

# **STREALIMED SOCIAL IMPACT ASSESSMENT**

Bungendore North Campus  
High School

FINAL

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## Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming  
Artist Hayley Pigram  
Darug Nation  
Sydney, NSW

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# 1. INTRODUCTION

## 1.1. PURPOSE AND SCOPE

This Streamlined Social Impact Assessment Report has been prepared to inform and accompany a Review of Environmental Factors (REF) for the NSW Department of Education (DoE) for the construction and operation of the new Bungendore North Campus High School (the activity).

The approval pathway for future development of new schools and upgrades to schools will be through a Review of Environmental Factors (REF) under Division 5.1 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). Under Division 5.1, the NSW Department of Education (DoE) will be able to undertake certain development without obtaining development consent (Part 5 Activities) in accordance with *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP), subject to an environmental assessment under Part 5. The REF must be prepared in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2021* and endorsed before carrying out the activity.

The purpose of this report is to:

- Provide an overview of the site and local context, including policy directions relevant to the site, local area and proposal type, community profile and background to the proposal
- Identify, at a high-level, the potential social impacts of the proposal and the key measures proposed to mitigate negative impacts and enhance positive impacts
- Provide additional recommended mitigation and enhancement measures.

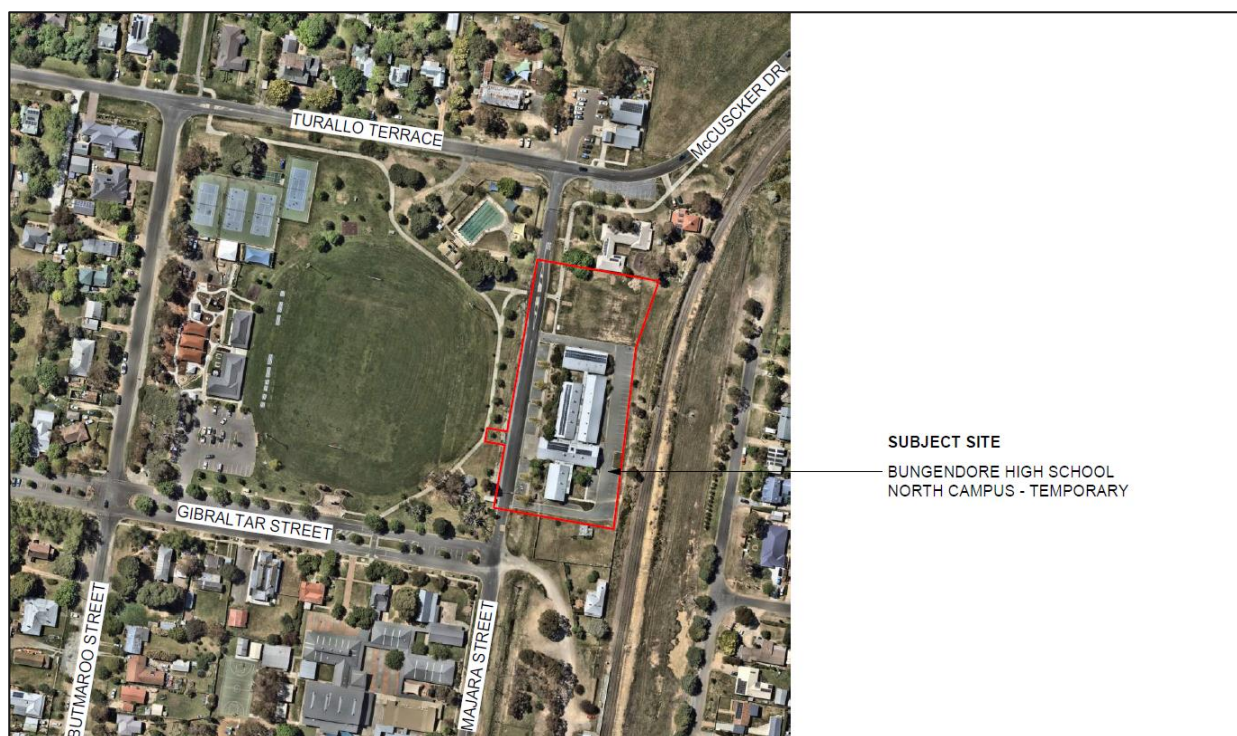
## 1.2. SITE DESCRIPTION

The project site, and land to which the REF applies (the site) includes Nos. 4-6, and 10 Majara Street, part Lot 1 DP 1276279 (previously Majara Street road reserve) and part Lot 1 DP 1276282 as identified in Figure 1.

As shown in Figure 1, the Bungendore North Campus High School will temporarily utilise the former Council administration building and car park located at 10 Majara Street. Demountable buildings are proposed to be placed north of the existing building. Public domain upgrades will feature in part Lot 1 DP 1276279 and part Lot 1 DP 1276282.

The site is located between Mick Sherd Oval (to the west) and the rail corridor (to the east). The site is located approx. 170m north of the Bungendore Train Station and Bungendore Primary School. The Bungendore Primary School, located on the corner of Gibraltar Street and Majara Street currently accommodates Bungendore High School on a temporary basis.

Figure 1 Aerial photograph of the site



Source: TKD, 2025

### 1.3. PROPOSED ACTIVITY

The proposed activity is for the construction and operation of the new Bungendore North Campus High School. The high school will accommodate the operational needs of the high school on a temporary basis (together with the existing high school located within the grounds of Bungendore Public School) as student enrolments continue to grow. These facilities will be utilised until such time the permanent high school at Birchfield Drive is established.

Specifically, the project involves the following:

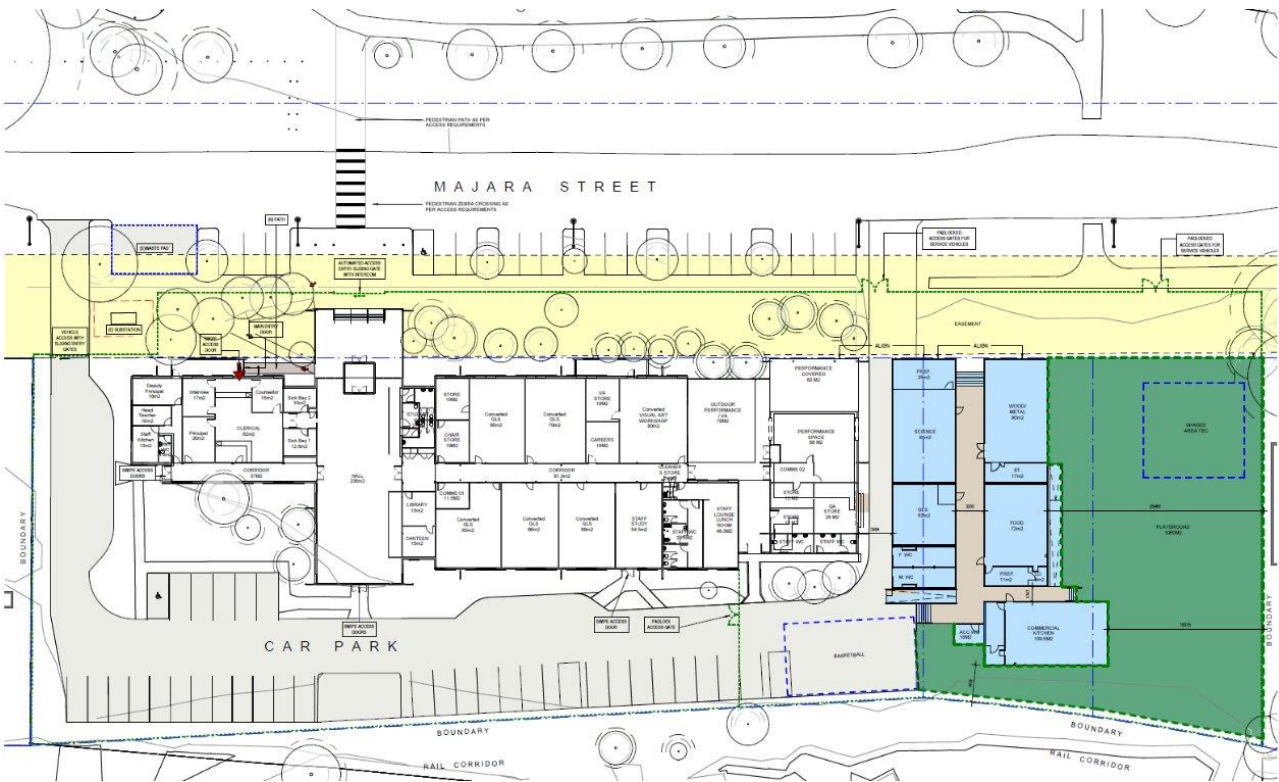
- Use of the former Council administration building as part of the new Bungendore North Campus High School,
- New demountable classrooms,
- Landscaping, outdoor play areas, shade structure and basketball court,
- On site staff parking which utilises the existing car park and access from Majara Street, and
- Public domain upgrades to part Lot 1 DP 1276279 (Majara Street Road reserve) and part lot 1 DP 1276282 to enable kiss and drop from Majara Street and pedestrian connectivity to surrounding areas.

The North Campus facilities proposed will supplement the existing high school facilities located within the Bungendore Primary School site.

Refer to the Review of Environmental Factors (REF) for the detailed scope of works and operational details.

Figure 2 provides an extract of the proposed Overall Campus Plan.

Figure 2 Overall campus plan site and roof plan



Source: TKD, 2025

## 2. EXISTING ENVIRONMENT

This section provides an overview of the existing environment of the site and surrounding area. This includes the site and locational context, community sentiment, policy and strategic context, and demographic context (community profile).

### 2.1. SITE AND PROPOSAL CONTEXT

The site, and land to which the REF applies (the site) includes Nos. 4-6, and 10 Majara Street, part Lot 1 DP 1276279 (Majara Street road reserve) and part Lot 1 DP 1276282.

The site is generally regular in shape with a small protrusion on the western boundary which will accommodate a pedestrian pathway. The site has a combined area of approximately 9,910m<sup>2</sup>. Existing development on the site includes a former Queanbeyan-Palerang Regional Council administration building and at grade car parking located within 10 Majara Street. The building is a single storey brick structure with a pitched roof and gable features. 4-6 Majara Street are vacant lots. Part Lot 1 DP 1276279 forms part of the site, which was previously Majara Street road reserve. Part Lot 1 DP 1276282 also forms part of the site, to allow for a short pathway connection to the Mick Sherd Oval Footpath.

Bungendore is a relatively compact township which is oriented north-south and bisected by the Kings Highway. The road grid pattern of much of the township reflects its original settlement layout. Newer residential areas have been developing on the northern and southern edges of the town.

The site has a central location within the Bungendore township. It is located approximately 300m northeast of the town's commercial centre. Immediately adjoining the site to the east is the Southern NSW railway line, providing train services to Canberra and Sydney, and low-density residential land-uses. To the west is Mick Sherd Oval (the oval) and Bungendore Public Swimming pool (the pool). The State heritage listed Bungendore Train Station and local heritage listed stationmaster's cottage are located immediately south of the site. Bungendore Primary School is located to the south-west of the site, on the opposite side of Gibraltar Street.

There are some public transport connections to the proposal site, with the QCity Transit providing bus services around Bungendore. The 844 and 844X bus services operate between Bungendore and Queanbeyan, with bus stops located on Gibraltar Street between the oval and Bungendore Public School. Bungendore Bus and Coaches also provides a school bus service for Bungendore Public School. This bus service connects to nearby towns including Wamboin, Tarago, Hoskinstown and Butmaroo.

At present, Bungendore high school students are accommodated adjacent to Bungendore Primary School, on the Primary School land, which is located, to the south-east of the proposal site. The high school utilises demountable classrooms on land that previously functioned as an oval for the primary school. The Bungendore North Campus High School will operate with the existing High School (south campus) as part of a split campus arrangement on a temporary basis, until the permanent Bungendore High School is constructed at Birchfield Drive, Bungendore. The permanent high school forms part of a separate planning process.

### 2.2. PREVIOUS COMMUNITY SENTIMENT

Planning for the new Bungendore High School was announced in August 2020. Since that time, there has been mixed community reaction, particularly in relation to the original site at Majara Street. Concerns were raised around the site selection process, planning approach, and potential impacts on access to community facilities. These concerns related specifically to the former site and have been documented in previous SIA's for the former site.

The prolonged planning process has likely created lasting interest and concern regarding the current Bungendore North High School proposal. This is likely to include concerns around site planning and certainty over school delivery. Accordingly, the planning history of this site and historic community sentiment has been considered as part of the planning process for the Bungendore North Campus High School.

The proposal seeks to ensure that students and staff have access to quality educational facilities while the permanent high school is being established at Birchfield Drive. A separate community consultation process has been undertaken to inform the planning for the permanent high school.



## 2.3. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposal. This included a review of the following.

### Regional policies

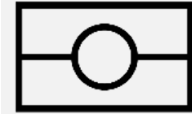
- DPHI, Draft South East and Tablelands Regional Plan 2041 (2022)


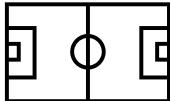

### Local policies

- Queanbeyan-Palerang Regional Council, Community Strategic Plan 2042 (2022)
- Queanbeyan-Palerang Regional Council, Towards 2040 Local Strategic Planning Statement (2020)
- Queanbeyan-Palerang Regional Council, Sports Facilities Strategic Plan (2024)
- Queanbeyan-Palerang Regional Council, Bungendore Structure Plan 2048 (2020)

The key relevant social themes from the policy review are summarised in Table 1 below.

Table 1 Key social themes from policy review

Theme	Summary of findings
<b>Protecting Aboriginal culture and natural landscapes</b> 	<p>The Queanbeyan-Palerang LGA is located on the land of the Ngambri, Ngarigu, Ngunnawal and Walbunja Aboriginal people. The Draft South East and Tablelands Regional Plan 2041 recognises the importance of how people care and connect to Country, community and place.</p> <p>To address this, 'Recognising Country, people, and place' is identified as a central theme within the Regional Plan, and is incorporated in the strategic vision for the region. To support this, Council's Local Strategic Planning Statement (LSPS) identifies a key planning priority to work closely with all Aboriginal communities to ensure Indigenous heritage values are recognised and protected in all development decisions.</p> <p>Consultation as part of the Community Strategic Plan (CSP) highlighted that the community highly value the area's natural landscape and bushland settings, and want to ensure it is protected and preserved. For example, when asked to identify what challenges were facing the LGA community, 13.4% identified environmental sustainability (including conservation, land management, sustainability, water security, and education and awareness) as key challenges. To support this, Council's LSPS outlines some key planning outcomes for the areas surrounding Queanbeyan (including Bungendore). This includes ensuring development impacts on the natural environment are managed and balanced, and for development to incorporate environmentally sensitive and energy efficient design.</p>
<b>Increasing access to education facilities</b>	<p>The Regional Plan identifies that many people travel to the ACT for the purpose of health, education, and employment. As a result, communities near the ACT-NSW border are experiencing increased demand for schools and enrolment places. To address this, the Regional Plan states that the NSW Government will continue to monitor population and development trends across the region to meet education needs in government schools.</p>

Theme	Summary of findings
	<p>Over the next 10 years, the Bungendore Structure Plan 2048 anticipates an additional 3,568 people will be living in the town, which will increase demand for key social infrastructure, including schools, open space and recreation facilities. By 2040, the LSPS envisions that families in Bungendore will have the choice to send their child to a primary or secondary school within the town. To enable this, a new secondary school will be needed in the town.</p>
<p><b>Accessing sports and recreation facilities</b></p> 	<p>There is a reasonably strong focus on sport and recreation in strategies and plans prepared by Council. For example, one of the planning priorities in the LSPS is 'We have an active and healthy lifestyle' (p.23), with the associated outcome emphasising the provision of recreation facilities. In addition, one of five Strategic Pillars outlined in the Community Strategic Plan 2042 is 'Connection'. The key strategic objective of this pillar is to ensure that community facilities and assets are well planned, meet the needs of the community and enhance social connection. As part of consultation to inform the In the Community Strategic Plan 2042, 9.8% of respondents identified sports and recreation facilities as the top priority for Council in the next 10 years.</p> <p>The Bungendore Structure Plan identifies Bungendore Park as the primary recreation facility for the town. Bungendore Pool is identified in the Structure Plan as being inadequate to serve the needs of the current population. The plan notes that a new pool could be provided at the proposed Bungendore Sports Hub, located approximately 1.1km from the site, depending on funding.</p> <p>The Bungendore Sports Hub (under construction) is identified by the QPRC Sports Facilities Strategic Plan as the best option for meeting future sport and recreation planning needs in Bungendore. It was first identified and resolved in February 2016 by the former Palerang Council as a means to relieve existing pressures on current facilities (including the Mick Sherd Oval and Warren Little Oval) and in order to cater for Bungendore's future growth, The sports hub was approved in January 2021 and is intended to include an aquatic centre, six outdoor sports fields and hard courts, and associated sporting club facilities. Two grass outdoor sports fields with associated floodlights were opened in 2024 and are currently available for hire.</p>
<p><b>Maintaining the rural character and lifestyle of Bungendore</b></p> 	<p>The Bungendore Structure Plan 2048 identifies Bungendore as a rural town with strong visual links to its surrounding natural landscapes. During consultation for the Community Strategic Plan 2042, respondents identified the beautiful natural environment (14.8%), local people and spirit (9.9%) and location and convenience (9.8%) as being the characteristics people loved about living in the region. Further, one of five Strategic Pillars outlined by the Community Strategic Plan 2042 (2022) is 'character', where the community envision a 'clean, green community that cherishes its natural and physical character' (p.20).</p> <p>This sentiment is embedded in the LSPS 2040 vision for Bungendore, which aims for the suburb to be a "vibrant town with a historic village character" (p.40). Preserving the rural character and lifestyle of Bungendore is therefore a key priority for the community. This is also reflected by the Regional Plan's key objective to 'preserve the heritage and character of the region's towns and villages'.</p>

Theme	Summary of findings
	<p>Given this importance, the Bungendore Structure Plan 2048 provides development principles to help respond to growth pressures in a way that reflects the desired future character of the suburb. Principles relevant to this proposal include:</p> <p>Development is to allow heritage items to remain as dominant features in Bungendore as they are a key part of the town's country/heritage identity</p> <p>New buildings shall relate to the existing town character by having sympathetic forms and external materials</p> <p>Maintain the landscaped setting of Bungendore, which includes mature trees and shrubs, grassed verges and gardens, all of which combine the exotic and native species, and where street trees are predominately deciduous species</p> <p>The Common and other green spaces are preserved, improved and extended to allow for walking, cycling, dog walking, horse riding etc. connections through the town to recreation spaces (pp.16-17).</p>

## 2.4. COMMUNITY PROFILE

A community profile identifies the demographic and social characteristics of a proposal's social locality (or area of social influence). This is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A community profile has been developed for Bungendore suburb based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing from Profile id. The demographic characteristics of the Queanbeyan-Palerang Regional LGA and Regional NSW have been used, where relevant, to provide a comparison.

In 2021, it is estimated that there were 4,745 people living in Bungendore. Key characteristics of this community included:



### Greater proportion of primary school aged children

A larger percentage of primary school aged children (5 to 11 years) lived in Bungendore (11.7%) compared to the LGA (9.1%) and Regional NSW (8.6%). This may indicate increased demand for a high school in the near future.



### Parents and homeowners dominant

In Bungendore, parents and homebuilders (35 to 49 years) were the dominant age category, comprising 22.6% of the population. This was a larger proportion than in the LGA (21.3%) and Regional NSW (17.5%), reflecting the prominent family nature of the town.



### Lower proportion of ATSI residents

In Bungendore, 2.4% of residents identified as Aboriginal and/or Torres Strait Islander (ATSI), which was a lower proportion than in the LGA (3.5%) and Regional NSW (6.6%).



### Increasing rate of school completion

Bungendore had a higher proportion of people who had completed Year 12 or equivalent (64.0%) compared to the LGA (61.9%) and Regional NSW (43.0%). Since 2016, this cohort had increased by over 440 people, indicating a strong value on secondary education and educational attainment.



### High socio-economic advantage

According to data from the Socio-Economic Indexes for Areas (SEIFA), Bungendore experienced relatively high levels of socio-economic advantage, as it ranked in the 97<sup>th</sup> percentile of the Index of Relative Socio-Economic Disadvantage.



### Relatively healthy community

Bungendore had a relatively healthy community with 60.5% of residents self-reporting as having no long-term health conditions, a higher proportion compared to the LGA (59.4%) and Regional NSW (53.6%). The most common long term health conditions in Bungendore were mental health conditions (10.1%), asthma (8.6%) and arthritis (7.8%).



### Less need for assistance with day to day activities

In 2021, 136 Bungendore residents (3.5%) reported needing assistance with their day to day lives due to disability and 354 carers (12% of the population aged over 15) were providing unpaid assistance to a person with a disability, long term illness or old age. A lower proportion compared to the LGA (4.4% and 12.2% respectively) and Regional NSW (6.8% and 13.1% respectively).



### Future Bungendore population

By 2041, Bungendore's population is expected to comprise 6,664 people, reflecting a total increase of 54.2%. The age groups with the largest predicted increase in persons by 2031 are parents and homebuilders (35 to 49 years), who are expected to account for 23.4% of total persons in 2031.

### 3. SOCIAL LOCALITY

A proposal's social locality defines the area or areas in which individuals and communities will be primarily impacted by a proposal in varying ways. An initial estimation of a social locality is made during early phases of an assessment, to identify potential social impacts and affected groups, and to inform the research process. The social locality is then refined by research and the technical report findings.

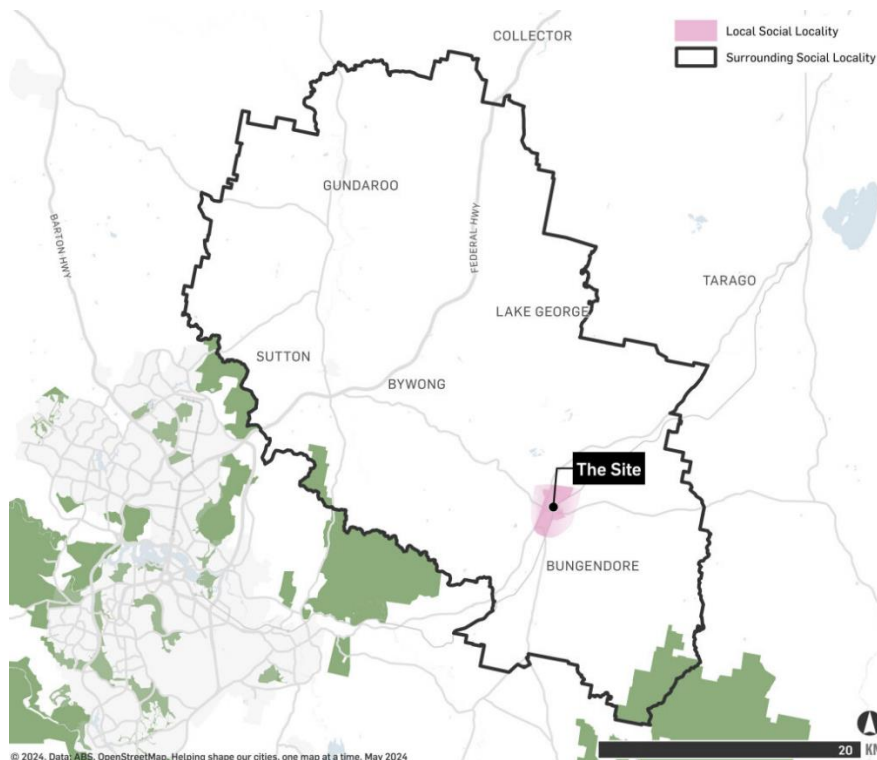
The social localities identified for the proposal includes the following:

- **Immediate social locality:** the area immediately surrounding the proposal site. This primarily includes residents living in the area immediately surrounding the site (primarily on Turallo Terrace, Majara Street, Gibraltar Street and Butmaroo Street), the Bungendore Public School (Bungendore South Campus) and Bungendore Preschool communities (students, families, careers and staff) and users of nearby facilities (Mick Sherd Oval and associated amenities, Bungendore Pool, Tennis Club, Bungendore Scout Hall and the Turallo Terrace dog off leash area). There is potential for individuals and groups within this locality to experience localised impacts from the proposal such as noise, changes to traffic and access and visual amenity.
- **Local social locality:** the Bungendore township (inclusive of the immediate social locality) includes the Bungendore township community including residents, business owners, workers and visitors. There is the potential for people and groups within this locality to be impacted by changes to traffic.
- **Surrounding social locality:** Bungendore North Campus High School catchment and beyond. This area, inclusive of the local social locality, includes the existing and future Bungendore High School community, including staff, students, families and carers who will experience impacts from the provision of the Bungendore North Campus High School.

It is recognised that impacts from the proposal may be experienced beyond the above localities. Importantly, any impacts of the proposal to Aboriginal culture and heritage may be experienced by any Ngunawal and Ngarigo people, the traditional custodians of the land, who reside within and beyond the above localities.

The above localities are illustrated in Figure 3.

Figure 3 Local and surrounding social localities



Source: Urbis 2024

## 4. STREAMLINED SOCIAL IMPACT ASSESSMENT

### 4.1. ASSESSMENT APPROACH

This Streamlined Standalone Social Impact Assessment (SIA) aligns with the requirements of the Department of Education Draft Social Impact Assessment Guidance for the Review of Environmental Factors (DoE, no date).

The streamlined SIA aims to assist with identifying any potential social impacts arising from the construction and operation of the proposal. The identification and assessment of social impacts has also considered / been structured by different categories of impact or 'social elements' (see Table 2) typically valued by communities, that are defined in the Social Impact Assessment Guideline (DPHI, 2023).

Table 2 Social impact category definitions

Social impact category	Definition
Way of life	Including how people live, how they get around, how they work, how they play, and how they interact each day
Community	Including composition, cohesion, character, how the community functions and people's sense of place
Accessibility	Including how people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation
Culture	Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings
Health and wellbeing	Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
Surroundings	Including ecosystem services such as shade, pollution control, and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	Including people's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits
Decision-making systems	Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

Source: SIA Guideline (DPHI 2023, p.19)

### 4.2. ASSUMPTIONS AND EXCLUSIONS

The streamlined SIA has been primarily desktop-based. It has considered the proposal background, local and policy context and community profile. It has also considered information and findings from other technical assessments and reports. It is also based on experience of social impacts identified through assessments of similar proposal types and contexts, and from the previous temporary high school SSD community consultation.

No site inspection or targeted stakeholder engagement has been undertaken for this streamlined SIA.

## 4.3. POTENTIAL SOCIAL IMPACTS

The table below provides an overview of potential social impacts as a consequence of the proposal, the proposed mitigation and enhancement measures incorporated within the proposal and a likely rating for each impact each following mitigation/enhancement. The table also includes additional recommendations to mitigate negative impacts and enhance positive impacts.

Table 3 Summary of potential impacts

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional SIA recommendations
Improved learning and teaching environment for students and staff	Way of Life Community Accessibility	Surrounding social locality (Bungendore High School community, including in particular staff and students)	<p>The proposal will deliver a range of quality learning spaces and amenities that will support educational outcomes for some current and future high school students. The split campus arrangement will be an improvement for some students and teachers compared to the existing arrangement where all high school students and teachers are utilising demountable classrooms within the primary school site.</p> <p>Providing some students with a separate, designated high school campus could also foster a sense of belonging and</p>	<p>The proposal includes a variety of indoor and outdoor learning spaces that are well-equipped and adequately embellished to support learning. This includes group learning spaces (GLS), visual and performance arts spaces, science room, wood room and food technology facilities.</p> <p>The project team consulted the school Principal during the development of the proposal to ensure learning spaces will be fit-for-purpose.</p>	<p><b>Medium positive</b></p> <p>The proposal will provide an enhanced and improved temporary learning and teaching environment and sense of belonging during the period prior to the opening of a permanent school.</p>	Allow for teacher input in the design of learning spaces to ensure these spaces cater for teaching and learning needs.



Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional SIA recommendations
			connection by staff and students.			
Access to designated, purpose-built open space for students	Way of life Community Accessibility Health and Wellbeing	Surrounding social locality (Bungendore High School community, including in particular staff and students)	<p>Outdoor learning and recreation spaces can support the physical and mental wellbeing of students. Open spaces also provide opportunities for social interaction, recreation and relaxation.</p> <p>Additionally, well-designed open spaces can serve as outdoor classrooms/learning spaces, enriching educational experiences.</p> <p>High school students currently accommodated at Bungendore Public School (Bungendore South Campus) are separated from the primary school, utilising demountable classrooms on the open space, limiting the open space available to students.</p>	<p>The proposal includes a variety of outdoor spaces and offerings catering to active and passive recreation uses. These include a basketball court, landscaped play and activity areas with natural and built shade provision.</p> <p>The proposal also includes good visual and physical connectivity between the new demountable buildings and outdoor areas, supporting access and supervision.</p>	<b>Medium positive</b>  The proposal will provide students with access to purpose-built designated outdoor spaces to meet recreation and some sporting needs.	Explore arrangements with Council for students to utilise the adjacent sports field during non-peak community use periods to provide additional sport and recreational opportunities for students.

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional SIA recommendations
			The proposal includes provision of 1,052m <sup>2</sup> of open space designated for high school student sport and recreational use.			
Perceived or actual traffic impacts during construction and operation	Way of life Accessibility	Immediate social locality (surrounding residents and users of surrounding infrastructure and facilities)	<p>During engagement processes for previous proposal iterations, community members commented on potential increased traffic congestion during construction, and workers impacting parking availability.</p> <p>The proposal will likely result in very little change to traffic levels in the local area, given it is being located very close to its existing location. However, an overall increase in student enrolments may generate some additional traffic.</p>	<p>The Traffic Impact Assessment (TIA) (Stantec, 2025) and Construction Traffic Management Plan (CTMP) (Stantec, 2025) outline several measures to mitigate potential traffic and parking impacts. These include a traffic guidance scheme (TGS), dedicated parking for staff, promotion of public and active transport.</p> <p>Construction-related activities will be limited, as work relates to internal alterations to the existing building and demountable classrooms will be prefabricated and transported to site following specific routes.</p>	<p><b>Low negative</b></p> <p>With the measures proposed, the proposal will likely have minimal impact on traffic and parking during construction.</p> <p>The proposal will likely generate some additional traffic during operation, but this will mainly be contained within school pick-up and</p>	N/A

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional SIA recommendations
				Operational measures identified include bicycle storage, staff parking and optimisation of Bungendore school bus services.	drop-off periods.	
Amenity impacts on the surrounding community during construction and operation of the school	Way of life Health and wellbeing Surroundings	Immediate social locality (surrounding residents and users of surrounding infrastructure and facilities)	<p>The proposal's construction may cause temporary amenity impacts on people in the immediate area (e.g. noise, vibration and air quality impacts due to dust).</p> <p>During operation there is potential for school activities, in particular outdoor activities, to increase noise and impact nearby residents.</p>	<p>On-site construction activities will be minimised with demountable classroom prefabrication off-site and internal alterations to the administration building.</p> <p>A construction noise and vibration management plan (CNVMP) and a Construction and Environmental Management Plan (CEMP) will be implemented.</p> <p>The proposal includes design features to control noise and reduce impacts, including façade, door and window treatments and materials.</p>	<p><b>Low negative</b></p> <p>With the measures proposed, the proposal will likely have minimal temporary impact on amenity during construction.</p> <p>The proposal will likely generate some additional noise from student activities, however, this is likely to be minor in terms</p>	<p>Design and operational measures continue to be applied to minimise noise impacts.</p> <p>Any potential concerns raised by nearby residents to be responded to through standard school operational protocols, in consultation with the relevant school and departmental teams.</p>

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional SIA recommendations
					of the area of impact.	
Potential impacts to local culture and heritage	Culture	Surrounding social locality (the broader community, in particular Aboriginal people and communities with connections to local Country)	<p>There were no Aboriginal sites recorded within a 200m radius, however there were 10 Aboriginal sites recorded within a 1km of the proposal site. A small portion of the site is identified on Council's LEP Mapping in relation to the local heritage item Bungendore Soldiers Memorial. However, the memorial itself is located further west within Mick Sherd Oval and works within this portion of the site only include a short pedestrian path.</p> <p>The proposal site is also in close proximity to heritage items including Bungendore Railway Station and Yard Group (listed on the NSW State Heritage Register).</p>	<p>The Heritage Impact Statement (HIS) (Urbis, 2025) recommends ceasing work and engage an archaeologist if suspected Aboriginal objects are located onsite and similarly cease work and call NSW Police if human remains are found.</p> <p>No mitigations are recommended for the low visual impacts to Bungendore Railway Station and Yard Group as the temporary demountable classrooms match the scale, and aesthetic of the existing, retained building on the site.</p> <p>No further mitigation measures are proposed.</p>	<b>Nil</b>  Impacts to local Aboriginal and non-Aboriginal culture are not predicted and there are adequate measures in place to address unexpected impacts if they arise.	Adopt an 'unexpected finds procedure' to reduce the potential for disruption to any unexpected potentially significant items identified on site.

The following potential social impacts have also been identified. These impacts are the result of the broader planning process for a new high school in Bungendore. As this proposal forms part of this broader process, it is considered to contribute to these identified impacts.

Table 4 Summary of long-term impacts

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional recommendations
Disrupted access to community facilities in Bungendore	Way of life Community Accessibility Health and wellbeing Cumulative social impacts	Local and surrounding social locality (in particular local Bungendore residents)	<p>While the existing building on site (including the former Council administration and community building) has been vacant for some time, its closure is directly related to the planning of a new high school in Bungendore.</p> <p>Feedback received through community engagement included comments regarding the closure of these facilities. Community members noted this impacted their access to important community infrastructure.</p>	<p>Following closure of the existing facilities, Council relocated services to a temporary location at 13 Gibraltar Street. This site is centrally located in the town centre, 500m from the proposal site. A permanent office and community centre are also being planned for development on a nearby site (19 - 21 Gibraltar Street).</p> <p>The administration building (part of the subject site) will be transferred back to Council in 2027. Once transfer has occurred back to Council, the future use will be at the discretion of Council in</p>	<p><b>Low negative (short-term)</b></p> <p><b>Low positive (long term)</b></p> <p>The community has been impacted by access to community facilities in the short to medium-term.</p> <p>The new, purpose-built facilities planned in the town centre have the potential to benefit the community.</p>	N/A

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional recommendations
				<p>line with community needs.</p> <p>The provision of temporary buildings for Council offices and community activities and a new, permanent facility in the future will mitigate the loss of facilities on the proposal site for Council and community use.</p>		
Community engagement fatigue as a result of the planning process	<p>Decision making systems</p> <p>Cumulative social impacts</p>	Local and surrounding social locality	The prolonged planning process, beginning in 2020, has had an impact on some of the Bungendore community. Previous engagement processes, which provide an understanding of the sentiment of the current community, indicate concerns around certainty of school delivery given the time passed since announcement of a new high school in Bungendore.	<p>Targeted engagement with key stakeholders has been undertaken as part of the development of the REF proposal, including consultation with the school principal, Council and a transport working group (which included Council and TfNSW representatives).</p> <p>The REF will include consultation in line with statutory requirements. A 28-day consultation period will include notices to adjoining neighbours, notice to the Council and</p>	<b>Low negative</b>	Develop and implement an integrated engagement and communication approach with Council to ensure the community is informed about the progress of the activity.

Potential impact	Impact category	Key impacted groups	Impact overview	Mitigation/ enhancement measures	Likely residual impact and rating	Additional recommendations
				relevant government agencies, advertisement in a local newspaper and making the REF publicly available on the NSW Planning Portal throughout the consultation period. Comments received will be considered and responded to.	planning process.  Varying views within the community and the duration of the planning process to deliver a new high school in Bungendore have contributed to a degree of engagement fatigue and differing perspectives that continue to be felt.	

## 5. CONCLUSION

This streamlined SIA has identified the potential key social impacts of the activity, identified the mitigation and enhancement measures proposed, assessed the likely residual impact and provided further recommendations for mitigation or enhancement measures.

Key impacts identified and assessed included:

- Improved learning environment for students and staff
- Access to designated, purpose-built open space for students
- Perceived or actual traffic impacts during construction and operation
- Amenity impacts on the surrounding community during construction and operation of the school
- Potential impacts to local culture and heritage
- Disrupted access to community facilities in Bungendore
- Community engagement fatigue as a result of the planning process.



## 6. DISCLAIMER

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