

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is positioned to the left of a white square frame that is partially open on the right side. The background of the entire page is a gradient from teal at the top to blue at the bottom, with a white L-shaped line intersecting at the top left.

URBIS

HERITAGE IMPACT STATEMENT

Bungendore North Campus
High School

Prepared for

SCHOOL INFRASTRUCTURE NSW (SINSW)

8 April 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Alexandria Cornish, B. Des (Arch), Grad Cert Herit Cons, M.ICOMOS
Consultant	Katherine Lee, B.ArchDes, M.Arch, M.ICOMOS
Project Code	P0055724
Report Number	01 – DRAFT – 04/03/25 02 – FINAL – 08/04/25



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

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Acknowledgement of Country	2
1. Executive Summary	1
Physical Impacts:	1
Visual Impacts:	1
2. Introduction	3
2.1. Background & Purpose	3
2.2. Methodology & Limitations	3
2.3. Author Identification	4
3. Site Description	5
3.1. Site Location	5
3.2. Setting	6
3.3. Subject Site Description	7
4. Historical Overview	10
4.1. Area History (Post European Settlement)	10
4.2. Site History	11
5. Heritage Significance	12
5.1. What is Heritage Significance?	12
5.2. Heritage Listings	12
5.2.1. Subject Site Heritage Listings	12
5.2.2. Heritage items in the Vicinity	13
5.3. Significance Assessment	14
5.4. Statements of Significance	14
5.4.1. Subject Site	14
5.4.2. Nearby Heritage Item Statements of Significance	15
6. The Proposal	18
6.1. Alternative Options Considered	18
Option 1	18
Option 2	19
6.2. Architectural Drawings	19
7. Impact Assessment	22
7.1. Queanbeyan-Palerang Regional Local Environmental Plan 2022	22
7.2. Queanbeyan Development Control Plan 2012	25
7.3. Heritage NSW Guidelines	28
7.4. Conclusion	31
8. Bibliography & References	32
9. Disclaimer	33

Appendix A ARCHITECTURAL DRAWINGS

FIGURES

Figure 1 Location map showing the subject site outlined in red.	5
Figure 2 Aerial diagram showing the subject site outlined in red.	5
Figure 3 Heritage map showing the subject site outlined in red.	12
Figure 4 Local heritage listed items in the vicinity of the subject site. Subject site indicated in red.	13
Figure 4 Extract of proposed plans showing overall proposed site layout.	20

Figure 6 Extract of proposed plans showing locations of proposed demountables.	21
-------------------------------------------------------------------------------------	----

PICTURES

Picture 1 View from subject site to south, showing Majara Street	6
Picture 2 View from Gibraltar Street showing the Bungendore War Memorial	6
Picture 3 View from subject site to north, showing Majara Street and mature trees	6
Picture 4 View to Bungendore Park and Mick Sherd Oval from Majara Street	6
Picture 5 View of subject site from south-west	7
Picture 6 View of subject site from west	7
Picture 7 View of subject site from north-west	7
Picture 8 View of subject site from north-east	7
Picture 9 View of subject site from south-east	8
Picture 10 View of subject site from south	8
Picture 11 View of subject site from Gibraltar Street	8
Picture 12 View to south of subject site from Mick Sherd Oval	8
Picture 13 View to north of subject site from Mick Sherd Oval	8
Picture 14 View to north of subject site from Mick Sherd Oval	8
Picture 15 View to north of subject site from across train line	9
Picture 16 View to east of subject site from across train line	9
Picture 17 Village of Bungendore, Parish of Wamboin, County of Murray, Richard Brooks land to the north	10
Picture 17 Bungendore Railway Station	14
Picture 18 Bungendore Railway Station and Yard	14
Picture 20 Development area of the previous proposed scheme.	19

TABLES

Table 11 Vicinity Heritage Item Statements of Significance	15
Table 12 Proposed Plans	19
Table 14 Impact assessment against the relevant clauses of the QP RLEP 2022	22
Table 15 Impact assessment against the relevant controls of the Queanbeyan DCP	25
Table 16 Impact assessment against the relevant Heritage NSW Guideline Considerations	28

1. EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared to support 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 purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP.

This document has been prepared in accordance with the *Guidelines for Division 5.1 assessments* (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI) as well as the Addendum Division 5.1 guidelines for schools and Addendum October 2024 (Consideration of environmental factors for health services facilities and schools).

The purpose of this report is to assess the heritage impact of the proposal on the subject site and heritage items in the vicinity of the subject site.

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 a 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 (previously Majara Street road reserve) and part lot 1 DP 1276282 to enable kiss and drop from Majara Street and pedestrian connectivity to surrounding areas.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed works on the subject site have been evaluated for the potential heritage impact that will occur on the local and State heritage items located in the vicinity. The proposed works have been assessed as having **no detrimental heritage impacts** on the significance of the subject site for the below reasons:

Physical Impacts:

- There are no physical works proposed to the adjacent heritage items, the Bungendore Railway Station and Yard, or the significant fabric associated with the Bungendore War Memorial. There would therefore be no physical impact on these heritage items.
- The physical works proposed within the curtilage of the Bungendore War Memorial, which encompasses the Mick Sherd Oval, involves an extension to the existing footpath running adjacent to Majara Street. These works would have no physical impact on the heritage item, as the works are to modern fabric substantially separated from the significant fabric.
- Given the works would not physically impact elements of heritage significance they could easily be reversible in the future (ie. after the permanent high school building is established at Birchfield Drive, demountable buildings can be removed).

Visual Impacts:

- It has been identified that there will be a minor impact on the views from Majara Street and Mick Sherd Oval to a small section the Bungendore Railway Station and Yard Group (SH01105), namely part of the railway line which runs north-south directly behind the existing building. As views towards this section of

the railway line are currently partially obstructed by the raised escarpment that it sits on, these views are not considered to be highly significant, and the view impacts would be reversed pending completion of the permanent school on another site.

- The proposed activity will not have a visual impact on the significant structures of the Bungendore Railway Station and Yard Group (SH01105) or the Stationmaster's Cottage (LEP Item 199) as the proposed new demountable buildings will be positioned on the northern side of the existing building and would retain the existing setbacks established by the existing building. They would therefore not be easily visible from the Station building or Stationmaster's Cottage and would not obscure views towards those significant buildings.
- The demountable buildings will also match the scale, bulk, and look of the existing Council administration building on site, and therefore would not have an additional detrimental impact on the streetscape.
- The proposed activity involves the construction of demountable buildings which are temporary and therefore will not have a long-term effect on the setting of the heritage items in the vicinity. The demountable classrooms are anticipated to be removed once the permanent high school is established at Birchfield Drive. Therefore, the overall effect of the structures on the heritage items in the vicinity as discussed above will be lessened.

The proposed works on the subject site have been evaluated for the potential heritage impact that will occur on the local and State heritage items located in the vicinity. Overall, the visual effects due to the proposed works for the site at 4-6 and 10 Majara Street, part Lot 1 DP 1276279 (previously Majara Street road reserve) and part Lot 1 DP 1276282 will be minor, temporary, and easily reversible, and therefore evaluated to have no significant detrimental impact on the heritage items in the vicinity.

2. INTRODUCTION

2.1. BACKGROUND & PURPOSE

Urbis has been engaged by the NSW Department of Education to prepare the following Heritage Impact Statement (HIS) to accompany a Review of Environmental Factors (REF) for proposed works to the property located at No's 4-6 and 10 Majara Street, part Lot 1 DP 1276279 (previously the Majara Street Road Reserve) and part Lot 1 DP 1276282 in Bungendore, hereafter referred to as the 'subject site'. The subject site is within the Queanbeyan-Palerang Regional Council Local Government Area (QPRC LGA).

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 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 (previously Majara Street road reserve) and part lot 1 DP 1276282 to enable kiss and drop from Majara Street and pedestrian connectivity to surrounding areas.

Further details of the proposed works are included in Section 6.

The majority of the subject site is not listed as an item of local or State heritage significance, however the proposed works to part Lot 1 DP 1276279 are located within the curtilage of the heritage item Bungendore Soldiers Memorial (LEP Item 199). The subject site is not located within or adjacent to a heritage conservation area, but is described in the Palerang Development Control Plan 2015 (DCP) as being part of a 'civic character precinct'. The subject site is also located within the vicinity of several items of local heritage significance listed on the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QP RLEP), including the following adjacent heritage items:

- Bungendore Stationmaster's Cottage (Item 199) located directly to the south of the site
- Railway station, rail yard and ancillary buildings (Item 200) located directly to the east of the site and to the south.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report.

2.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QP RLEP) and the *Queanbeyan Development Control Plan 2012* (amended 2020) (QDCP). This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

2.3. AUTHOR IDENTIFICATION

The following report has been prepared by Katherine Lee. Alexandria Cornish has reviewed and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

3. SITE DESCRIPTION

3.1. SITE LOCATION

The project site, and land to which the REF applies (the site) includes No's 4-6, 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 at **Figure 2**, the Bungendore North Campus High School will utilise the existing 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.



Figure 1 Location map showing the subject site outlined in red.

Source: SIX Maps 2025, overlay by Urbis



Figure 2 Aerial diagram showing the subject site outlined in red.

Source: TKD Architects, 2025.

3.2. SETTING

Bungendore is a rural town with commercial, civic and residential neighbourhoods. The area in which the subject site is located consists of generally low scale development, characterised by single storey detached residential dwellings or civic buildings. The topography is flat, with the Sydney to Canberra rail line running north to south adjacent to the subject site, and Tullaro Creek running east to west to the north of the site.

In the town, there is a clear delineation between the historic nineteenth century buildings and contemporary residential areas, with the former being positioned towards the northern end of the town. The historic buildings in Bungendore are predominantly of brick construction or weatherboard-clad cottages.

The subject site is bound by three roads: Majara Street to the west, which forms part of the site (part Lot 1 DP 1276279), McCusker Drive to the north, and Gibraltar Street which intersects Majara Street to the south. The main frontage of the site faces directly towards one of the primary public greenspaces in the town, which is comprised of the Mick Sherd Oval, the Bungendore Swimming Pool, tennis courts, and Bungendore Park. The park also includes several mature trees on the boundary of Majara Street.



Picture 1 View from Gibraltar Street, showing Majara Street and the existing Council building.

Source: Urbis, 2024



Picture 2 View from Gibraltar Street showing the Bungendore War Memorial

Source: Urbis, 2024



Picture 3 View from Mick Sherd Oval to north-east, showing Majara Street and existing Council building.

Source: Urbis, 2024



Picture 4 View from the Mick Sherd Oval to south-east, showing Majara Street and the subject site.

Source: Urbis, 2024

3.3. SUBJECT SITE DESCRIPTION

The site is located between Mick Sherd Oval (to the west) and the rail corridor (to the east). The site is 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.

The existing building at 10 Majara Street is of contemporary architectural style with a long, linear floor plan consisting of five wings connected by internal walkways. The main wing of the building is predominantly of brick construction and has gable roofs clad with galvanised metal sheeting. The gable ends of each wing is clad in horizontal timber screens, and the exterior walls of the building also features extensive aluminium framed glazing on all frontages. The northernmost wing of the building differs to the others due to being clad in white colorbond sheeting, and features open undercover area to the west.

Overall, the subject site and building has unobstructed views towards the Mick Sherd Oval and Bungendore War memorial to the west. The site also has views from the rear carpark towards the Southern NSW railway line to the east, however this view is significantly reduced due to the railway line being elevate on an embankment. There are no direct views towards the Bungendore Station building or stationmaster's cottage.



Picture 5 View of subject site from south-west

Source: Google Maps, 2025



Picture 6 View of subject site from west

Source: Google Maps, 2025



Picture 7 View of subject site from north-west

Source: Google Maps, 2025



Picture 8 View of subject site from north-east

Source: Google Maps, 2025



Picture 9 View of subject site from south-east

Source: Google Maps, 2025



Picture 10 View of subject site from south

Source: Google Maps, 2025



Picture 11 View of subject site from Gibraltar Street

Source: Urbis 2025



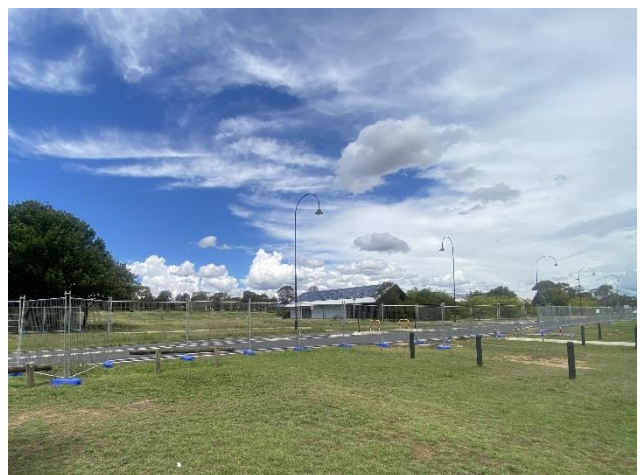
Picture 12 View to south of subject site from Mick Sherd Oval

Source: Urbis 2025



Picture 13 View to northern part of subject site from Mick Sherd Oval

Source: Urbis 2025



Picture 14 View to northern part of subject site from Mick Sherd Oval

Source: Urbis 2025



Picture 15 View to north of subject site from across train line

Source: Urbis 2025



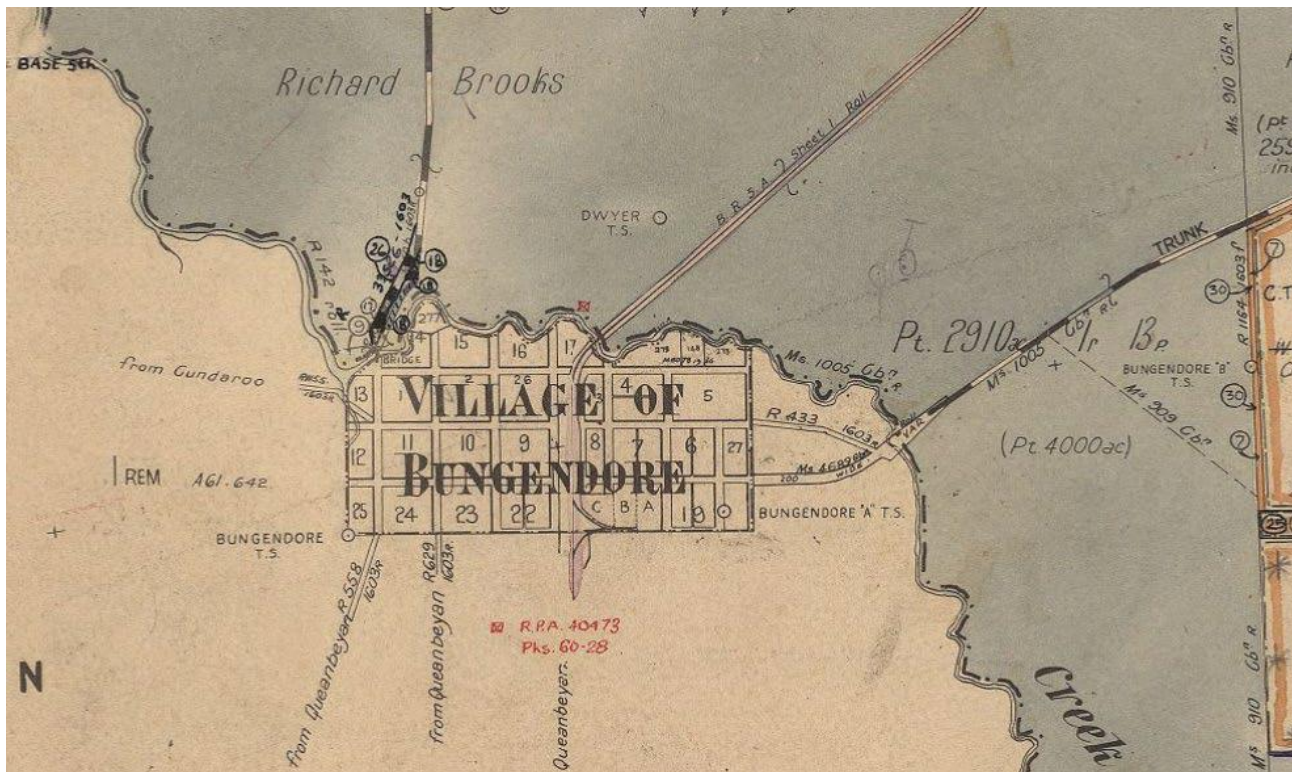
Picture 16 View to east of subject site from across train line

Source: Urbis 2025

4. HISTORICAL OVERVIEW

4.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

The first Europeans to visit the area where Bungendore is currently located were members of the exploratory party of Dr Charles Throsby in 1820, who explored the Braidwood area along with Hamilton Hume. In 1824, Captain Richard Brooks established a 4000-acre property north of Turallo Creek where one of the outstations was named "Bungadow". By 1835 the area was known as Bungendore. The NSW Census of 1828 notes Brooks' property employed eighteen people¹. The village of Bungendore was settled as a result of its location at the junction of roads between Goulburn and Braidwood, as well as roads accessing the coast to the east and south to Queanbeyan. In 1836 a mail run was established in the district, and a surveyor named Larmer arrives in 1837 to provide a street layout for the town². Around this time, four families were already living in the area conducting illegal businesses, primarily illicit alcohol.



Picture 17 Village of Bungendore, Parish of Wamboin, County of Murray, Richard Brooks land to the north.

Source: NSW Historical Land Records Viewer

Government, religious and commercial buildings were constructed in the town from the late 1830's. In 1838 John Dwyer was granted a license for the Harp Inn in the town of Bungendore, the post office was established in 1840, and an Anglican church in 1843. By 1848, the population of the town had reached thirty, with seven residential dwellings in the town at that time; however, the town remained little more than a staging post on the way to Queanbeyan. The first bridge over the Turallo Creek was constructed in 1875 although it is likely that cattle and pedestrians had been using informal means to cross the river well before that³. The majority of the land surrounding the town comprised of large pastoral and agricultural properties. Many of the allotments remained vacant until the arrival of the Southern NSW railway in the 1880's.

The first subdivisions of lots in the towns were in the 1880's during a time when it was believed that the town would boom with the construction of the railway station and hope that Lake George would become a tourist attraction. The population of the town increased markedly when the railway was constructed in 1885, with the town being used as a railhead until the line was extended towards Queanbeyan in 1887. In the early 20th

¹ Plowman, Suzannah 2008. *Thematic History Lake George Molonglo Valley and Burra*. Prepared for Palerang Council

² Philip Leeson Architects Pty Ltd, 2018. *Bungendore Heritage Study*. Prepared for Queanbeyan Palerang Regional Council

³ Plowman, Suzannah 2008. *Thematic History Lake George Molonglo Valley and Burra*. Prepared for Palerang Council

century Bungendore had a rabbit freezing plant which employed 14 workers and over 250 trappers, due to rabbit trapping becoming an extremely valuable industry in the area.

A site for the public school was selected in 1873 on land that was formerly a paddock for the local police. The courthouse and post office had already been constructed on the same block, which had been dedicated specifically for public buildings. The first school buildings were constructed in 1875, when at the same time approximately 200 people lived in Bungendore. The original buildings have been subject to multiple alterations, additions, and new facilities over time.

As Queanbeyan emerged as the major town in the area, Bungendore had essentially remained a rural town serving the surrounding graziers⁴. The area has continued to see an increase in hobby farms and tourism which has become a major contributor to the local economy.

The Palerang Council buildings on Majara Street, opposite Bungendore Park, were constructed on vacant land adjacent to the rail line in 2005. The modern single storey buildings are surrounded by a carpark and community centre in the north of the lot which was constructed on vacant ground in the 1980s.

4.2. SITE HISTORY

The following history on the subject site and its buildings has been sourced from a past Heritage Impact Statement written by EcoLogical Australia (April 2024):

The Council Administration buildings (2005) and Community Centre (1980s) are built on land that appears to be initially reserved as the curtilage of the rail line. The 1900 parish map shows the northern part of the allotment, in the location of the current community centre, subdivided into a number of portions in the ownership of George Lenehan and Michael Ryan. It appears the land was never developed as the 1961 aerial shows the allotments vacant. It is possible these allotments were resumed for railway use. The original Presbyterian church, built in 1875 opposite the school, was the most appropriate site for Bungendore station and was demolished. The station master's residence was constructed just south of the station and the signalman cottage was constructed in the northern portion adjacent to the train line. Neither of these items are within the study area. Both the Council Administration buildings and the Community Centre were constructed on vacant ground and it is considered the study area has low archaeological potential.

⁴ *ibid.*

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change to a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

5.2. HERITAGE LISTINGS

5.2.1. Subject Site Heritage Listings

The subject site is comprised of part lot 1 DP 1276282, of which the remainder of the lot contains the Bungendore Soldiers Memorial, which is a heritage listed item on the Queanbeyan-Palerang Regional LEP 2012.

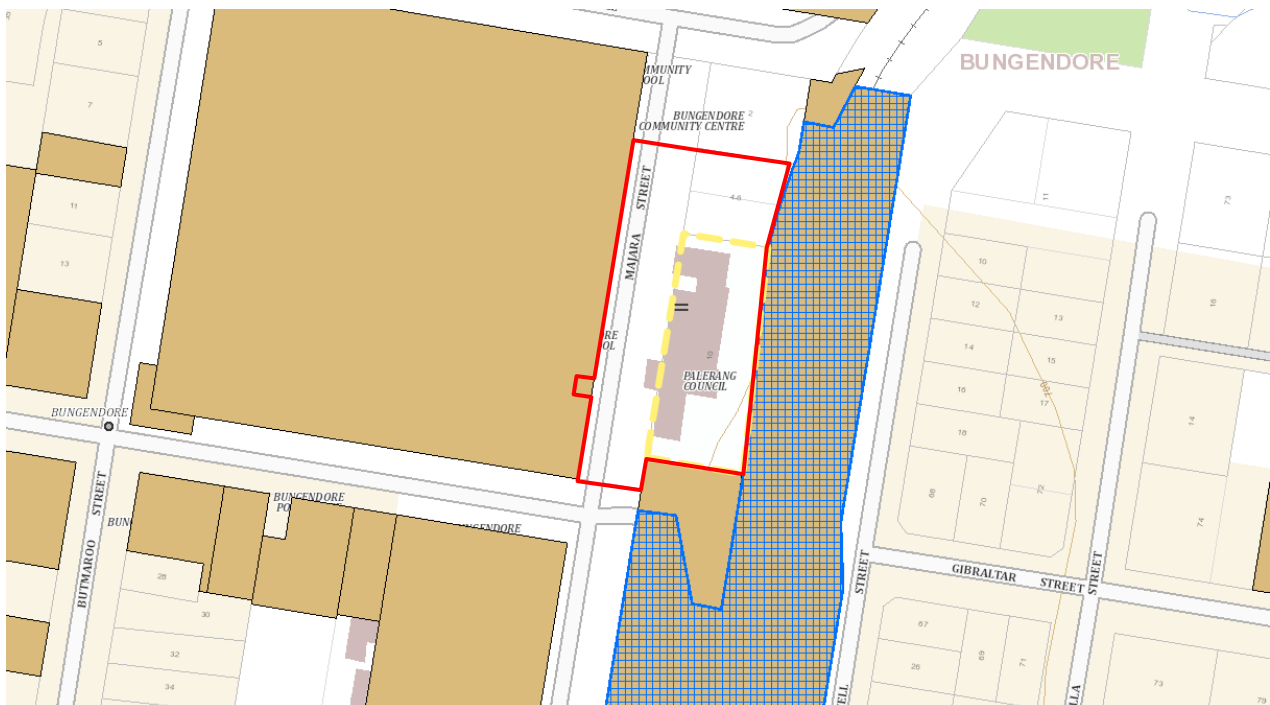


Figure 3 Heritage map showing the subject site outlined in red.

Source: NSW Planning Portal ePlanning Spatial Viewer

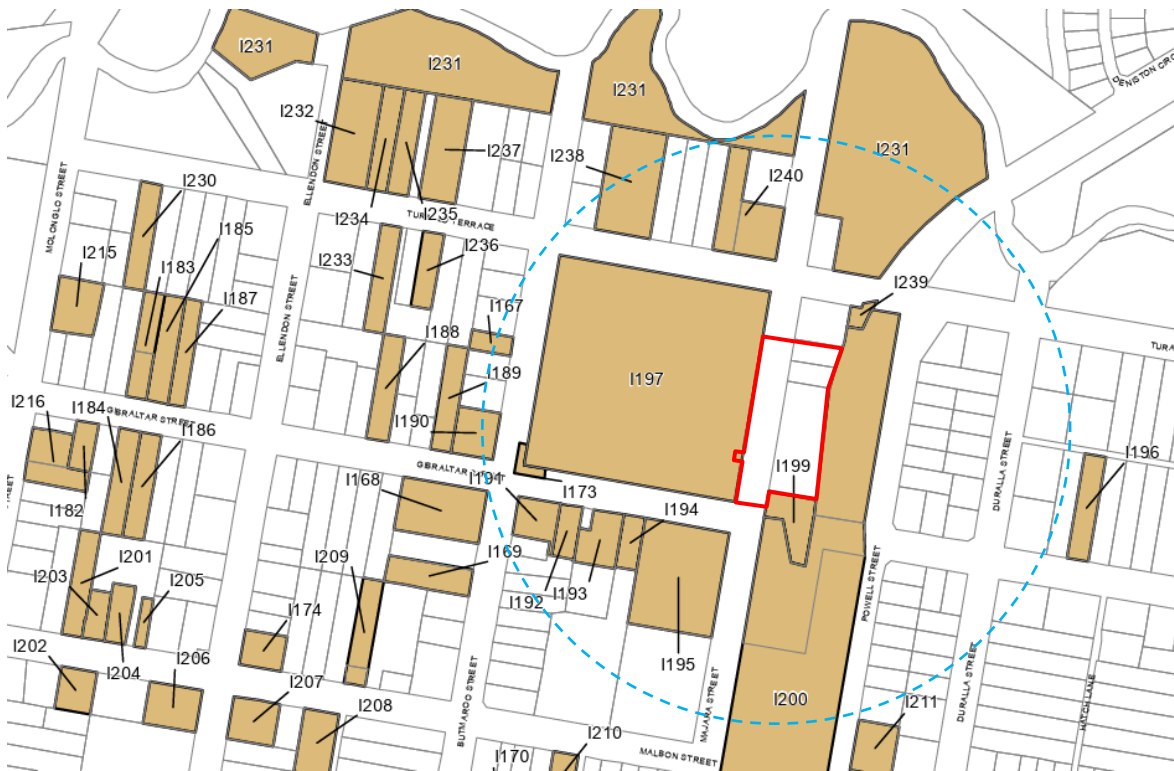


Figure 4 Local heritage listed items in the vicinity of the subject site. Subject site indicated in red and buffer zone marked by the blue dashed line.

Source: Queanbeyan-Palerang Regional LEP Heritage Map 004AA, 2021

5.2.2. Heritage items in the Vicinity

The following Heritage Items are located within a 300m radius of the subject site:

- Bungendore Stationmaster's Cottage, 16 Majara Street, (Item I199)
- Bungendore Soldiers Memorial, (entirety of Mick Sherd Oval), Gibraltar Street, (Item I197)
- Bungendore Common, off Turallo Terrace, (Item I231)
- Railway Signalman's Cottage, 63 Turallo Terrace, (Item I239)
- Bungendore Public School original buildings, 59–65 Gibraltar Street, (Item I195)
- School of Arts building, 57 Gibraltar Street, (Item I194)
- Bungendore Police Station and Residence, 45-49 Gibraltar Street, (Item I192)
- Post Office and Shop, 55 Gibraltar Street, (Item I193)
- Courthouse, 45 Gibraltar Street, (Item I191)
- Stone Stables, 42 Gibraltar Street, (Item I190)
- P.J.B. Osborne Memorial Fountain, Butmaroo and Gibraltar Streets, (Item I173)
- Former St Joseph's Convent (former), 52 Turallo Terrace, (Item I238)
- Preschool, 64 Turallo Terrace, (Item I240)
- Cottage, 9 Butmaroo Street, (Item I167)

The subject site is located within the vicinity of the following State heritage items:

- Item Bungendore Railway Station & Yard group (Item SH01105)



Picture 18 Bungendore Railway Station

Source: Visit NSW, 2025



Picture 19 Bungendore Railway Station and Yard

Source: Cowper, John, 2004. Retrieved from Flickr.

The heritage items in the vicinity which are directly adjacent to the subject site and have views towards the subject site, include the Bungendore Railway Station and Yard (SH01105), the Bungendore Stationmaster's Cottage (I199), and the Bungendore Soldiers Memorial (I197). These items have been identified as having the most potential to be impacted by the proposed development and therefore the following assessment of heritage impact will focus on these heritage items.

5.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, State significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for State significance, an item must meet at least two of the seven assessment criteria or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

5.4. STATEMENTS OF SIGNIFICANCE

5.4.1. Subject Site

The main area of the subject site, including the Queanbeyan-Palerang Regional Council Buildings located on the site do not have any clear association with local or State heritage items in the vicinity. While the site is assumed to have been originally designated as part of the rail corridor, there is no existing built fabric which indicates this, and the association is discernible only through the proximity of the two sites. The existing buildings and carpark on the site were constructed in 2005 and therefore do not contain any early fabric which could be considered as having heritage significance. The site was originally vacant land and does not contain any significant mature vegetation or landscaping features. Overall, the site does not contain any features which contribute to, or have association with, the wider history of Bungendore or the development of its architectural character.

However, a small part of the subject site includes part lot 1 DP 1276282, which is within the curtilage of the local heritage item Bungendore Soldiers Memorial. The statement of significance of the item sourced from the NSW State Heritage Inventory, is as below:

Locally listed item. War Memorials erected in towns and cities throughout Australia following World War One, were a conscious statement of participation, grief, and nationalism. World War One was a momentous event in Australia's experience. Participation was to affect many communities and create division over the issue of conscription for a war from which the Digger, or Australian soldier, was to emerge as national hero and custodian of the ANZAC tradition

and nationalism. Memorial forms reflect the search for an appropriate means of expression and are a record of the public fashions and political, social and community attitudes of their time. Bungendore Soldier's Memorial is historically important at National, State, Regional and community levels as a record of district participation in World War One and an embodiment of the prevailing sentiments and attitudes of its time. In its location and design, it is important in demonstrating the principal characteristics of the siting of war Memorials. As a district Memorial it is highly valued by the community for its spiritual, symbolic, cultural, and social associations.

5.4.2. Nearby Heritage Item Statements of Significance

The Queanbeyan-Palerang Regional LGA has diverse heritage and includes buildings, objects, monuments, Aboriginal places, gardens, bridges, landscapes, archaeological sites, streets, industrial structures, routes of human movement, cultural landscapes, and a conservation precinct.

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site, as written in the NSW State Heritage Inventory entries for each item.

Table 1 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Bungendore Stationmaster's Cottage, 16 Majara Street, (Item I199)	Part of the State listed group and individually significant at the local level for its association with the provision of rail transport to Bungendore. The building is a good example of the type of cottage provided for rail staff and is an attractive building in its own right.
Bungendore Common, off Turallo Terrace, (Item I231)	No significance assessment is available on the SHI, but it is clear the land is locally significant as it was set aside for public use early in the 20th century and is still used for public enjoyment.
Railway Signaller's Cottage, 63 Turallo Terrace, (Item 239)	Associated with provision of rail to Bungendore in the 19th century. Part of the Bungendore railway station group.
Bungendore Public School original buildings, 59–65 Gibraltar Street, (Item I195)	The old School Hall and Headmaster's cottage are attractive buildings with strong historic links to Bungendore's development and a significant part of Bungendore's history.
School of Arts building, 57 Gibraltar Street, (Item I194)	Locally listed item. This is an both an attractive building and built as the School of Arts, which was an important institution in early country towns. Makes a strong contribution to Bungendore's historic character and local street scapes.
Bungendore Police Station and Residence, 45-49 Gibraltar Street, (Item I192)	The Bungendore Police Station and Lockup Residence is an attractive Victorian public building constructed in stone. The building contributes to the townscape of Bungendore and is significant for its long-term links to the provision of police services in the area.

Vicinity Heritage Item	Established Statement of Significance
Post Office and Shop, 55 Gibraltar Street, (Item I193)	Locally listed item. High integrity and strong streetscape character, strong social values for the local community and enhances the local group of civic buildings.
Courthouse, 45 Gibraltar Street, (Item I191)	Locally listed item. A very attractive stone building from the 19th century in exceptional condition. Very high historic and streetscape value.
Stone Stables, 42 Gibraltar Street, (Item I190)	Locally listed item. Highly significant at the local level. Technically significant as an exemplar of early local stonework.
P.J.B. Osborne Memorial Fountain, Butmaroo and Gibraltar Streets, (Item I173)	Locally listed item. Public drinking fountain Memorialising a local resident and is substantially intact.
Former St Joseph's Convent (former), 52 Turallo Terrace, (Item I238)	A richly detailed brick building of high quality built as a convent and indicative of the on-going strength of Catholicism in Bungendore into the 20th century. Historic, aesthetic, and social value. Contributes to the streetscape.
Preschool, 64 Turallo Terrace, (Item I240)	An attractive building with strong historic and social links to Bungendore's development.
Cottage, 9 Butmaroo Street, (Item I167)	Locally listed item. An attractive weatherboard cottage dating from the early part of the twentieth century. The building continues to contribute to Bungendore's historic streetscape.
Item Bungendore Railway Station & Yard group (Item 01105)	<p>Bungendore Railway Precinct comprises a State significant late nineteenth century railway station and partly intact yard, including the 1885 roadside station building, the 1885 goods shed and jib crane. The extant railway buildings and structures at Bungendore, particularly the station building and goods shed, are important elements within the wider townscape of Bungendore and are good representative examples of a series of similar items located on the Main Southern Line and the Bombala Line.</p> <p>The place demonstrates late 19th century practices and designs implemented by the NSW railways. The place includes several structures dating from the opening of the line at Bungendore in 1885 and demonstrates the layout of a typical late 19th century railway station and yard.</p>

Vicinity Heritage Item	Established Statement of Significance
	<p>The site has aesthetic significance as a railway precinct that retains several original items that demonstrate railway design in the 1880s. The 1885 station building is a fine example of a Victorian third class roadside station building with fabric and fine detailing typical of the period. The railway buildings and structures at Bungendore are important elements within the wider townscape of Bungendore.</p> <p>The site is of social significance to the local community on account of its lengthy association for providing an important source of employment, trade and social interaction for the local area. The site is significant for its ability to contribute to the local community's sense of place, is a distinctive feature of the daily life of many community members, and provides a connection to the local community's past.</p> <p>The station building has representative significance as a fine example of a third class, brick standard roadside station building, similar in design to station buildings at Tarago, Michelago and other locations in NSW. The goods shed is also a good representative example of a standard late 19th century goods shed with extended platform and an attached jib crane. The collection of buildings at Bungendore demonstrates widespread late 19th and early 20th century railway customs, activities and design in NSW and are representative of similar items that are found in many other railway precincts across the state.</p> <p>The station group including the station buildings, platforms, goods shed, per way trolley shed, jib crane and signal box have a high level of integrity.</p>

6. THE PROPOSAL

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 enrolments continue to grow. These facilities will be utilised until such time that 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 single storey 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 (previously 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 new Bungendore North Campus High School facilities proposed will supplement the existing high school facilities located within the Bungendore Primary School site.

The proposed demountable classroom buildings will be positioned to the north of the existing administration building on what is currently an empty lot. The remaining grassed area to the north of the demountable classrooms will be utilised as an open active space for the students. The proposed temporary demountable buildings will be connected by covered walkways.

By utilising the existing public administration building and limiting the demountable classrooms to single storey, the visual impacts on the streetscape and the heritage items in the vicinity, such as the Bungendore War Memorial, will be minimal.

The external facades for the proposed demountable classrooms will be consistent with the temporary nature of the buildings. Materials including steel, wood, and fibreboard will reduce the visual bulk of the structures by blending in with the existing contemporary administration building on the site. A landscaped front setback along Majara street will provide a defined separation between the temporary school buildings and the public domain.

6.1. ALTERNATIVE OPTIONS CONSIDERED

Option 1

A previous scheme to construct a permanent high school building on the subject site was considered. The previous proposed scheme involved extending the school site to partially encompass the Mick Sherd Oval and Majara Street, as well as using Bungendore Common to the north as an agricultural plot for the school. The extents of the previous scheme are shown in Picture 20 below.



Picture 20 Development area of the previous proposed scheme.

Source: TKD Architects

Following stakeholder consultation on the proposed scheme as part of a State Significant Development Application (SSD-14394209), it was found that the site was not preferred for the construction of a permanent school building, and as a result other sites were considered for the permanent development. This revised scheme, which is the subject of the assessment in Section 7, has a lesser potential for heritage impacts as it includes significantly less intervention on the site and any visual effect on its context will be temporary.

Option 2

Another option considered was to extend the current temporary high school campus, which is currently located on the oval of Bungendore Primary School. At current, the temporary high school is accommodated by a series of demountable buildings, but due to an increase in enrolments at the school the space provided is insufficient.

As the current primary school site has significant space constraints, it was considered to construct two storey demountable buildings on the same site. However, this option was dismissed due to planning constraints and construction complexity.

6.2. ARCHITECTURAL DRAWINGS

Urbis has been provided with drawing documentation prepared by TKD Architects. This HIS has relied on these plans for the impact assessment include in Section 7. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Architectural documentation has been provided in **Appendix A**.

Table 2 Proposed Plans

Drawing No.	Drawing Title	Series	Revision	Date
AR REF 0000	COVER SHEET, DRAWING LIST AND SITE CONTEXT	Cover Sheet	P12	04.04.25
AR REF 1000	SITE ANALYSIS PLAN (SITE SHOWN PER EXISTING)	Plans	P12	04.04.25
AR REF 1100	PUBLIC DOMAIN AND LANDSCAPING PLAN	Plans	P12	04.04.25
AR REF 1300	EXISTING GROUND FLOOR PLAN	Plans	P12	04.04.25
AR REF 1301	EXISTING SITE AND ROOF PLAN	Plans	P12	04.04.25

Drawing No.	Drawing Title	Series	Revision	Date
AR REF 2000	OVERALL CAMPUS PLAN - GROUND FLOOR	Plans	P12	04.04.25
AR REF 2001	OVERALL CAMPUS PLAN – SITE AND ROOF PLAN	Plans	P12	04.04.25
AR REF 3000	OVERALL BUILDING ELEVATIONS	Elevations	P12	04.04.25
AR REF 3400	OVERALL BUILDING SECTIONS	Elevations	P12	04.04.25
AR REF 8000	SHADOW ANALYSIS - EXISTING	Context	P12	04.04.25
AR REF 8001	SHADOW ANALYSIS - PROPOSED	Context	P12	04.04.25
AR REF 9900	SCHEDULE OF MATERIALS AND FINISHES	Schedule	P12	04.04.25

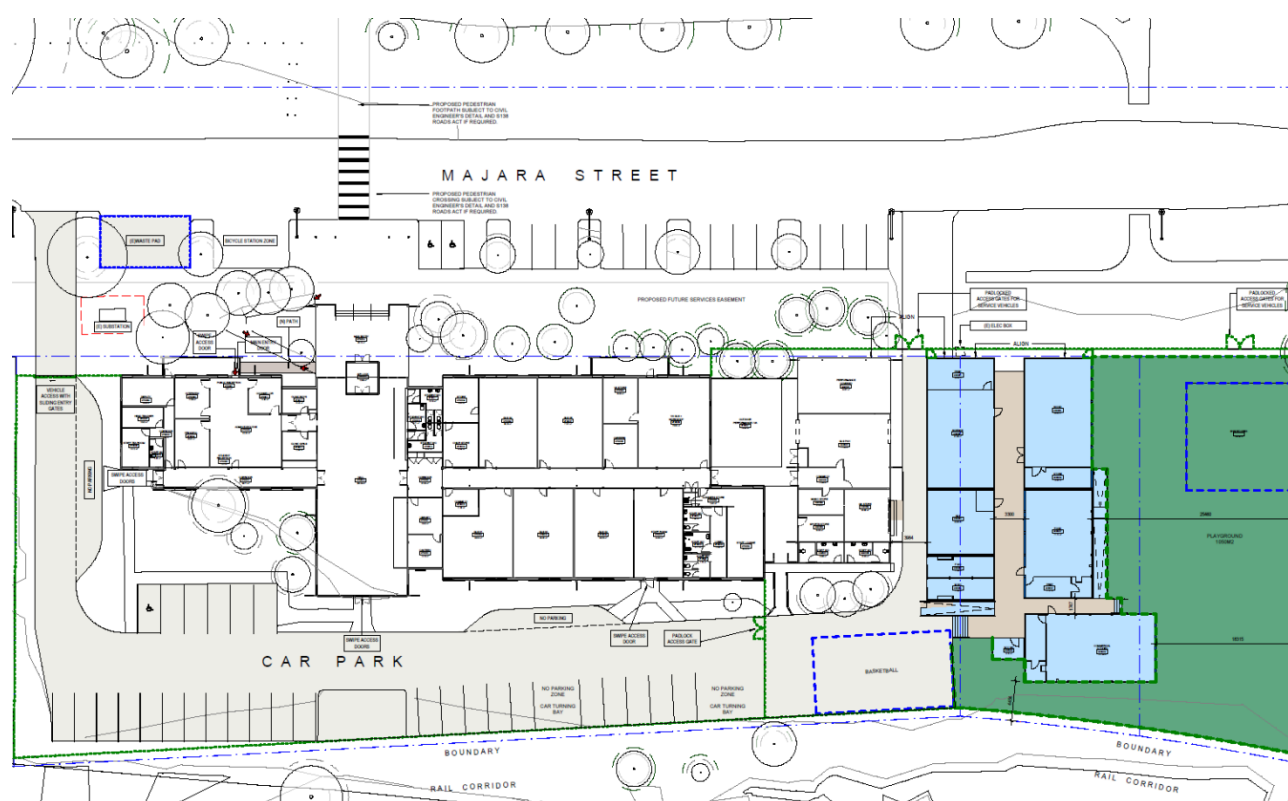


Figure 5 Extract of proposed plans showing overall proposed site layout.

Source: TKD Architects, 2025

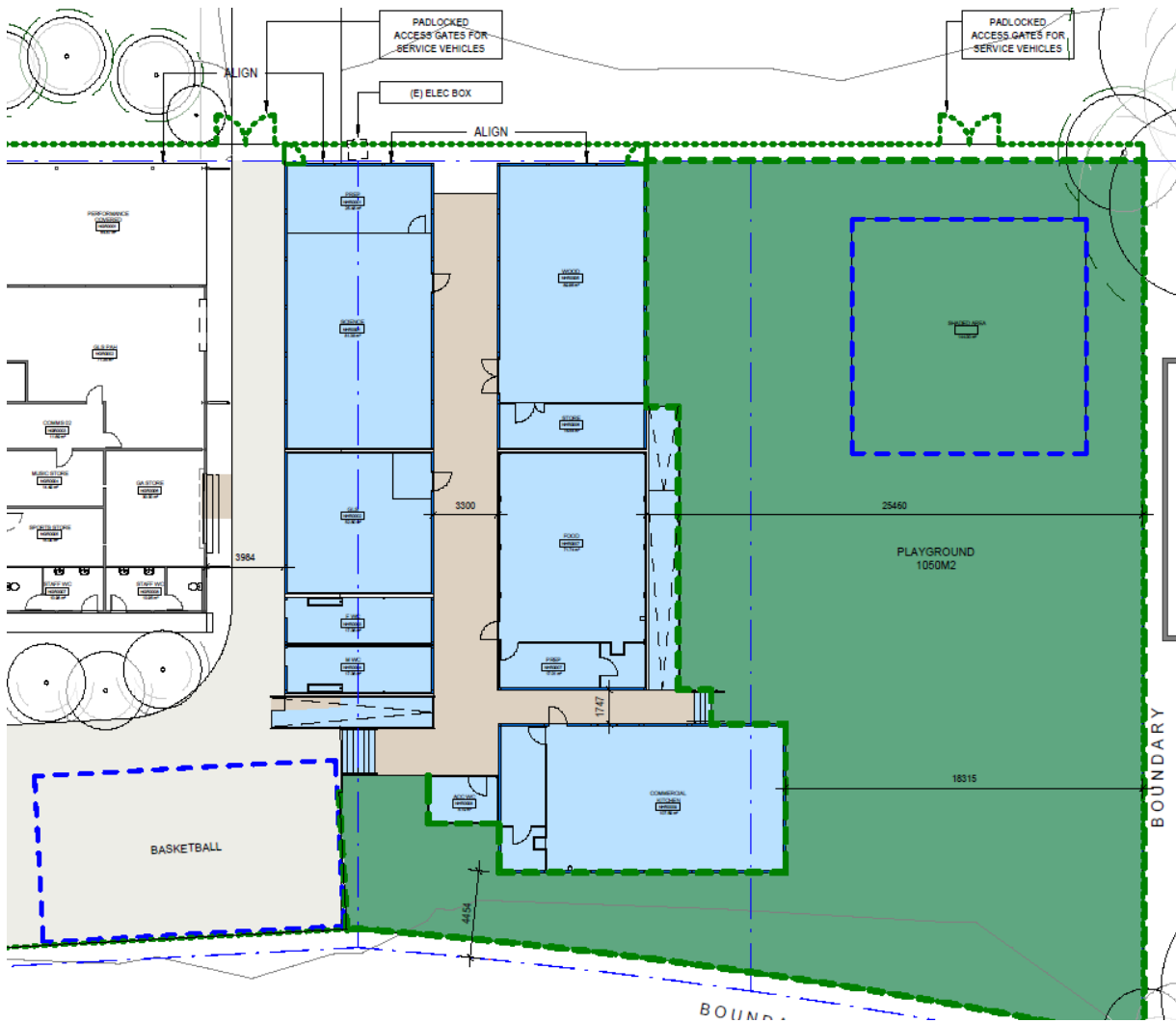


Figure 6 Extract of proposed plans showing locations of proposed demountable buildings.

Source: TKD Architects, 2025

7. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

7.1. QUEANBEYAN-PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN 2022

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the QP RLEP 2022.

Table 3 Impact assessment against the relevant clauses of the QP RLEP 2022

Clause	Response
<p>(1) Objectives</p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of the Queanbeyan-Palerang Regional local government area,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p>	<p>The proposed development achieves the objectives defined in Clause 1 of the QP RLEP 2022. The proposed development involves the reuse of an existing contemporary administration building and the addition of three temporary demountable structures in a location which does not contain any State or local heritage items. The proposed development does not involve the demolition, alteration, addition to, or any other proposed works on a heritage item, other than the extension of a pedestrian pathway in part lot 1 DP 1276282</p> <p>There are no works proposed within the curtilage of the adjacent heritage items, the Bungendore Railway Station and Yard, and the Bungendore War Memorial, other than the extension of the pedestrian pathway into part lot 1 DP 1276282. There therefore are no physical impacts on these heritage items.</p> <p>The proposed demountable buildings are of a similar scale to the existing building and continue the established linear form. The demountable buildings are visually separate from the most significant nearby fabric (the Railway Station) by the existing buildings within the subject site. Therefore, there would be no notable effect on the character of the setting of the Railway Station.</p> <p>Overall, the proposed new demountable structures to the north of the site will have a minor effect on views from Majara Street towards a small section of the State Heritage Item Bungendore Railway Station and Rail Yards, namely a section of the railway tracks which currently run behind the subject site. However, the view is not considered highly significant as it</p>

Clause	Response
	<p>is impeded by the raised embankment the railway currently sits on. The legibility of the raised embankment, which indicates the existence of the tracks, would remain partly visible through retained view lines between the demountable buildings and the north façade of the existing buildings, and along the substantial landscaped area retained to the north of the site.</p> <p>Additionally, the proposed new demountable structures will have a minor effect on the setting of the Bungendore War Memorial. However, this effect would not have a detrimental heritage impact as the proposed structures are substantially separated from the significant part of the heritage item, are small in scale and will be removed once the site is no longer in use.</p> <p>The proposed new demountable structures will have no impact on the settings or views of the heritage items in the vicinity which are not directly adjacent to the subject site.</p> <p>The new walkway proposed between the existing building and new demountable buildings would be similar in scale and character to the existing building on the site, and therefore for would not impact the setting of any heritage item in the vicinity.</p> <p>The physical works proposed within the curtilage of the Bungendore War Memorial, which encompasses the Mick Sherd Oval, involves an extension to the existing footpath running adjacent to Majara Street. These works would have no physical impact on the heritage item, as the works are to modern fabric in a different part of the site.</p>
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p>	<p>The proposed development does not involve the demolition, disturbance, alteration or excavation of a heritage item, an aboriginal object, an archaeological site, or any item within a heritage conservation area.</p> <p>The development does not involve the construction of a new building on a site that has an existing heritage or archaeologically significant item. The site has been assessed in a previous Archaeological Assessment as having low archaeological potential and significance under</p>

Clause	Response
<p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>the <i>Heritage Act</i>, and therefore does not require a permit to excavate or investigate the site further.</p> <p>The proposed development does not include the subdivision of any land.</p> <p>This report is however required to assess the potential heritage impact on the proximate heritage items.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed heritage impact assessment has been undertaken in the following sections of this report. The proposed development has been assessed to have no detrimental impact on the heritage items directly adjacent to the subject site, namely the State heritage item Bungendore Railway Station & Yard group (Item 01105), and the local heritage items Bungendore Stationmaster's cottage (Item I199) and Item Bungendore Soldiers Memorial (Item I197).</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

Clause	Response
<p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	

7.2. PALERANG DEVELOPMENT CONTROL PLAN 2015

The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the Palerang DCP 2015 (amended April 2020). Adherence to the DCP is not a requirement for projects preceding under REF, but the DCP controls have been considered to ensure an adequate review of heritage values has been included in this heritage impact assessment.

As part of the Palerang DCP, the subject site located is within the 'character precinct' D1.1 Civic. The alignment of the proposed development with the provisions for the character precinct are also assessed below.

Table 4 Impact assessment against the relevant controls of the Queanbeyan DCP

Part B10.1 European Heritage	
Control	Response
<p>B10.1.6 New Development in the Vicinity of Heritage Items</p> <p>Objectives</p> <p>a) To ensure new development harmonises with the existing streetscape and heritage item's built form.</p> <p>b) To ensure new development does not block views to, or compromise the appreciation of significant buildings.</p>	<p>A detailed heritage impact assessment has been undertaken in the following sections of this report, which includes an analysis of how the character, scale, siting, form, materials, colour and detailing of the new development have been sympathetically addressed to ensure that the development is sympathetic to the nearby heritage items.</p> <p>The new development involves the construction of demountable buildings which are temporary and therefore will not have a long-term effect on the setting of the heritage items in the vicinity. The demountable classrooms are anticipated to be removed once the permanent school is established at Birchfield Drive. Therefore, the overall impact of the structures of the proposal on the heritage items in the vicinity as discussed in this report are lessened.</p>

Part B10.1 European Heritage

	<p>The physical works proposed within the curtilage of the Bungendore War Memorial, which encompasses the Mick Sherd Oval, involves an extension to the existing footpath running adjacent to Majara Street. The physical intervention into the heritage item to the west is minimal. It would be in an area that is not defined as significant, noting that the listing acknowledges the War Memorial which is substantially separated from the area of proposed works which is confined towards the Majara Street boundary. There would therefore be no physical impacts on the significant fabric associated with the heritage item.</p> <p>The new development includes a walkway constructed between the existing building and new demountable buildings. The proposed walkway would be similar in scale and character to the existing building on the site and therefore would have no detrimental impact on the setting of any heritage item in the vicinity.</p>
Controls	
1) Buildings shall be appropriate to the character of the streetscape or context.	The proposed structures are of a simple utilitarian design. They are temporary structures which clearly respond to a relatively contemporary site, they are not required to reference historic architectural detailing. The structures would be in keeping with the existing character of development on the site and would not change the character of the setting of the nearby heritage items.
2) New buildings shall be of a similar height or less than surrounding buildings	The proposed structures are of a similar height to the existing Council building to the south. They would not change the overall scale of the buildings in the vicinity of the heritage items.
3) New buildings shall not obstruct views (including oblique views along the street) of significant buildings	The proposed demountable classrooms have been intentionally chosen to be single storey structures, in keeping with the existing development on site and will not dominate the streetscape. The demountable structures would also be set back from the boundary of the site and set back from the existing building on site. This will ensure that no additional visual impacts will be created by the temporary structures in terms of views from

Part B10.1 European Heritage

	<p>heritage items adjacent to the site, such as the Mick Sherd Oval south to the Railway Station.</p> <p>In views from the west, the proposed demountables are visually separated from the Railway Station and Stationmasters Cottage by the existing building on the subject site. The works, which are of a modest scale as discussed above, would therefore not visually dominate the heritage items.</p> <p>The proposed new demountable structures will have no impact on the settings or views of the heritage items in the vicinity which are not directly adjacent to the subject site, as they are at a distance which means that they do not share direct views with the site.</p>
4) New buildings shall not visually dominate the streetscape or roofscape of the surrounding area.	<p>The reuse of the existing contemporary administration building on the site will not include any external additions or alterations to the building and therefore there will be no increase in the scale or bulk of the existing building.</p> <p>The new walkway proposed between the existing and new demountable buildings on the site has been designed to align with the scale, bulk, and look of the existing building. This will ensure that no additional impacts will be made on any heritage items.</p>
5) New buildings shall be set back or further away from the significant building if it is likely to have an adverse impact on a heritage building by virtue of scale, location or appearance.	<p>The closest significant heritage items in the vicinity of the proposed development are the Bungendore Railway Station and Yard group and the Stationmasters Cottage. The primary structures do not directly address Majara Street, but the railway tracks. The existing building on the subject site does address Majara Street. The proposed demountables appropriately respond to the setbacks established by the existing contemporary building, to ensure no notable changes to the established pattern of development around the heritage items. The heritage items would remain prominent in the streetscape as their increased setback establishes an open, partly landscaped setting.</p> <p>As the proposed structures would have a similar setback from Majara Street as the existing building to the south, there would be no additional impacts on available views southward (towards the</p>

Part B10.1 European Heritage	
	<p>significant Railway Station) from the public domain along Majara Street.</p> <p>The proposed development will have no impact on the views to or from the heritage items in the vicinity which are not directly adjacent to the subject site.</p>
6) New buildings with visible side elevations shall be articulated if greater than 15 metres in length. The articulation can take the form of a rebate in the wall, possibly in combination with a full height change of wall material.	The proposed new demountable buildings will not have visible side elevations greater than 15 metres in length. Their positioning on the site will ensure that the visible elevations of the demountable buildings to the street frontage will be under 15 metres.
7) Where a structure is unable to achieve a suitable design standard, for example because of its utilitarian or specific nature, it is to be lower, set back from adjacent structures and incorporate suitable screening.	Due to the proposed demountable buildings being temporary structures that are designed to be removed once the site is no longer used for the purpose of accommodating the Bungendore High School, the design of the buildings are utilitarian in nature. The demountable buildings are low scale, with a nominal maximum ridge height that will be significantly lower than the existing Council building on the site. Additionally, the demountable buildings will be partially screened from view by being set back from the existing building on the site, which will obstruct views from the south and west.

7.3. HERITAGE NSW GUIDELINES

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 5 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<i>Will the proposed works be the best conservation solution for the heritage item/s?</i>	<p>The proposed works are the best conservation solution for the heritage items in the vicinity of the subject site compared to the alternative options considered.</p> <p>The proposed use of demountable buildings to temporarily accommodate the Bungendore North Campus High School on the site provides a temporary, light touch alternative to the construction of permanent structures which may be unsuitable in the context.</p>

Provision	Response
<i>Will the works promote the ongoing use and upkeep of the item/s?</i>	<p>The proposed works generally do not directly promote the ongoing use and upkeep of the heritage items in the vicinity as the works will be temporary and will not have a direct relationship with the surrounding streetscape or views to heritage items in the vicinity.</p> <p>The proposed extension to the footpath on Mick Sherd Oval (Lot 1/DP1276282) may promote increased use of the Bungendore War Memorial as it will provide safe access from Majara Street to the heritage item.</p>
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	<p>N/A. The subject site does not include any fabric of significance and therefore no unsympathetic addition to the subject site have been identified.</p> <p>No unsympathetic fabric has been identified to the Mick Sherd Oval as part of this project.</p>
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	<p>As the proposed structures would have a similar setback from Majara Street as the existing building to the south, there would be no additional impacts on available views southward (towards the significant Railway Station) from the public domain along Majara Street.</p> <p>There are no clear views of the Railway from the west of the subject site due to the rising land at the eastern boundary of the site. Therefore, the proposed demountables would not obstruct any views of the Railway.</p> <p>The legibility of the raised embankment, which indicates the existence of the tracks, would remain partly visible through retained view lines between the demountables and the north façade of the existing buildings, and along the substantial landscaped area retained to the north of the site.</p>
<i>Are the proposed works part of a broader scope of works?</i>	N/A.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	It is understood that the proposed demountable structures would be removed from the site when the permanent high school is established at Birchfield Drive. Restoring the site to its current state would not have a detrimental heritage impact.
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage</i>	N/A.

Provision	Response
<i>values? If so, have experts in Aboriginal cultural heritage been consulted?</i>	
<i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i>	Yes.
<i>Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?</i>	N/A.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	Yes, refer to the impact assessment included at Section 7.7 of this report.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	As discussed in the above sections, the proposed works will result in a minor and temporary impact on the heritage items in the vicinity of the site.
<p>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>Response as discussed in detail in the above sections.</p> <p>The works would not have a detrimental impact on the heritage items in the vicinity of on the Bungendore Soldiers Memorial within the ground of the Mick Sherd Oval.</p> <p>The sympathetic scale and siting of the demountables would ensure that the character of the settings of the heritage items would remain unchanged and would ensure that views towards the Railway Station and Stationmasters Cottage are not impacted.</p> <p>The demountables would respond to a contemporary site and would not become dominant focal points in the landscape. The integrity/existing character of the streetscape would therefore be retained.</p> <p>The scale and siting of proposed new demountable structures will have no impact on the settings, or views to and from the heritage items in the vicinity which are not directly adjacent to the subject site as there are no shared views between these items and the subject site.</p>

7.4. CONCLUSION

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have an acceptable impact on the heritage items in the vicinity of the subject site. Key aspects of the proposal assessment are listed below:

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 (previously 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 main part of the subject site is not listed as an item of local or State heritage significance, however the subject site includes a small portion of part lot 1 DP 1276282 which is located within the curtilage of the local heritage item Bungendore Soldiers Memorial. The subject site is also in the vicinity of multiple items of local heritage significance and a heritage conservation area listed on the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. It has been identified that the subject site is directly adjacent to, and will have a minor impact on the following heritage items:

- Bungendore Stationmaster's Cottage (Item 201) located directly to the south of the site
- Railway station, rail yard and ancillary buildings (Item 200) located directly to the east of the site and to the south.
- Bungendore Railway Station and Yard Group which is listed on the NSW State Heritage Register (SH01105).

The proposed works on the subject site have been evaluated for the potential heritage impact that will occur on the local and State heritage items located in the vicinity. Overall, the proposed works for the site at No's 4-6 and 10 Majara Street, part Lot 1 DP 1276279 and part Lot 1 DP 1276282 will be minor and temporary, and therefore evaluated to have **no detrimental heritage** impact on the heritage items in the vicinity.

8. BIBLIOGRAPHY & REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, Pymble.

Australia ICOMOS 1999, *The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.

Environment and Heritage, and NSW Department of Planning and Environment 2023, *Assessing heritage significance Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, Parramatta.

Environment and Heritage, and NSW Department of Planning and Environment 2023, *Guidelines for preparing a statement of heritage impact*, Parramatta.

Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Parramatta.

NSW Government (2021) *Investigating Heritage Significance: A guide to identifying and examining heritage items in NSW*, NSW Government through the Heritage Council of NSW.

NSW Government SIX Maps (Spatial Information Exchange), available at <https://maps.six.nsw.gov.au/>.

NSW Planning Portal ePlanning Spatial Viewer, available at <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.

Philip Leeson Architects Pty Ltd, 2018. *Bungendore Heritage Study*. Prepared for Queanbeyan Palerang Regional Council

Plowman, Suzannah 2008. *Thematic History Lake George Molonglo Valley and Burra*. Prepared for Palerang Council

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

9. DISCLAIMER

This report is dated 8 April 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SCHOOL INFRASTRUCTURE NSW (SINSW) (**Instructing Party**) for the purpose of HIS (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A ARCHITECTURAL DRAWINGS

