

**Richard Gregory
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Bungendore NSW 2621**

**I object most strongly
to the NSW Government Department of Industry and Environment Exhibition
(DPIE) of
State Significant Development Application SSD-14394209 (Amended Site
Plan, Modified edition) New High School Bungendore.**

1. To begin with, I am a part of Save Bungendore Park Inc.(SBP). Our group does not oppose the establishment of a high school in Bungendore, we support it. A high school has been sought for many years in Bungendore and now seems to be coming to fruition, however during our enquiries into the motivation of those who wish to take the Park to establish a high school there, many unacceptable aspects have been uncovered. I, and the members of SBP are not being paid to be disruptive , nor do we wish to be disruptive; we have no political associations, nor have I made any donations in my lifetime to any political party. Any association of the name of our group with politics has been purely at the instigation and consequence of public statements by the Minister for Education, The Hon. Sarah Mitchell, MLC, and promoted by our local representatives, initially Mr John Barilaro and subsequently , Mrs Nichole Overall.
2. Examining the Amended SSD-14394209 shows that this is simply a slightly modified version of the original. **The basic issue is the unsuitability of the Park, its size, its traffic and associated safety issues and its current use, to house a school that is expected to exceed its boundaries within a very short of time, at a cost of \$71M.** Such a project is incomprehensible. A simple explanation for this plan is that once a foothold is established on the Park, boundaries will soon be exceeded and compulsory acquisition of additional Park land will be necessary, until all of the Park has been subsumed (See comment at para 14). This would appear to be part of the current government policy, as other public lands in NSW have suffered similar fates. Here I reiterate that SBP has no affiliation with any government body or political party. Because the plan is essentially the same as the unamended version, I offer my appropriately modified comments, without unnecessary elaboration.
3. My response to the amended programme will call significantly on a report- ‘Review of social impact issues re proposed Bungendore High School’ , prepared at SBP request by Allison Ziller PhD, social planner specialising in social impact assessment and a lecturer in Social Impact Assessment in the Discipline of Geography and Planning, Macquarie University.
4. As a general observation, the amended SSD was released with a relatively shorter period of time than normal, 20 days, for the receipt of comment. Of those days, eight are weekends or public holidays or both, during the school holidays period when people with families – those most likely to be affected by the basic concepts of the school have little time for consideration and comment- would be on holidays or otherwise very occupied with children. For whatever reason this deception is practised is unknown.
5. Matters not addressed satisfactorily in this amended SSD, as in the initial one, include traffic. The amended SSD proposes that a portion of Majara Street be closed and ninety degree parking for

ninety vehicles along Tarallo Terrace verges be included. DoE does not produce any calculations to show that the standard for parking spaces has been complied with, or the safety distances from corners, driveways etc. It is not up to me or others to provide this data. DoE has already used information provided by the members of the concerned public to address deficiencies in their planning to rectify problems rather than do the work themselves. This process has been in evidence from the first information 'Hub' when the DoE representatives did not know and needed to be told that there was a low-level creek crossing that flooded on the northern approaches to the school, or that the Sydney-Canberra railway line ran immediately beside that crossing and behind the already existing buildings proposed for school use..

6. Closing the indicated part of Majara St will necessitate traffic from Elmslea, most of which currently goes down Majara St to the industrial part of Bungendore or to the Kings highway, to travel along Turallo Tce and Butmaroo St. This traffic comprises heavy vehicles as well as passenger cars and medium weight 'utilities'. Frontages onto Butmaroo Street include the entrance to tennis courts and the side access, about 150 metres long, to a very popular recently redeveloped children's playground (at a cost of \$1.2M). This represents a serious risk to small children. In addition, smaller school children and people walking their dogs, riding bicycles to and from Elmslea across Turallo Tce along the Butmaroo footpath. This represents a significant threat to children and the aged. The effect of this heavy traffic on homes on Tarallo Tce and Butmaroo St, noise and headlights etc, needs also to be considered as it would have a detrimental effect on the quality of life for those residents, many of whom live in National Trust heritage houses.
7. In addition to this, emergency traffic would need to be diverted to go along Butmaroo Street, around a right-angle corner onto Tarallo Tce, past up to 90 parked cars with restricted space and possibly past children on the road (probably attracted by the sound of the sirens) to get to an emergency in Elmslea.
8. Turning now to the study completed by Ms Allison Ziller.

'There is general community support for the provision of a high school in Bungendore (SBP supports this view). However, the claim that Bungendore Park is the most suitable of the available sites is unsubstantiated. This claimed lack of alternatives should be substantiated in the interests of transparency and reduction of community tensions and assessed against the likely there being major negative risk of major community tensions. The proposal would result in public land being enclosed, effectively and visually restricting public access to all residents'.
9. Site Selection. in essence ... of nine sites identified as worthy of further investigation, one, Ashby Station, was selected, with two alternatives ... Bungendore Park was dismissed early in the assessment process as having too little land area and safety issues ... the three identified as suitable were later dismissed for spurious reasons ... none of the explanations regarding the selection of Bungendore Park is satisfactory....the assertion that the site chosen is the most suitable is unsubstantiated...should be assessed against the risk of 'major' highly negative social consequences... .
10. Enclosure of public land. The use of palisade fences is standard for NSW schools. These would provide a strong visual message that it is off limits to most residents ... while it is public land, enclosure of the land would visually and effectively restrict public access to areas previously accessible to all residents ...

11. The Civic Precinct.community centre ... services and facilities listed ... there is no evidence that Bungendore does not require a community centre... the plan does not provide for a community centre, except that 'DoE will provide funds – but not necessarily adequate to meet the cost of providing one of similar capabilities as the previous one, or that will meet the rising needs of the rapidly growing community the swimming pool ...similarly, there is no guarantee that adequate funds will be provided for the provision of a new swimming pool, to replace the one that will be lost the impact of the loss of these facilities would be major and highly negative.
12. Shared use of Mick Sherd oval. Joint use of the Mick Sherd oval has potential to be highly detrimental ... given the degraded surface and its vulnerability to further damage due to overuse ...QPRC would be responsible for further maintenance of the (DoE used) land providing an additional financial burden on an organisation experiencing financial difficulties ... it may wish to avoid this additional burden.
13. Loss of recreational public land. The QPRC Bungendore Floodplain Risk Management Plan notes that 'Work on a levee is planned, but this work is yet to be done and standards have changed since the original plan was developed ... the dog walking area and the Warren Little oval and common frequently become sodden and therefore are unsuitable to be used as playing fieldsthey are specifically provided for flood water mitigation.
14. Capacity. At an interview on Radio 2CC breakfast show on 8 August 2022 our local member of parliament Nichole Overall, stated that the Bungendore High School would accommodate 'more than 700 students at some stage down the track' ... in its Community Profile, QPRC noted that there were 716 children of high school age enumerated in its catchment area ...while some of these would go to private schools, there is little doubt that the school's design capability would very soon be exceeded ... an unrealistic assessment of student numbers by Mrs Overall on behalf of the government would soon lead to exceeding the design capabilities of the school, with further assumption of what is now public land, with inadequate parking and associated issues.
15. Summary. Given these deficiencies, it is evident that the chosen site – chosen for self-aggrandizement in the face of expert advice - has been selected without regard for any desire to provide the best facility for our children's education, social cohesion and the best use of our taxpayer's money.



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