports courts on the left. Indicative only and subject to change.*



## Parking arrangements for cars and bicycles within the new high school

For the new high school in Bungendore, 44 car parking spaces will be provided to teachers and staff with 2 spaces for the mobility impaired. Bicycle parking spaces for staff will be provided.

For students, 76 bicycle parking spaces will be located at the northern and southern pedestrian entries.

The proposal also includes the creation of formal parking to offset parking removed through the closure of part of Majara Street. This will include additional community car parking spaces in Turallo Terrace.

## Meeting the future needs of Bungendore

### New community resources available as a result of the new high school project

A range of new resources will be available to the community outside of school hours:

- New sports courts
- Upgrading the existing playing field at the public school
- Field lighting at the public school playing field which will enable sport and recreation activities in the evening
- New cricket nets within the high school
- New multi-purpose hall at the high school.

These community resources are in addition to those which are being constructed by QPRC for the sports hub.

## Local employment opportunities

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

### The new high school hall and bookings for community 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.

## Consultation

### Consultation for the location of the site

The Department of Education held a public expression of interest (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 has also occurred with QPRC and a number of stakeholder groups, who utilise Mick Sherd Oval.

## Consultation that has taken place for the planning of the proposed school

School Infrastructure NSW has undertaken a range of consultation activities as part of the proposal:

- Two online community surveys, with one conducted during August 2020, and the other accessible from a community hub which was held in Bungendore in September 2020
- Five in-person community engagement and information sessions, held between September 2020 and May 2021

Consultation with stakeholders has included:

- Potentially impacted residents whose properties border the school site
- Local community groups including Bungendore Rugby Football Club, Abbeyfield Bungendore House, Mick Sherd Oval Canteen Committee and Bungendore High School Action Group
- Key agencies including the Department of Planning, Industry and Environment (DPIE), QPRC, TfNSW, John Holland Rail, Heritage NSW and the Government Architect of NSW.

In March 2021, architects for the proposed high school met with a Ngambri-Ngunnawal Elder and representatives from the Aboriginal Education Consultative Group (AECG) to undertake a Walk on Country.

The school is being designed in partnership with the local Aboriginal community and a second Walk on Country was undertaken on 2 June 2021.

## The Project Reference Group

A Project Reference Group (PRG) was established at the start of the new high school project to provide feedback into the design process. The PRG is attended by representatives from the Department of Education, the principal of Bungendore Primary School and a community representative. The PRG has met approximately six times from October 2020 to July 2021.

Key areas of discussion have included:

- Changes to the internal building layouts and access to maximise learning outcomes and student safety
- The capacity of the school to cater for the open space needs of all students
- The proposed access arrangements between Bungendore Public School and the new high school, as well as transport options for the incoming students
- The proposed fencing and maintenance strategy for the school site
- The expected planning timeframes and enrolment opening dates, and
- Support for retaining the Bungendore Public School library as is, opposed to relocating the library to the new high school site.

## Further project information

### Further information about the new high school in Bungendore project

More information is available at the School Infrastructure NSW project webpage: [www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-bungendore.html](http://www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-bungendore.html)



Or you can scan the QR code to visit the project website.

### Virtual Information Room

A virtual information room will be live from 9 am Monday 20 September to 5 pm Sunday 26 September 2021.

You can visit the Virtual Information Room from the project webpage: [www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-bungendore.html](http://www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-bungendore.html)

Here, you will find detailed information about the project, including the design and site layout.

## Have your say about the SSDA

A State Significant Development (SSD) application has been lodged for the project, and is on exhibition for 28 days.

### The SSD application

SSD applications are used for projects that have special significance to the people and State of NSW. The Department of Planning, Industry and Environment (DPIE) is responsible for the planning approval process for SSD applications, rather than local council.

### The Environmental Impact Statement for the SSD application

An Environmental Impact Statement (EIS) has been prepared for the SSD application.

The EIS contains technical studies, which are an important part of the planning process and provide information to decision makers about the environmental impacts of the project.

Technical studies involve research, site investigations, surveys and assessments, data analysis, and community and stakeholder consultation. They consider traffic, noise, operations, heritage and construction management.

Some of the technical studies undertaken for the EIS include:

- Social Impact Analysis
- Design Analysis
- Traffic and Transport
- Noise and Vibration
- Heritage
- Aboriginal Assessment
- Ecological Sustainable Development
- Preliminary Construction Management
- Hydraulic
- Contamination
- Building Code of Australia Compliance
- Waste Management
- Flora and Fauna
- Civil Works/ Road Works Plans/Stormwater Management
- Infrastructure Report
- Structural Statement
- Accessibility Assessment
- Flood Assessment
- Landscape
- CPTED
- Arboriculture Impact
- Infrastructure Management
- ESD
- ACHAR
- Lighting Management
- BDAR
- Surveys
- Rail Assessment.



*Artist impression looking from the new school plaza across Mick Sherd Oval. Indicative only and subject to change.*





*Artist impression looking across Gibraltar Street to the proposed new high school. Indicative only and subject to change.*

### **Can design amendments be made following the lodgement of the SSD application?**

Yes. Before the SSD application is determined, amendments can be made to improve the design, reduce the impacts of the project, and/or respond to issues if required.

Modifications can also be made following the SSD determination. Amendments and modifications will be shared with the community.

### **What happens next?**

The community and other stakeholders can formally provide comments to the consent authority, the Department of Planning, Industry and Environment (DPIE).

Construction work can start onsite after the SSD application is approved.

### **How can I find out more about the SSD application?**

You can find detailed information about the SSD application by going to the DPIE's website: [www.planningportal.nsw.gov.au/major-projects](http://www.planningportal.nsw.gov.au/major-projects)

### **How can I provide feedback on the SSD application?**

If you would like to provide feedback, make a formal submission during the exhibition period by following the 'Make a Submission' link at: [www.planningportal.nsw.gov.au/major-projects/project/41186](http://www.planningportal.nsw.gov.au/major-projects/project/41186)

All feedback on the SSD application should be directed to DPIE via this link.

#### **For more information contact:**

School Infrastructure NSW  
Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)  
Phone: 1300 482 651  
[www.schoolinfrastructure.nsw.gov.au](http://www.schoolinfrastructure.nsw.gov.au)