

New High School in Bungendore

Frequently asked questions

18 September 2020

Site location

How was the site selected?

A site due diligence process was undertaken whereby each site was assessed on its merits based on its suitability to support the requirements of this project, including availability of infrastructure services, accessibility and environmental constraints such as bushfire, ecological impacts and flooding.

Once it was determined that the sites identified through the EOI process were not suitable, the Majara/Gibraltar Streets precinct was discussed with Queanbeyan-Palerang Regional Council (QPRC) and investigated further. As part of this investigation, the department has considered more than 1,000 ha of land in and around Bungendore.

Following the due diligence process, the Majara/Gibraltar Streets precinct was identified as the most suitable location.

The Majara/Gibraltar Street precinct site has many advantages. It is:

- well situated being in the centre of town
- 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.

What other sites were investigated?

As part of the investigation, the department considered more than 1,000 ha of land in and around Bungendore.

During this investigation, School Infrastructure NSW undertook a review of a number of site options in and surrounding 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 requirements of this project, including availability of infrastructure services, accessibility and environmental constraints such as bushfire, ecological impacts and flooding.

Following the review, these sites were ultimately found not to be suitable and the Majara/Gibraltar Streets precinct was identified as the most suitable location.

What consultation did you undertake before choosing this location

The Department held a public expression of interest process for land and subsequently 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 several stakeholders of Mick Sherd Oval.

Will this site be adequate for future school growth?

The Department is currently undertaking planning work to deliver the new high school, which includes the development of a master plan that considers expansion for future growth to accommodate projected enrolments. This growth will not extend into Mick Sherd Oval.

Outcomes of this investigation will inform service needs in the area including determining the number of students to be accommodated at the new school as well as the other schools within the school community group.

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.

How will access to Mick Sherd Oval be affected?

The Department of Education is working with QPRC and other stakeholders, including local sports clubs, to clarify who will manage the existing community facilities on Mick Sherd Oval, with the exception of the existing pool which will be relocated to the new Bungendore Sports Hub.

The oval will be available for public use, however during school hours public use of the oval will be managed.

Why is the pool being moved?

The existing pool will be demolished and reconstructed by QPRC within the new Bungendore Sports Hub.

This new 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 a heated, eight-lane, 25m covered pool.

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 site.

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

The rotunda is proposed to move to the north west corner of Mick Sherd Oval near the existing playground.

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

An indicative masterplan of the new high school includes the retention of the existing heritage war memorial monument, and options for the preservation of the existing community facilities including the tennis courts, carpark and public amenity buildings. The existing pool will be demolished and reconstructed by QPRC within the new Bungendore Sports Hub.

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.

What rezoning is required for this location?

The Majara/Gibraltar Streets precinct is a mixture of differing titles under differing ownership structures. This includes land owned by QPRC and land owned by Crown Land, but dedicated to QPRC.

A rezoning is required for some of these sites to permit the construction of the high school.

Project overview

What will this project provide?

A new high school with modern facilities and new learning spaces for the growing student communities at Bungendore.

As part of the plan for this new high school, we are also upgrading facilities at Bungendore Public School. This includes constructing a new playing field and amenities block within the existing primary school and four new classrooms to replace the existing demountable classrooms.

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 in early 2023.

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. In addition, 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 are underway with Abbeyfield, QPRC and the Department of Education to identify a suitable site that will be immediately available for the future Abbeyfield Aged Care facility that was previously proposed to be constructed at 4-6 Majara Street.

Heritage, culture and community

Is the development located on a cultural burial site?

The Department of Education has not been able to verify the reports from the community of a potential Aboriginal grave in the vicinity of the Majara/Gibraltar Streets precinct.

The due diligence work undertaken to date by our Aboriginal and heritage consultant has confirmed that this area is not a recorded site on the Aboriginal Heritage Information Management System register. We have also completed a ground penetrating radar assessment of the site to investigate sub-surface soil conditions, which has not substantiated the claims of a grave in this location.

How will access to Mick Sherd Oval for community events such as the 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 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.

What economic and social benefits will this 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.

In addition, 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.

Traffic management

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

School Infrastructure will develop, in consultation with QPRC and Transport for NSW, a traffic management strategy that identifies how movement to, from and around the new school will work. This includes pedestrian footpaths, bus bays, parking and kiss and drop points to both the primary and high schools.

The strategy will demonstrate that the diversion of Majara Street (between Turallo Terrace and Gibraltar Street) to behind the council building will create a pedestrian and civic plaza.

The shareway on Gibraltar Street will connect the primary and high school together.

Where will the school drop off points be located?

The kiss and drop points for the high school are 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 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 development will not adversely affect the Bungendore preschool.

Where will the increased traffic, as a result of closing Majara Street, be directed?

The transport assessment has found the Bungendore road network is in a grid pattern, hence the closure 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, via Majara Street will maintain good traffic flow around the area.

How will primary students access their library safely?

The primary school students will access their library via a shared walkway on Gibraltar Street. A transport strategy is being developed to ensure safe connectivity between the new library and the existing school.

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.

What upgrades are happening to the primary school?

As part of the plan for a new high school at Bungendore, the Department is also upgrading facilities at Bungendore Public School. This includes 4 new permanent classrooms and the construction of a new playing field and amenities within the existing primary school.

This new playing field at the Bungendore Public School site will be shared with the broader community. This will supplement Mick Sherd Oval and the new multi-million Bungendore Sports Hub delivered by QPRC.

What changes are being made to the library facilities?

In the reconfigured QPRC building, there will be a new library space for the public school and a separate new library for the high school. Bungendore Public School will not keep its library on the current primary school site as there will be a new facility in the QPRC building. The design also includes a new community library in the existing Council building.

The public school library will be accessible via a shared walkway which links the public school to the library. A transport strategy is being developed to ensure safe connectivity between the new library and the existing school.

The high school library will also be located in the reconfigured QPRC building and accessed through the shared plaza across Majara Street. This shared plaza will be closed to traffic, and connect the high school with the library and other facilities.

What is happening to the existing community library, the Bungendore Community Centre and the Council staff that are currently working within the QPRC building?

QPRC is looking at relocating office-based Council staff to another location within Bungendore.

The vacant QPRC building will then become available for the Department to reconfigure into new and modern facilities for both the school and the community.

This includes:

- A new library for the public school and a separate new high school library within the existing QPRC building
- A new QPRC 'shop front' to allow continued public access to QPRC services
- New meeting rooms to replace those currently located within the 40-year old Bungendore Community Centre
- A new community library adjacent to the QPRC building.

The existing Bungendore Community Centre is anticipated to be demolished.

Is there a hall at both schools?

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

Will the new schools have 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.

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.

DfMA is not related to temporary demountables, but is a style of construction that offers the combination of off-site manufacture, on-site assembly and plenty of options to customise building design while providing more certainty about quality, cost and delivery.

DfMA allows the NSW Government to better use limited land supply and minimise impact to schools and local communities as new permanent buildings and upgrades are delivered in shorter timeframes.

How big is the school expected to be - how many staff and students? How is it expected to affect schools in Queanbeyan and Braidwood?

Further planning to inform service needs in the area is currently underway and this will determine the number of students to be accommodated at the new school as well as the other schools within the school community group. However, based on our assessment so far, we believe the school will accommodate around 400 students.

The design for the high school 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 is being developed to include a location for the future expansion of the classrooms as the student population grows. The location of the future expansion will not compromise the Mick Sherd Oval.

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, has lodged a development application and will take ownership of the 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 is 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.

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 a heated, eight-lane, 25m covered pool.

For more information go to
<https://www.qprc.nsw.gov.au/Major-Works-Projects/Bungendore-Sports-Hub>

Community involvement

How can the community get involved?

The Bungendore community was given an opportunity to provide their feedback into the planning phase for the new high school by completing an online survey. This survey asked for individual opinions regarding what elements are important when planning for a new school. This feedback will be used to further develop the concept design and be considered as the planning process progresses.

We will share the results of this survey soon, with an overview of the feedback provided through the process.

During each phase of the project, workshops and/or consultation will be held with Department and parent representatives to finalise the educational vision for the project and ensure its design meets educational and operational needs.

As the project progresses there will be opportunities for the school and the community to contribute to establishing a renewed, shared identity and culture for the campus which builds on and respects the unique history and strengths of the area. This will be through information sessions, project updates, and other opportunities to ask questions and learn more about the project.

For more information contact:

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