



# **Ordinary Meeting of Council**

**28 October 2020**

**SUPPLEMENTARY UNDER  
SEPARATE COVER ATTACHMENTS**

**ATTACHMENTS 1 - 4**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL  
ORDINARY MEETING OF COUNCIL**

**ATTACHMENTS – 28 October 2020 Page i**

Item 9.16	Bungendore Education Precinct Proposal	
	<i>Attachment 1 DoE Education Precinct Proposal .....</i>	<i>2</i>
	<i>Attachment 2 Sequence of Works.....</i>	<i>18</i>
	<i>Attachment 3 Sites for Purchase-Transfer .....</i>	<i>20</i>
	<i>Attachment 4 Bungendore Sports Hub and Pool.....</i>	<i>22</i>

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 OCTOBER 2020

ITEM 9.16            BUNGENDORE EDUCATION PRECINCT PROPOSAL

ATTACHMENT 1    DOE EDUCATION PRECINCT PROPOSAL

# New High School in Bungendore

Proposal to Queanbeyan-Palerang Regional Council

23 October 2020

Version 4



NSW Department of Education



## Executive Summary

The Department of Education (DoE) represented by School Infrastructure NSW (SINSW) are planning to construct a new high school in Bungendore with a capacity of approximately 400 students by the start of Term 1 2023.

DoE are seeking Queanbeyan-Palerang Regional Council's (QPRC) agreement to endorse this proposal (Proposal) and enter into a Heads of Agreement (HoA) to construct a new high school on the Majara/Gibraltar Streets Precinct (MGS Precinct), which adjoins the existing primary school. This proposal outlines the general terms of the HoA which DoE are seeking QPRC's endorsement of.

The Proposal involves the use of land owned by Crown Lands or QPRC, including the Mick Sherd block bounded by Gibraltar St, Majara Street, Turallo Terrace and Butmaroo St (Mick Sherd Site), the existing former Palerang Council Building (PCB) at 10 Majara Street, the Majara Street road reserve bounded by Turallo Terrace and Gibraltar Streets and Nos. 2, 4 and 6 Majara Street.

QPRC are constructing a new Bungendore Sports Hub (BSH) along Bungendore Rd, approximately 1km west of the Mick Sherd Site, which will supplement the existing Mick Sherd playing field with new playing fields, courts and amenities. The proposed high school brings forward construction of a new aquatic centre at the BSH. Similarly, vacating the PCB for high school purposes prompts QPRC establishing a new office facility for staff at an alternate site in Bungendore. As a result, the opportunity exists for DoE to construct the new high school within the MGS Precinct and utilise the existing sport amenities on the Mick Sherd Site and proposed new amenities at the BSH, under shared use arrangements.

The use of the MGS Precinct by DoE will allow the high school and the primary school to function in unison to benefit the greater Bungendore community. This site is located within the main town, and has multiple street frontages, can share facilities with the existing primary school and allows for numerous potential joint use arrangements with existing community assets within the precinct.

This Proposal has been updated following multiple discussions with QPRC, community groups and the community generally.

DoE seeks approval from QPRC to enter into a HoA with the general terms outlined in this document.



# 1. The Proposal

## 1.1 BACKGROUND

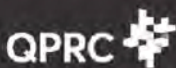
DoE's intent is to create an educational style campus in the heart of Bungendore that will create a cohesive connection between the primary and high school students as well as the greater Bungendore community. The benefits of conjoined school facilities will provide the ability to deliver superior learning outcomes and a contemporary pedagogy for Bungendore students.

The location of the new high school adjoining the existing primary school is imperative in realising these benefits.

Refer to **Annexure A** for further information on the proposed master plan.

The new high school will play a major part in ensuring student retention and progression within the region as well as promoting continual job growth and shared knowledge within the area.

The MGS Precinct offers more than just a school, it provides the ability for the DoE to contribute to a thriving town heart and presents the opportunity to offer not just a school, but new community-focused assets for the greater benefit of all of Bungendore weaved into the fabric of the Bungendore town centre.



## 1.2 CONSULTATION

As part of DoE's aim to build community focused educational facilities, DoE has undertaken an extensive community consultation and stakeholder engagement process to inform and solicit feedback on the project.

An TI question online Community Engagement Survey was launched in August with the intent to seek input into the broader master planning process. Over 700 responses were received from the community, which found over 80% expressed positive sentiment towards the proposal to build a new high school in Bungendore.

Understanding that community engagement is vital in ensuring the correct project information is distributed throughout the community, DoE opened a Community Information Hub (Hub) in Bungendore across four days, which was promoted through social media, print media and a targeted email campaign.

A total of 150+ hours of staffing was provided to undertake 1:1 consultation and Q&A with the community. Over 100+ registered and unregistered groups (i.e. a 'group' is recorded as one or more individuals) attended the Hub.

Of those who completed a survey after visiting the Hub, **89% felt the proposed new high school in Bungendore will benefit the local community and 74% felt that the MGS precinct is an appropriate site location for the proposed new high school in Bungendore.**

In ensuring project stakeholder interests are maintained throughout the planning of the new high school, DoE consulted with 18 various stakeholder groups which resulted in the initial concepts being developed into a cohesive masterplan design in response to the comments raised.

DoE's consultation process will continue throughout the development of the project and the community will have additional opportunities to review and comment on the detailed design once developed through the State Significant Development Application process.

## 1.3 BENEFITS OF THE MGS PRECINCT

Over a 12 month period, DoE undertook an assessment of over 1,000 hectares of land in and around Bungendore. Each site was assessed based on its suitability to support the needs of the project. This included availability of services such as sewage, electricity and roads, environmental constraints such as bushfire, ecological impacts and flooding.

A public expression of interest was initiated as a site was not initially found that met the needs of the project, however following a due diligence investigation of the additional sites, they too were also not found to be suitable for this project.

The MGS precinct was subsequently investigated and found to be the most suitable location, meeting the above base criteria. It offers 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, and



- is next to the local primary school which allows for the creation of a co-located educational campus, bringing countless synergies between the two schools.

#### 1.4 DESCRIPTION OF THE PROJECT

The project generally includes:

- A new high school in the MGS precinct with some core infrastructure future proofed for 600+ students and classrooms, initially providing for approximately 400 students.
- Three new classrooms to the existing primary school to replace the existing demountable buildings.
- A new building to support the community library, QPRC shopfront and community centre.
- A new agricultural support building and agricultural plot located on Turallo Street.
- New car parking both for the high school and to offset existing parking lost as part of the project.
- Realignment of the Mick Sherd playing field slightly west.
- A new playing field and amenities block in the primary school.
- Relocation of the Abbeyfield development site.

Please refer to Annexure A for further information.

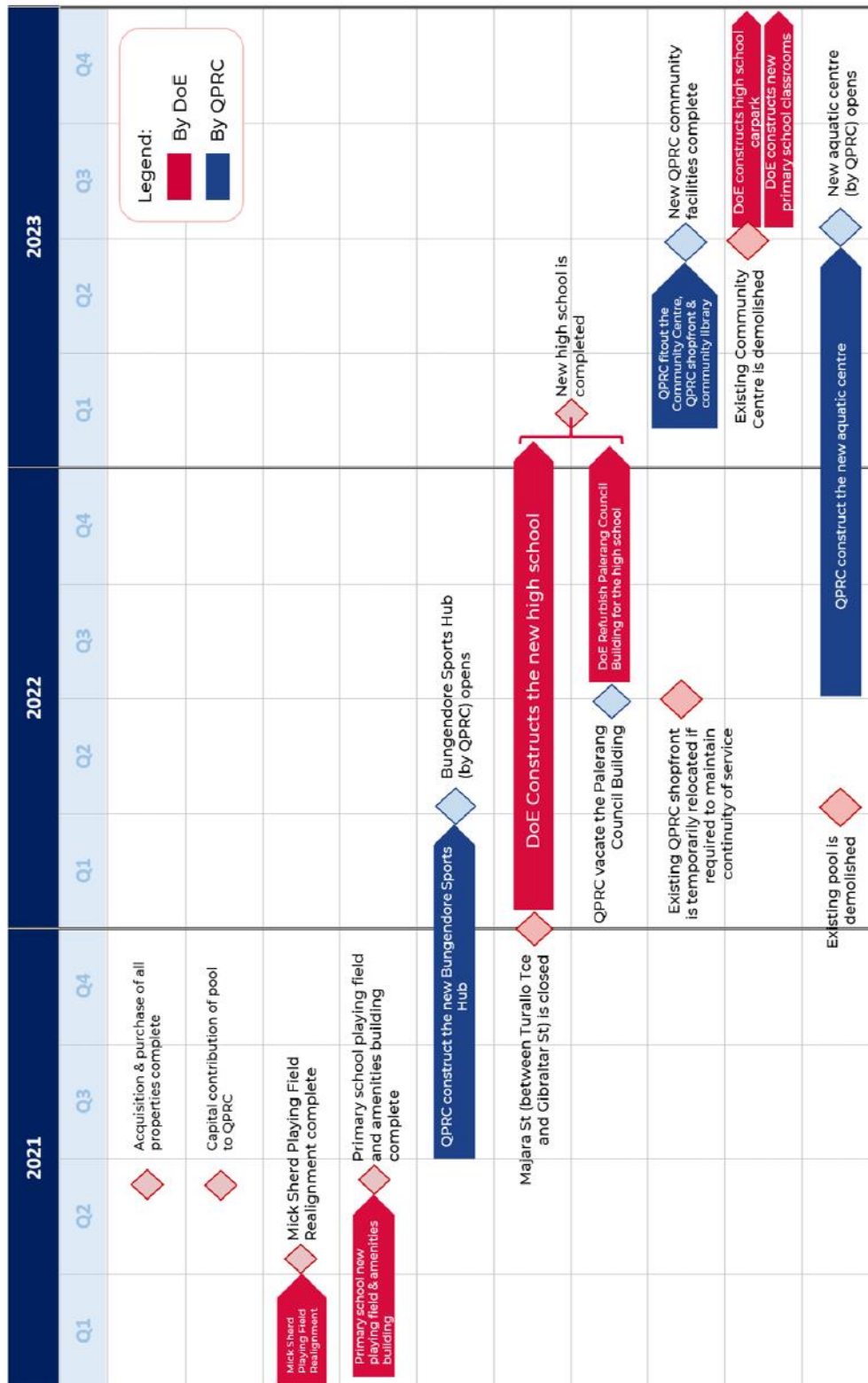
## 2. Program

The target program, including sequencing and key milestone dates is illustrated below.

Key summary of dates in relation to community assets:

- The Mick Sherd playing field will be closed for approximately the duration of Q1 2021 while it is being realigned. It will be open in time for the winter sports in Q2 2021.
- The pool will be demolished in Q2 2022 at the end of summer. The new aquatic centre (by QPRC) is expected to be open by Q3 2023.
- QPRC will be required to vacate the PCB by 30 June 2022 to allow a six month window to repurpose the PCB for school uses ahead of the school opening by early 2023.
- The new Community Centre, QPRC shopfront and community library will be relocated into the new building by Q3 2023. Once this occurs, the old community library will be repurposed into new primary school classrooms and the existing Community Centre will be demolished. The Community Centre, QPRC shopfront and community library will continue to operate from their current locations until the new facilities are completed.







### 3. The Offer

#### 3.1 SITE ACQUISITION

a) As part of the offer, six parcels of land are subject to acquisition by the DoE, detailed in figure 1 and in the below table:

Ref	Address	Action
1	Lot 3, DP 1139067 No. 10 Majara Street	QPRC owned land – Ownership to be transferred to DoE. (QPRC to retain the existing generator for relocation to their new QPRC depot).
2 & 3	Lot 14 & 15, DP 1139067 No. 4-6 Majara Street	QPRC owned land – Ownership to be transferred to DoE.
4	Lot 12, DP 1139067 No. 2 Majara Street	QPRC owned land – DoE acquire at valuation.
5	Majara Street (between Gibraltar Street & Turallo Terrace)	QPRC owned land – Ownership to be transferred to DoE. QPRC agree to permanently close section of road.
6	Lot 701, DP 1027107 Mick Sherd Site	Crown Land. DoE will secure part of this site through Crown Lands – QPRC agree with Crown Land subdividing as illustrated.
7	Lot 701, DP 96240 Turallo Terrace – agricultural plot	Crown Land. DoE will secure part of this site through Crown Lands (approx. 4,500sqm) to support its agricultural curriculum.

FIGURE 1: Site Acquisition Map





### 3.2 COMMUNITY ASSETS

#### a) QPRC Shopfront, Community Library and Community Centre

- a. DoE will construct a new building for the QPRC shopfront, community library and Community Centre and provide a financial contribution to QPRC for them to fitout these spaces.
- b. The community library will be relocated out of the existing primary school and consideration will be given to adjoin it to the new high school library with controlled access that will provide the community with access to the high school library resources outside of school hours.

#### b) Mick Sherd Playing Field and Carpark

- a. QPRC will enter a joint use agreement, maintaining Mick Sherd playing field and provide DoE exclusive access (during school hours) for the Mick Sherd playing field for the purposes of the primary and high school sports (or PDHPE personal development and health and physical education) curriculum.
- b. DoE will reposition the Mick Sherd playing field slightly west to ensure a 10m runoff and spectator buffer zone is achieved. This includes relocating the playing field lights, goal post and irrigation.
- c. DoE will augment the existing Mick Sherd Site carpark to facilitate the repositioning of the Mick Sherd playing field.
- d. QPRC will enter into a joint use agreement to make the Mick Sherd Site carpark available for the school's non-exclusive use (during school hours).
- e. DoE agree to limit the location of any future growth expansion to the area identified in the masterplan or to the east of the existing Majara Street.

#### c) Transport

- a. DoE will enter into a joint use agreement with QPRC to make the new high school carpark available to the community for use (outside of school hours). DoE will also provide parking for the community's use to access the new community library, QPRC shopfront and Community Centre.
- b. QPRC will permit the closure of Majara Street between Turallo Terrace and Gibraltar Street.
- c. DoE will construct formalised street parking within the precinct, such as along the:
  - i. southern side of Turallo Terrace between Butmaroo and Majara Street; and
  - ii. train station forecourt (pending approval from Transport NSW).
- d. DoE will construct a sealed access for school purposes east of the Majara Street acquired properties for school use.
- e. DoE will retain existing kiss and drop and bus zones, without closing vehicular access along Gibraltar Street and Majara Street (south).



- f. DoE will continue to develop the transport strategy for the precinct as part of the statutory planning approval process.

d) High School Hall

- a. DoE will enter into a joint use arrangement with QPRC, maintaining the new high school hall and making the facility available for community use outside of school hours and when not in use by the school (instead of the existing primary school hall).

e) Bungendore Public School Playing Field

- a. DoE will construct a new playing field and amenities block on the existing Bungendore Public School site, complete with field lighting and irrigation or artificial turf. DoE will enter into a joint use arrangement with QPRC, to make this field and amenities block available for community use (outside of school hours).

f) Playing Courts

- a. DoE will construct two playing courts on the Mick Sherd Site on land owned by Crown Land and managed by QPRC.
- b. QPRC will provide a joint use agreement with DoE to provide exclusive use to DoE (within school hours).

g) Bungendore War Memorial

- a. DoE will retain and respect the Bungendore War Memorial and garden surrounds.
- b. DoE will provide public address (PA) system coverage to the war memorial and allow use of the PA system to the Bungendore War Memorial for the purposes of memorial events.

h) Abbeyfield Bungendore House

- a. QPRC will agree to relocate the Abbeyfield Bungendore House (ABH) from 4-6 Majara Street to the site immediately west of the Scout Hall (as per figure 2).
- b. QPRC will facilitate the rezoning of the new site to permit the use for the ABH project.
- c. DoE will provide a capital contribution to Abbeyfield to progress their Bungendore House project up to and including re-submission of their development application to QPRC.
- d. DoE will commit to investigating opportunities with Abbeyfield to provide support through the school's curriculum, such as lifestyle programs or providing meals to the Abbeyfield residents by the school's hospitality students.

FIGURE 2: Abbeyfield Bungendore House site relocation



i) Pool Infrastructure

- a. QPRC will allow DoE to demolish the existing pool in Q2 2022.
- b. DoE will provide a capital co-contribution towards the new aquatic centre featuring an 8 lane 25m outdoor heated pool that will replace the existing 5 lane outdoor pool.
- c. DoE will construct a memorial wall at the new aquatic centre using bricks salvaged from the demolition of the existing pool and install a plaque to acknowledge the community's involvement in funding and constructing the existing pool.

j) Scout Hall

- a. DoE will provide the Scouts a new drive-through shed to store their kayaks and associated trailer on the agricultural plot land adjoining the proposed agricultural support building.
- b. The Scouts will investigate the opportunity to permit DoE to utilise their ablutions (during school hours) for students located at the agricultural plot.
- c. DoE will commit to investigating opportunities with the Scouts to identify joint use opportunities to allow the Scouts to utilise part of DoE's agricultural plot as part of their activities (outside of school hours).
- d. DoE will permit the Scouts to utilise the new DoE carpark located on 2-6 Majara Street outside of school hours to replace the Scout's existing carpark.



k) Tennis Courts

- a. DoE will investigate opportunities to include tennis as part of its sports curriculum.
- b. In the event that the cost to construct the new fourth court exceeds the grant allocation due to its revised placement to coordinate with the relocated position of the Mick Sherd playing field, DoE will fund the shortfall.

l) Balladeers Place (Poets Corner) & Fitness Equipment

- a. DoE will relocate the existing Balladeers Place (Poets Corner) from its current location to 'Frog's Hollow'.
- b. DoE will relocate the existing outdoor fitness equipment station.

m) Bungendore Sports Hub

- c. QPRC will permit DoE to utilise the BSH, particularly for carnivals or sports events.

**3.3 LEASE / ONGOING ARRANGEMENTS**

- a) DoE will not charge QPRC rent for the northern portion of the PCB currently used by QPRC staff until 30 June 2022 when QPRC will vacate to allow the refurbishment of this space for the school prior to its opening in January 2023. DoE will facilitate continuity of use of the QPRC shopfront within the precinct until QPRC relocate their shopfront to the final location.
- b) DoE will not charge QPRC rent for the existing building on 2 Majara Street, currently used as the Community Centre from purchase until demolition in 2023. DoE will facilitate continuity of use of the Community Centre throughout the project.
- c) DoE will not charge QPRC rent for the new building constructed by DoE to accommodate the new community library, QPRC shopfront and Community Centre. QPRC will be responsible for all outgoings including utilities, which will be separately metered and paid directly by the tenant. QPRC will maintain their tenancy and the service. DoE will maintain the external building fabric.
- d) QPRC will maintain the Mick Sherd playing field, playing courts and high school play space as per figure 3. DoE will contribute funds towards its maintenance and upkeep.

FIGURE 3: Site Maintenance Responsibilities



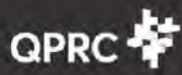
## 4. The Benefits to QPRC and Community

The benefits of this Proposal to QPRC and the Bungendore community include:

- Creation of a new high school within the heart of the Bungendore community, which surveys have shown an overwhelming community support;
- Continued use of all sporting assets on the Mick Sherd Site, with the exception of the pool;
- Payment from DoE to fund the sale of land and provide a capital contribution towards costs associated with the new aquatic centre at the BSH;
- New community library, Community Centre and a QPRC customer service shopfront;
- Joint use of high school facilities such as the new multipurpose hall, sporting courts and the new playing field in the existing primary school;
- Generation of approximately 40 new permanent employment opportunities.

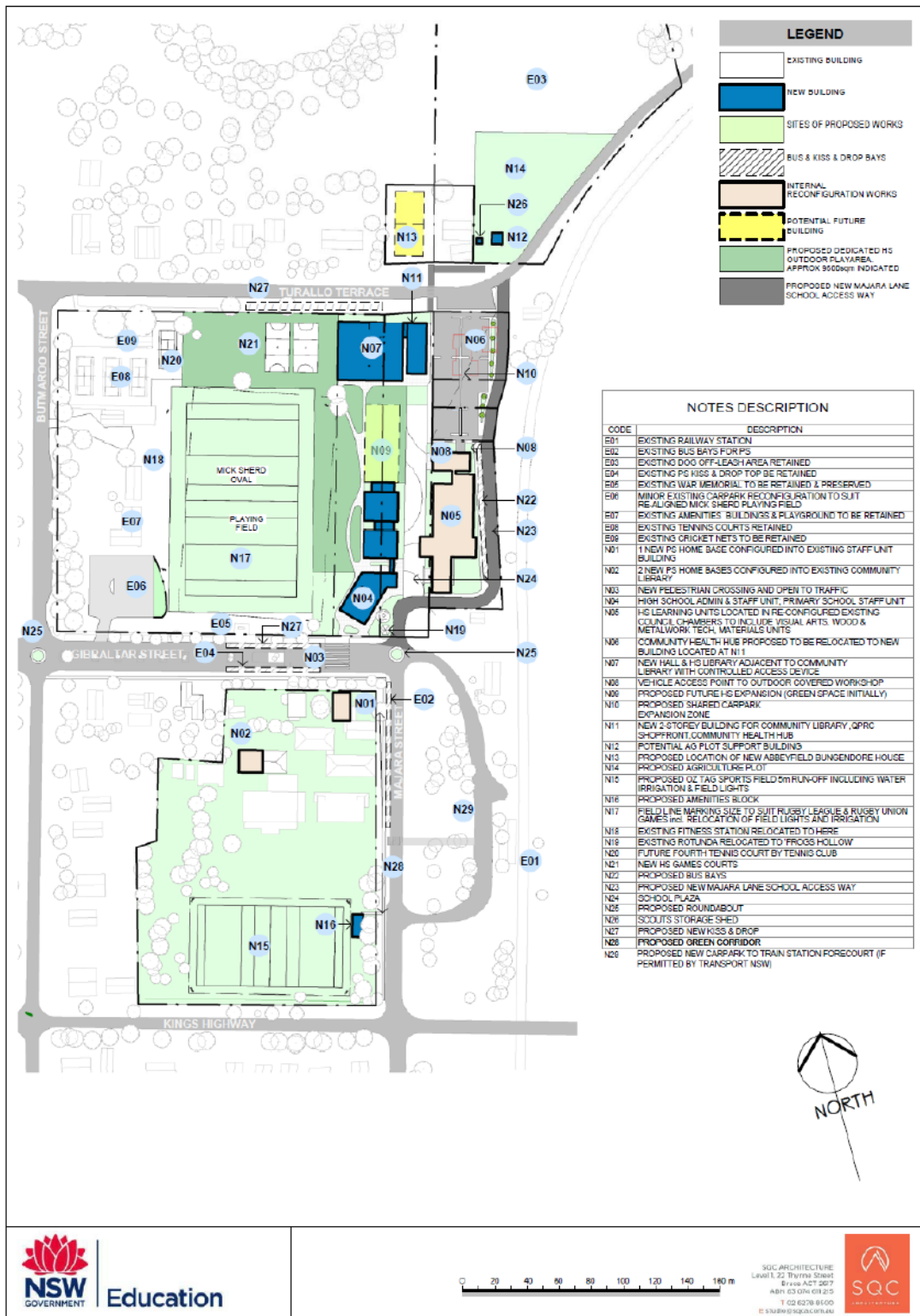
## 5. Recommendation

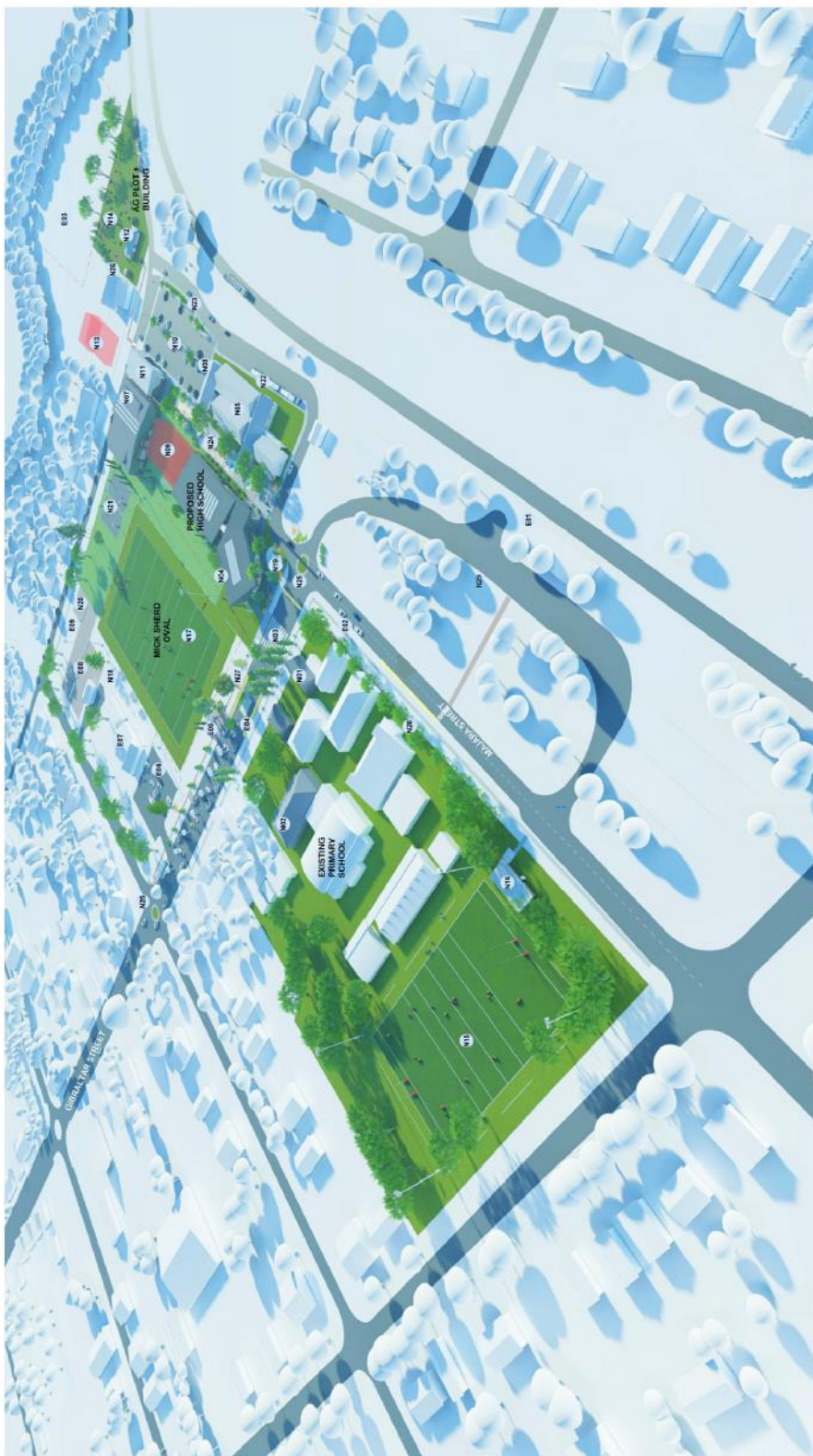
That QPRC endorse this Proposal and agree to enter into a HoA with DoE.



## Annexure A – Master Plan







New high School in Bungendore - Proposal to QPRC

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

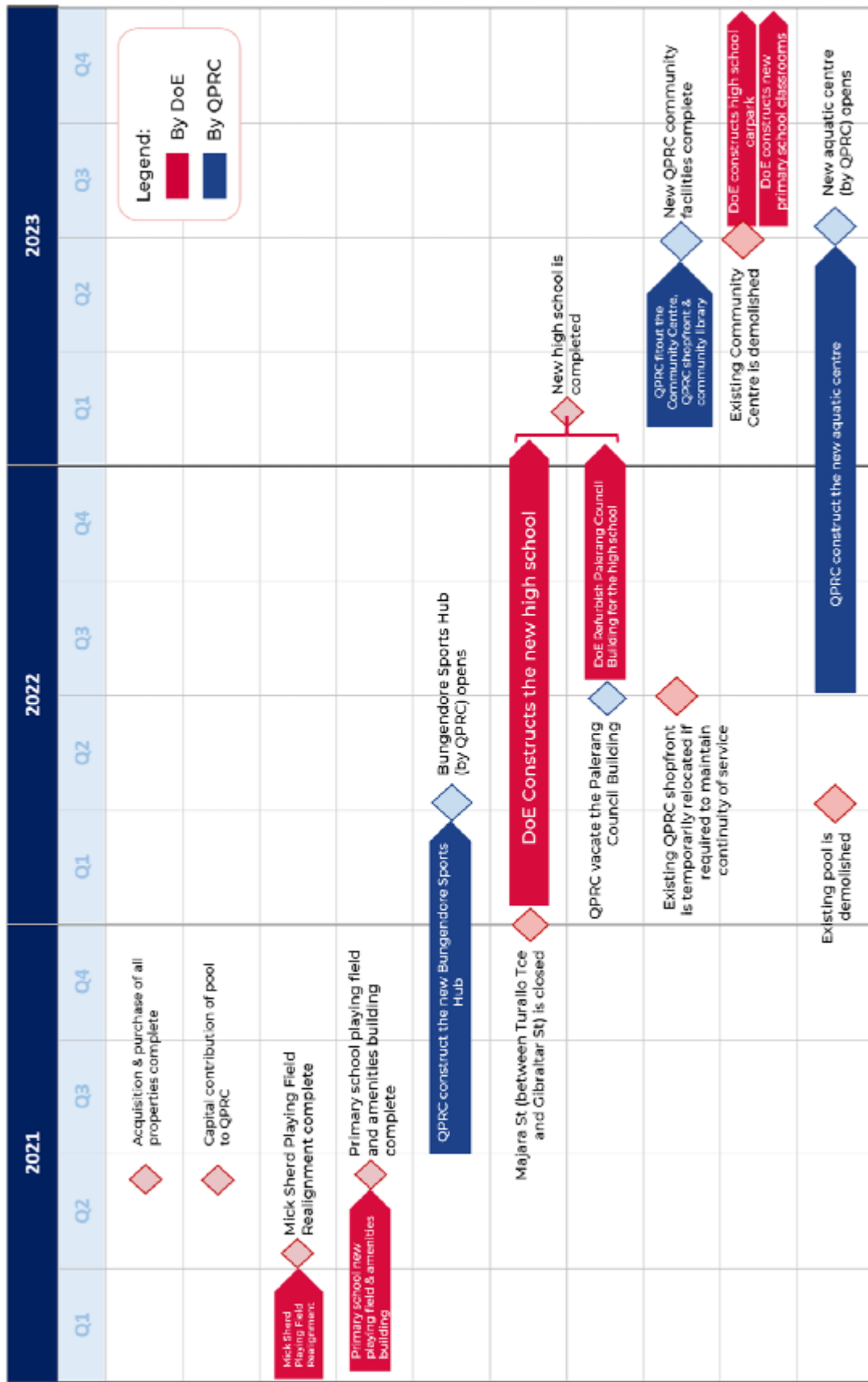
Council Meeting Attachment

28 OCTOBER 2020

ITEM 9.16            BUNGENDORE EDUCATION PRECINCT PROPOSAL

ATTACHMENT 2    SEQUENCE OF WORKS

9.16 Bungendore Education Precinct Proposal  
Attachment 2 - Sequence of Works (Continued)



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 OCTOBER 2020

ITEM 9.16            BUNGENDORE EDUCATION PRECINCT PROPOSAL

ATTACHMENT 3    SITES FOR PURCHASE-TRANSFER

Ref	Address	Action
1	Lot 3, DP 1139067 No. 10 Majara Street	QPRC owned land – Ownership to be transferred to DoE. (QPRC to retain the existing generator for relocation to their new QPRC depot).
2 & 3	Lot 14 & 15, DP 1139067 No. 4-6 Majara Street	QPRC owned land – Ownership to be transferred to DoE.
4	Lot 12, DP 1139067 No. 2 Majara Street	QPRC owned land – DoE acquire at valuation.
5	Majara Street (between Gibraltar Street & Turallo Terrace)	QPRC owned land – Ownership to be transferred to DoE. QPRC agree to permanently close section of road.
6	Lot 701, DP 1027107 Mick Sherd Site	Crown Land. DoE will secure part of this site through Crown Lands – QPRC agree with Crown Land subdividing as illustrated.
7	Lot 701, DP 96240 Turallo Terrace – agricultural plot	Crown Land. DoE will secure part of this site through Crown Lands (approx. 4,500sqm) to support its agricultural curriculum.

FIGURE 1: Site Acquisition Map



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 OCTOBER 2020

ITEM 9.16            BUNGENDORE EDUCATION PRECINCT PROPOSAL

ATTACHMENT 4    BUNGENDORE SPORTS HUB AND POOL



Bungendore Sports Hub

DRAFT



oxygen.net.au