

NSW Department of Education

Bungendore High School (SSD-14394209)
Response to Submissions 'Stage 2' – Analysis
September/October 2022



November 15, 2022

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Education



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Version 2: November 15, 2022

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Background & Methodology



Education



Background

The Department of Education lodged a State Significant Development Application (SSDA No 14394209) for a new high school in Bungendore with the Department of Planning and Environment (DPE):

- The Application was originally submitted on 10 September 2021.
- The Application was initially exhibited in September-October 2021 (see separate report for analysis of these 'Stage 1' submissions)
- Following modifications to the Application based on the 'Stage 1' submissions, the Application was again exhibited from September 20 to October 11, 2022. This Report analyses the submissions from this second exhibition.

The purpose of this Report is to serve as an Appendix within Mecone's Response to Submissions Report 2. It provides a high-level analysis of submissions received from the second exhibition period but is not intended to cover each of the issues identified in detail as these will be covered in the main Response to Submissions Report.

Objectives

- Understand key concerns regarding the Bungendore High School proposal as discussed in submissions made by participants, i.e. members of the public and organisations
- Explore the main reasons for objecting or supporting the development proposal
- Identify aspects of the revised Application that may not have been adequately addressed and require further exploration or clarification

Summary of Submissions

The second submission period generated 223 submissions from 'Public' and 'Organisation' Submitters ('Public Authority' submissions are not included in this report). These 223 submissions were then cleaned and de-duplicated, as follows:

- Initial submissions223
- Less:
 - Submitters that contacted DPE and asked to be removed (1)
 - Duplications (based on Submitter ID – explained on Page 6) (16)
- Final count of unique 'Public' and 'Organisation' Submitters206

The 206 unique submissions comprised the following:

- Public 200
- Organisation 6

In terms of identified v anonymous submissions, the 206 unique submissions comprised the following:

- Name provided 103
- Anonymous 103

Background (continued)

Summary of Submissions (continued)

As part of lodging a submission on the DPE portal, Submitters were asked to select from one of three codes that best summarised their position in terms of the development:

- Objection 126
- Support 76
- Comment 4
- Total..... 206

Methodology

Duplications

Duplications were largely based on the 'Submitter ID' recorded as part of making a submission on the DPE exhibition portal (when preparing a submission, participants had the option of withholding their personal information and remain anonymous – although they had to register as a Submitter on the DPE portal, which assigned them a Submitter ID). Please note:

- If the same Submitter made multiple submissions with different content, the full content has been coded/analysed. However, the multiple submissions have only been counted as coming from one Submitter.
- One participant lodged two submissions, but clearly mentioned that the subsequent submission was on behalf of someone else (and the second submission had an attachment with a different resident name), thus this has been treated as two unique submissions

The Coding Process

- A number of participants provided both comments and an attachment on the DPE Planning Portal. Any content raised multiple times by the same respondent across their portal-message and/or attachment has only been counted once.
- One Submitter (Submitter ID S-49131975) mentioned that their issues from their first submission have not been addressed. However, as they responded anonymously and as we don't have Submitter ID's from the first exhibition period, we were unable to locate their previous comments:
 - As an aside, several others also mentioned their earlier submission, but we were able to locate their previous submissions so their previous comment codes have been used again for this second submission
- New codes added in Stage 2 are shown in purple throughout this report.

Percentages

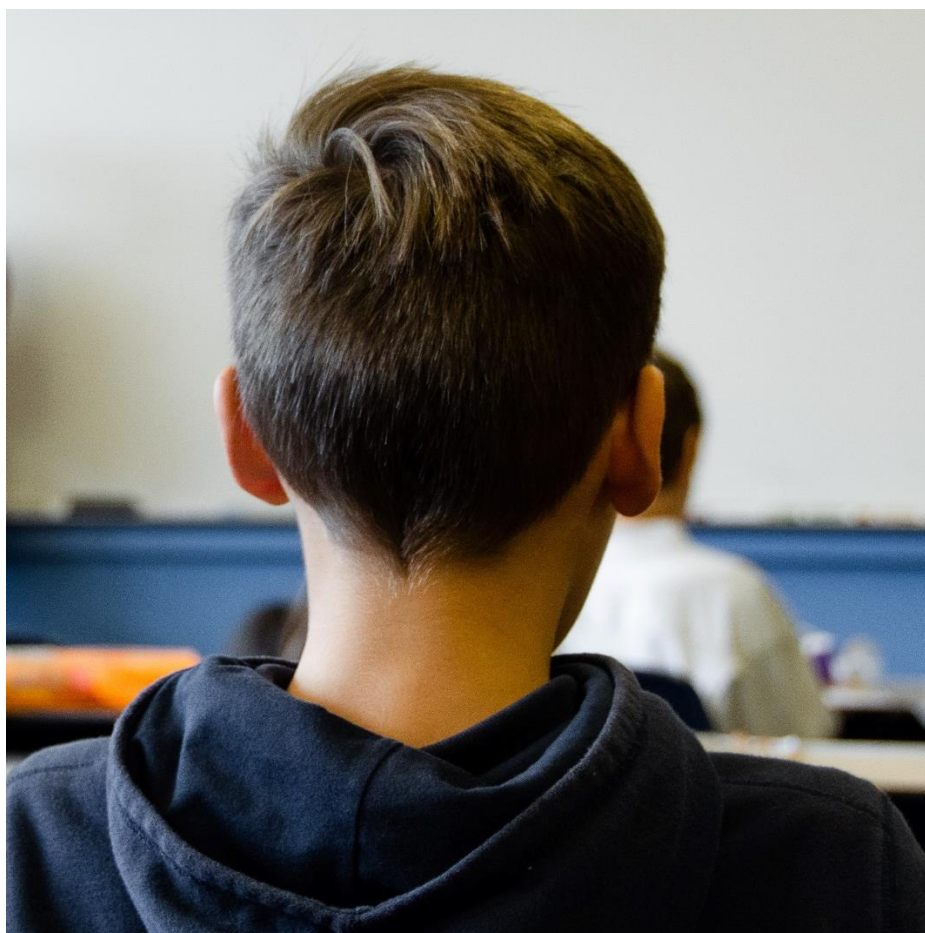
Note: In some cases, percentages may not add to 100% due to rounding. Also, when analysing themes within categories, the percentages do not add to 100% since the majority of submissions mentioned more than one issue.

Submissions Register

A full list of submissions received and the themes that have been identified within each submission has been included in Appendix A:

- Any concerns or issues raised within a submission (regardless of whether the participant indicated that overall they objected to or supported the proposal or simply left a comment) was recorded with a code beginning with a '7' e.g., 7.1.1 Site location.
- If submissions generally supported a high school in Bungendore but not the current proposal as it stands, this was coded as 'I support a new high school but have reservations'. This and any other positive code are recorded as 8.0 in the submissions register.

The full code frame used – which was developed by Mecone – is provided in Appendix B.



Key Findings



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Key Findings

Key themes to emerge from this second public exhibition stage are as follows:

Overview

- There were fewer unique Submitters in Stage 2 (N=206) than there were in Stage 1 in 2021 (N=319)
- The majority of Submitters still Object to the proposed development (61%) – although this has dropped from 76% in Stage 1. There are now 37% that Support the development, up from 23% in Stage 1:
 - Just over a third (35%) of those who Object to the development provided a supporting comment – although these comments were almost entirely along the lines of 'I support but have reservations...'

Main Concerns

- The main Concern themes to emerge from the 206 Stage 2 submissions included:
 - **Site Suitability:** A nett subtotal of **61%** of Submitters mentioned one or more issues within codes 7.1.1 Site location and/or 7.1.2 Site size and school capacity and/or 7.2.1 Site selection process and/or 7.4.2 Alternative site
 - **Social Factors:** A nett subtotal of **51%** of Submitters mentioned one or more issues within codes 7.3.19 Social – Loss of green space/recreation areas and/or 7.3.20 Social – Loss of pool and other community facilities and/or 7.3.21 Social – way of life and/or 7.3.28 Social impact – Wellbeing, mental/physical health and/or 7.3.22 Social – Other:
 - In Stage 2 we created a new code 7.3.28 Social impact – Wellbeing, mental/physical health because there were more comments in Stage 2 about losing the mental health benefits of the public being able to use the Park. Some similar comments were made in Stage 1 and were coded as '7.3.21 Social – Way of life' – however, there were more in Stage 2 so we split them out as the new code
 - **Transport:** A nett subtotal of **47%** of Submitters mentioned one or more issues within codes 7.3.2 Transport – Impacts on network operation and/or 7.3.3 Transport – Safety and/or 7.3.4 Transport – Adequacy of analysis and/or 7.3.5 Transport – Vehicular access and parking and/or 7.3.6 Transport – Pedestrian network and/or 7.3.7 Transport – Construction traffic and parking:
 - Whilst other attributes have generally declined in Stage 2 relative to Stage 1, the declines are less pronounced for the Transport attributes – and some (safety and access/parking) have increased in Stage 2

- **Consultation Process:** A nett subtotal of **32%** of Submitters mentioned one or both of codes 7.2.2 Adequacy of consultation and/or a new code added in Stage 2 – [7.2.7 Poor response to submissions](#):
 - This is just 6% lower than the Stage 1 result of 38% for code 7.2.2 - and there has been a shift in some of these comments as reflected by the addition of code 7.2.7 in Stage 2
- **Heritage:** A nett subtotal of **25%** of Submitters mentioned one or both of codes 7.3.8 Heritage and/or 7.3.9 Aboriginal heritage
- **Economic impacts:** **22%** of Submitters made one or more comments that were coded as 7.3.1 Economic impacts
- **Built Form:** **20%** of Submitters made one or more comments that were coded as 7.1.3 Built form, design and materiality

Not only have the above themes the highest incidence of Submitters mentioning them, but they also tend to be mentioned by the same Submitters.

Concerns – Largest Declines Since Stage 1

- Those codes recording the largest declines in Submitters mentioning them in Stage 2 include:
 - 7.3.21 Social – Way of life: Down 41% from 62% to 21%
 - 7.2.4 Consistency with SEARs: Down 37% from 51% to 14%:
 - And related, 7.4.3 Consistency with legislation: Down 21% from 30% to 9%
 - 7.4.2 Alternative site: Down 36% from 55% to 19%
 - 7.3.8 Heritage: Down 27% from 52% to 25%
 - 7.3.19 Social – Loss of pool and other community facilities: Down 26% from 64% to 38%
 - 7.1.1 Site location: Down 25% from 73% to 48%

Concerns – Noteworthy Increases Since Stage 1

- We have already noted above that some of the Transport codes increased in mentions in Stage 2, whilst most other attributes dropped.
- We also noted the creation of two new codes in Stage 2 ([7.3.28 Social impact – Wellbeing, mental/physical health](#); [7.2.7 Poor response to submissions](#)) to deal with new nuanced themes
- Another new theme to emerge in Stage 2 was concern about plans to commence with a temporary school ([7.5.4 Other issues beyond the project scope/temporary school](#)) – 25 Submitters made a comment that fitted in this code, the vast majority dealing with the plans for demountables/using the primary school oval etc.



Analysis



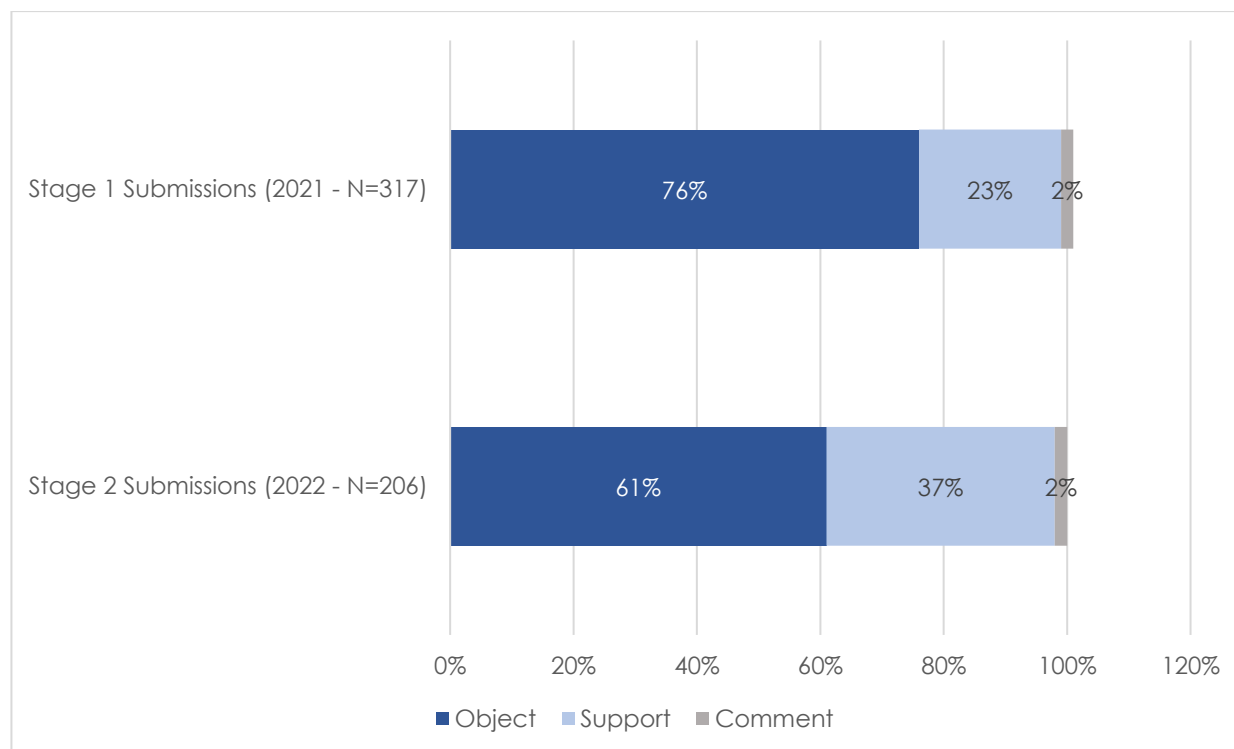
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Support/Object/Comment Status – Overall

Overall, 61% of the second stage submissions from Public and Organisations were objections to the proposal for Bungendore High School, 37% were in support of the proposal and 2% submitted comments rather than selecting a discrete object/support response. Results for both submission stages are summarised below:

Chart: Support/Object/Comment Status by Stage 1 and Stage 2 Submissions



Support/Object/Comment Status – by Submitter Types

Name Provided/Withheld

Those who made a submission anonymously were more likely than those who provided their name to support the proposal (42% vs 32% for those who provided their name).

Table: Classification of Stage 2 Submissions by Identified/Anonymous Submissions

Classification of Stage 2 Submission	Name Provided (N=103)	Anonymous N=103
Object	65%	57%
Support	32%	42%
Comments	3%	1%

Organisations/Public

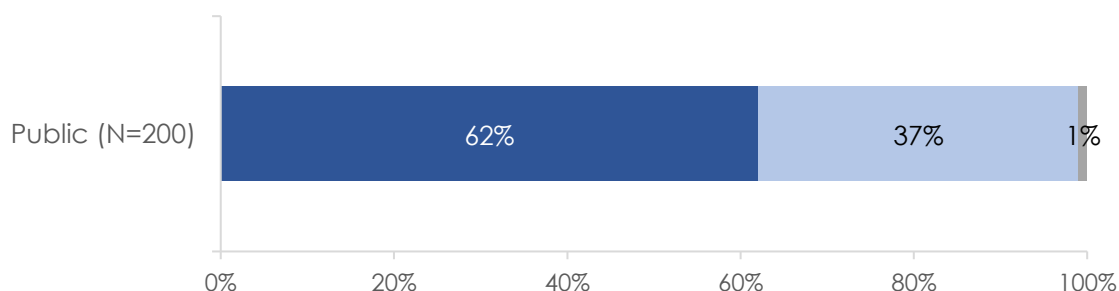
Of the six Community Organisations that made a submission in Stage 2, three Objected, two Supported and one Commented – details are provided below:

Table: Name of Organisations and their Submission Classification (N=6)

Organisation	Classification
Braidwood Greens	Object
Crown Land Our Land 150145	Object
Save Bungendore Park Inc	Object
Bungendore High School Action Group	Support
Bungendore High School P&C	Support
Bungendore Country Music Muster	Comment

The chart below summarises responses for the 200 Public submissions – not surprisingly, results are very similar to the total submission result on the previous page:

Chart: Support/Object/Comment Status by Public Submissions Only



Support/Object/Comment Status – by Submitter Types

Location

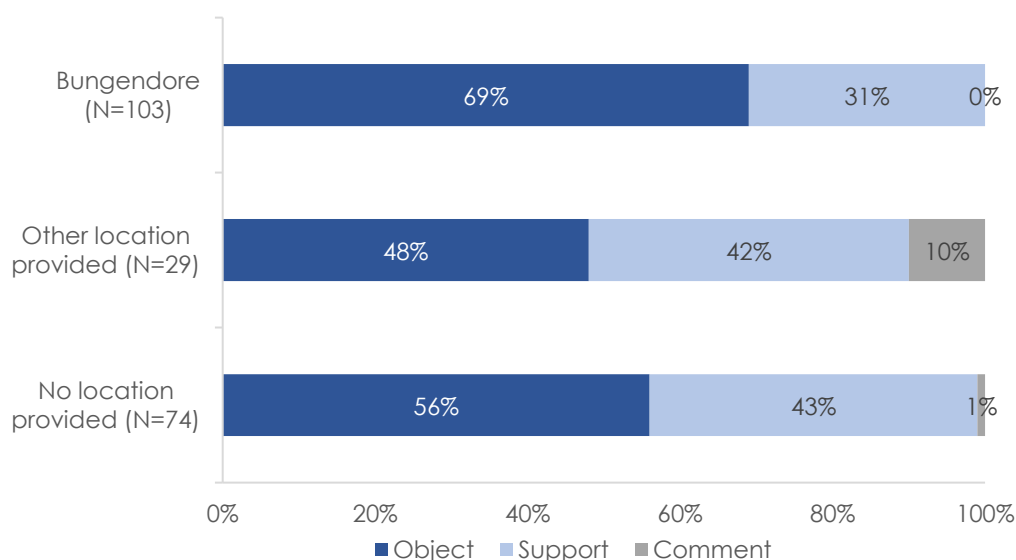
Only 132 of the 206 unique submissions included the Submitter's suburb. 103 of the 132 identified Submitters were from Bungendore, with 29 Submitters mentioning other locations – including two from the ACT and three from Queensland:

Table: Number of Submissions by Location

Suburb	Count
Bungendore	103
Bywong	4
Queanbeyan East	4
Wamboin	4
Mount Fairy	2
Others (one mention each): Adaminaby; Avondale; Braddon (ACT); Gordon (ACT), Hope Island (QLD); Hoskinstown; Lake George; Lavington; Moruya; Mudgeeraba (QLD); North Ward (QLD); Sutton; Tarago; Unanderra; Wongawilli	15
No suburb provided	74
Total...	206

69% of submissions from Bungendore residents objected to the proposal and 31% were in support. The 29 submissions from other locations were more polarised between support and objection:

Chart: Support by Location



Overview of Submission Sentiment

Once the first exhibition stage had closed, Mecone prepared a code frame for Micromex to use to group similar comments into themes or codes (see Appendix B). This code frame (with some minor additions) was used again for the Stage 2 submissions.

At its broadest level, the code frame was divided into two categories – 'Concerns' and 'Support Comments'. The table below summarises the Stage 2 submissions as they have been coded into these two categories (bearing in mind Submitters may have provided both Concerns and Support Comments), cross analysed by the overall support/object rating that each Submitter recorded:

Table: Overall Submission Sentiment

Overall Submission Sentiment	Total (N=206)	Object (N=126)	Support (N=76)
Concerns (Code 7)	67%	100%	12%
Support Comments (Code 8)	59%	35%	99%

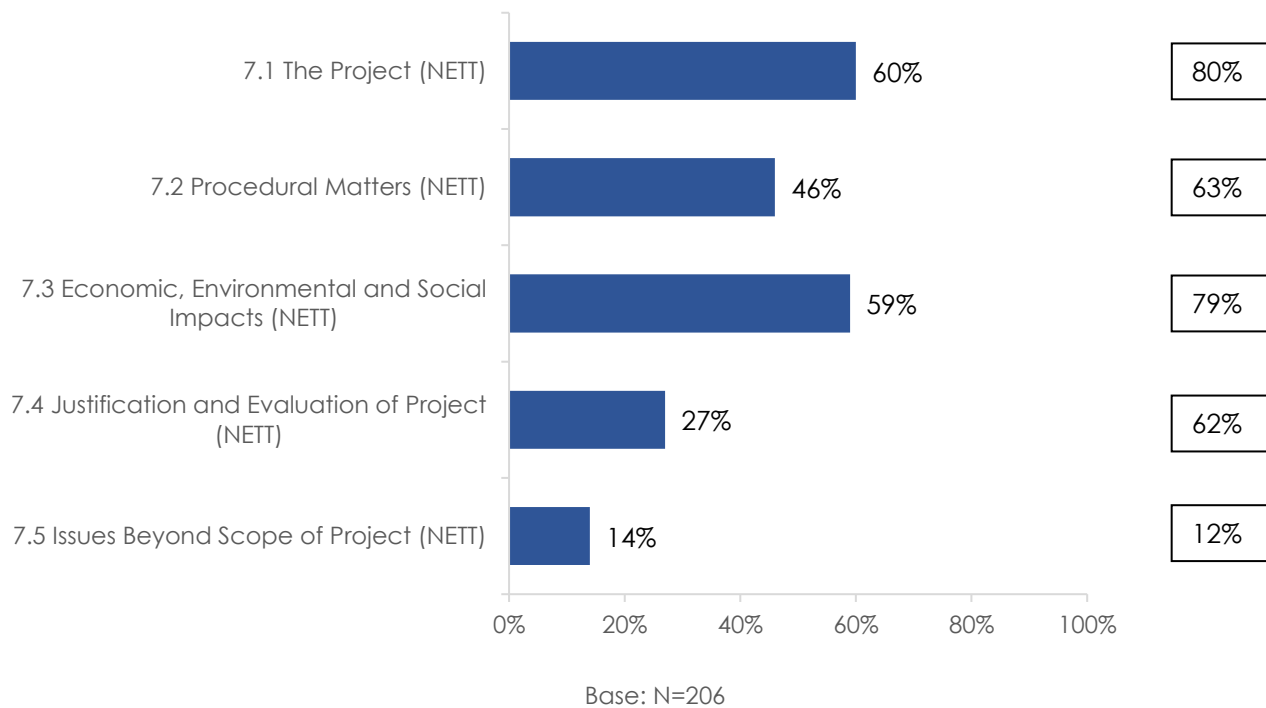
The above analysis does not in any way reflect the volume of 'Concerns' or 'Support Comments' raised – but what it does indicate is that in some cases Submitters have provided both Concerns and Support Comments.

Although not included in the table above, of the four Submitters who selected 'Comment' rather than Object or Support, two gave at least one Concern and three gave at least one Supporting Comment.

Overview of Main Concerns

The 'Concerns' grouping referred to on the previous page was further divided into five main themes: The Project; Procedural Matters; Economic, Environmental and Social Issues; Justification and Evaluation of the Project; and Issues Beyond Scope of Project. The nett subtotal of Submitters who generated at least one code within each of these five 'Concern' categories is summarised below (figures in boxes are from Stage 1 submissions):

Chart: Percentage of Submitters that Mentioned at Least One 'Concern' within Key Categories



Again, it should be noted that the above does not reflect the volume of comments made within each category, but rather the nett subtotal of Submitters that made at least one comment in each category.

Four of these five 'Concern' categories have recorded declines in Stage 2 relative to Stage 1, which is consistent with the 15% decline in those who registered that they 'Object' (see Page 11). However:

- The pattern of responses by category remains similar, with 'The Project' and 'Economic, Environmental and Social Impacts' having the highest nett subtotal of Submitters making at least one comment in each
- Relative to Stage 1, the category recording the most significant decline in Stage 2 is 'Justification and Evaluation of project'

Main Concerns - Overview

The table below cross-analyses the main Concern categories to highlight potential patterns/synergies between codes – that is, where there is an overlap between codes. For instance, reading down the columns, we can see that 93% of Submitters who raised at least one issue with The Project (e.g. site location, size etc), also mentioned at least one Economic, Environmental and Social Impact issue, such as loss of green space/recreation areas, impact on way of life or heritage concerns.

The cells highlighted in light green identify the combinations with the greatest overlap:

Table: Cross-Analysis of the Main 'Concern' Categories

Column %	7.1 The Project (NETT)	7.2 Procedural Matters (NETT)	7.3 Economic, Environmental and Social Impacts (NETT)	7.4 Justification and Evaluation of Project (NETT)	7.5 Issues Beyond Scope of Project (NETT)
7.1 The Project (NETT)	100%	93%	95%	100%	86%
7.2 Procedural Matters (NETT)	71%	100%	72%	78%	72%
7.3 Economic, Environmental and Social Impacts (NETT)	93%	92%	100%	91%	86%
7.4 Justification and Evaluation of Project (NETT)	44%	45%	41%	100%	52%
7.5 Issues Beyond Scope of Project (NETT)	20%	22%	21%	27%	100%

Legend: Green shading is used to highlight values of 80% or higher

The following pages provide more detail around each of these five broad 'Concern' themes.

Detail: 'Project Issues (7.1)'

'Project Issues' comprised 12 sub-codes, which are summarised below (percentages in brackets are from Stage 1):

Table: Breakdown of Issues Relating Specifically to The Project

The Project	Count Among Total Submitters (N=206)	Percent of Total Submitters (N=206)	Percent Among Those Who Object (N=126)	Percent Among Those Who Support (N=76)
7.1 Project Issues (NETT)	124	60% (80%)	96%	1%
7.1.1 Site Location	99	48% (73%)	78%	0%
7.1.2 Site Size and School Capacity	96	47% (61%)	75%	1%
7.1.3 Built Form, Design and Materiality	41	20% (35%)	32%	0%
7.1.4 Ag Plot	18	9% (11%)	14%	0%
7.1.5 Fencing	16	8% (16%)	13%	0%
7.1.6 Landscaping	7	3% (4%)	6%	0%
7.1.7 Staging	1	1% (1%)	1%	0%
7.1.8 Hours	14	7% (18%)	11%	0%
7.1.9 Signage	1	1% (0%)	1%	0%
7.1.10 Joint Use Arrangements	12	6% (13%)	10%	0%
7.1.11 School Name	0	0% (<1%)	0%	0%
7.1.12 Other Project Issues	4	2% (3%)	3%	0%

Key take-outs from the above table include:

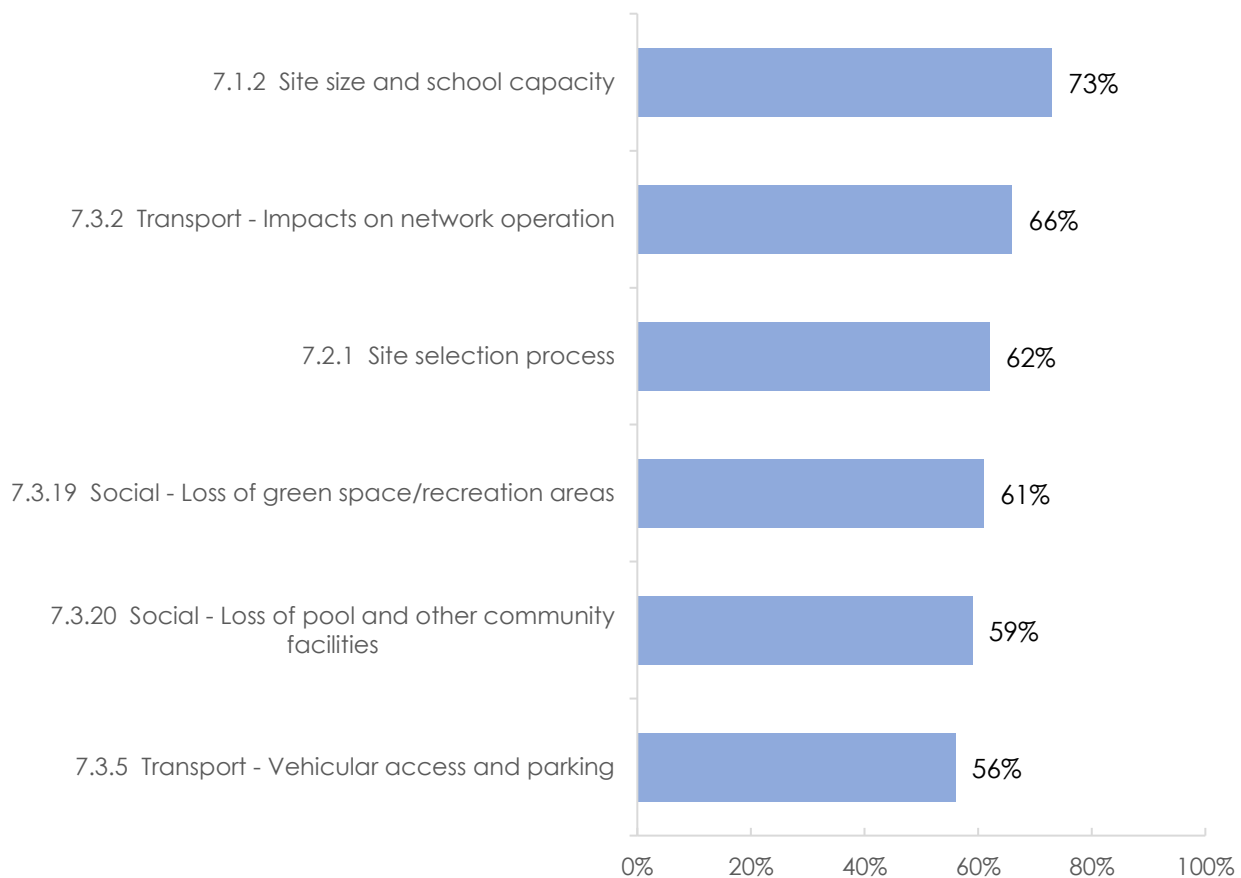
- Virtually all (96%) those who object to the development mentioned at least one concern around 'Project Issues' – whilst only one of the 76 Submitters who support the development made a comment here.
- The main issues within this code are around site location (48%) and site size/school capacity (47%)
- Most codes have dropped in Stage 2 relative to Stage 1 – particularly so for Submitters mentioning site location

Detail: 'Project Issues (7.1)'

The main sub-code on the previous page is 'Site location'. As shown in the chart below, amongst those who mentioned site location as an issue, other main concerns included:

- Site size/capacity and site selection process
- Transport – network operation and access/parking
- Social – loss of green space and pool/other facilities

Chart: Top issues among those who mentioned 'Site Location' (N=99)

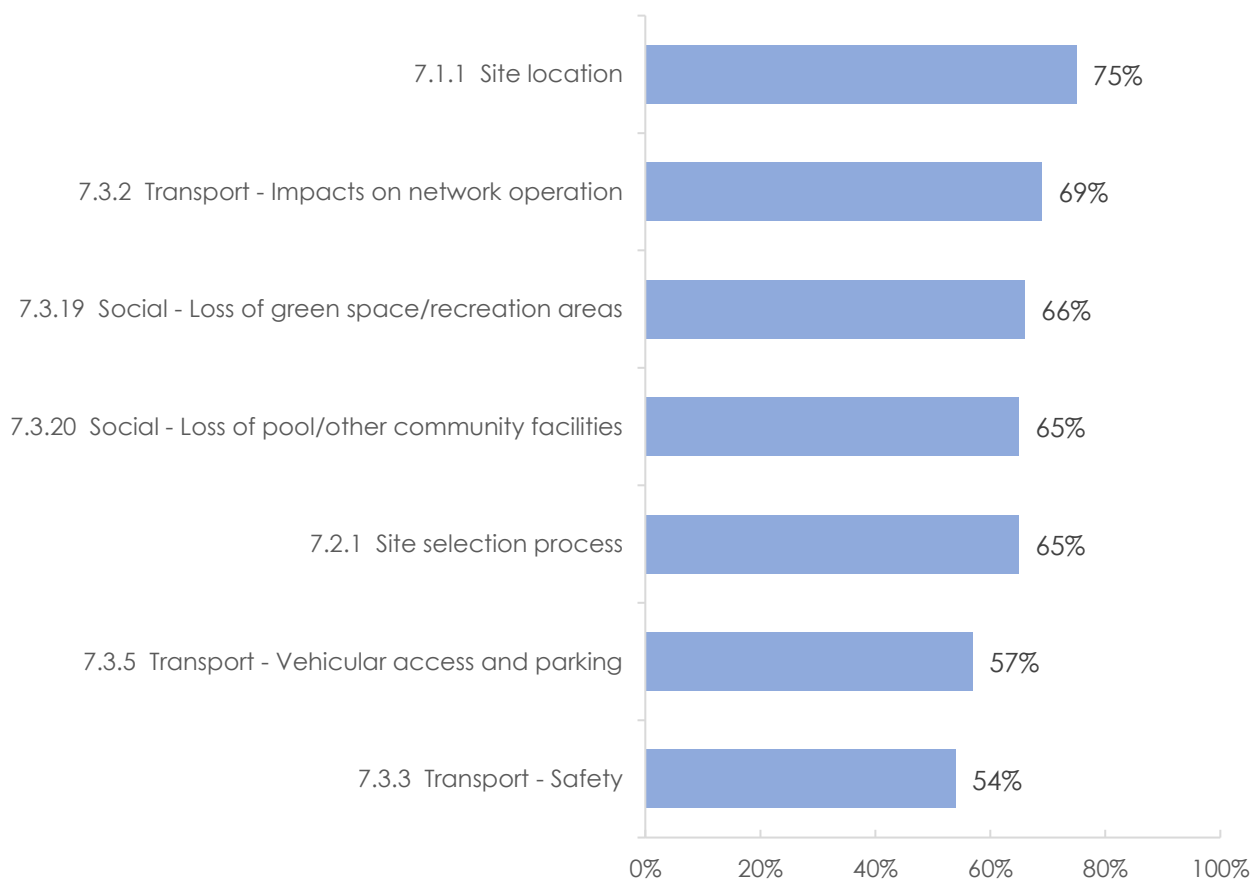


Detail: 'Project Issues (7.1)'

Another key sub-code within the category of project issues is the site size and school capacity. The main other issues mentioned by those who commented on site size/capacity are similar to those who have mentioned site location (previous slide) – with a little more focus on transport:

- Site location and site selection process
- Transport – network operation, access/parking, and safety
- Social – loss of green space and pool/other facilities

Chart: Top issues among those who mentioned 'Site Size and School Capacity' (N=96)



Detail: 'Procedural Matters (7.2)'

46% of all Submitters mentioned any one or more of the issues below relating to Procedural Matters:

Table: Breakdown of Procedural Matters

The Project	Count Among Total Submitters (N=206)	Percent of Total Submitters (N=206)	Percent Among Those Who Object (N=126)	Percent Among Those Who Support (N=76)
7.2 Procedural Matters (NETT)	95	46% (63%)	71%	4%
7.2.1 Site selection process	78	38% (50%)	61%	0%
7.2.2 Adequacy of Consultation	51	25% (38%)	37%	4%
7.2.3 Aboriginal land claims	2	1% (3%)	2%	0%
7.2.4 Consistency with SEARs	29	14% (51%)	23%	0%
7.2.5 Development contributions	1	1% (<1%)	1%	0%
7.2.6 Other procedural issues/submission process	2	1% (0%)	2%	0%
7.2.7 Poor response to submissions	33	16% (N/A)	25%	0%

Key take-outs include:

- 71% of those who object to the development mentioned at least one concern around 'Procedural Matters' – whilst only three of the 76 Submitters (4%) who support the development made a comment here.
- The main issues within this code are around site selection process (38%) and adequacy of consultation (38%) – although both have dropped since Stage 1:
 - Note that a new code (7.2.7 Poor response to submissions) was added into the analysis of the Stage 2 submissions as a number of Submitters specifically mentioned that their concerns from Stage 1 had not been addressed (so we coded these separately rather than 'losing' them within the existing '7.2.2 Adequacy of consultation' code). Although not shown in the table above, a nett subtotal of 32% of Submitters mentioned one or both of codes 7.2.2 and 7.2.7, which is similar to the 38% for code 7.2.2 in Stage 1
- The biggest change in Stage 2 is the drop in Submitters discussing 'consistency with SEARs', down from 51% of Submitters in Stage 1 to 14% in Stage 2. Sample comments include:

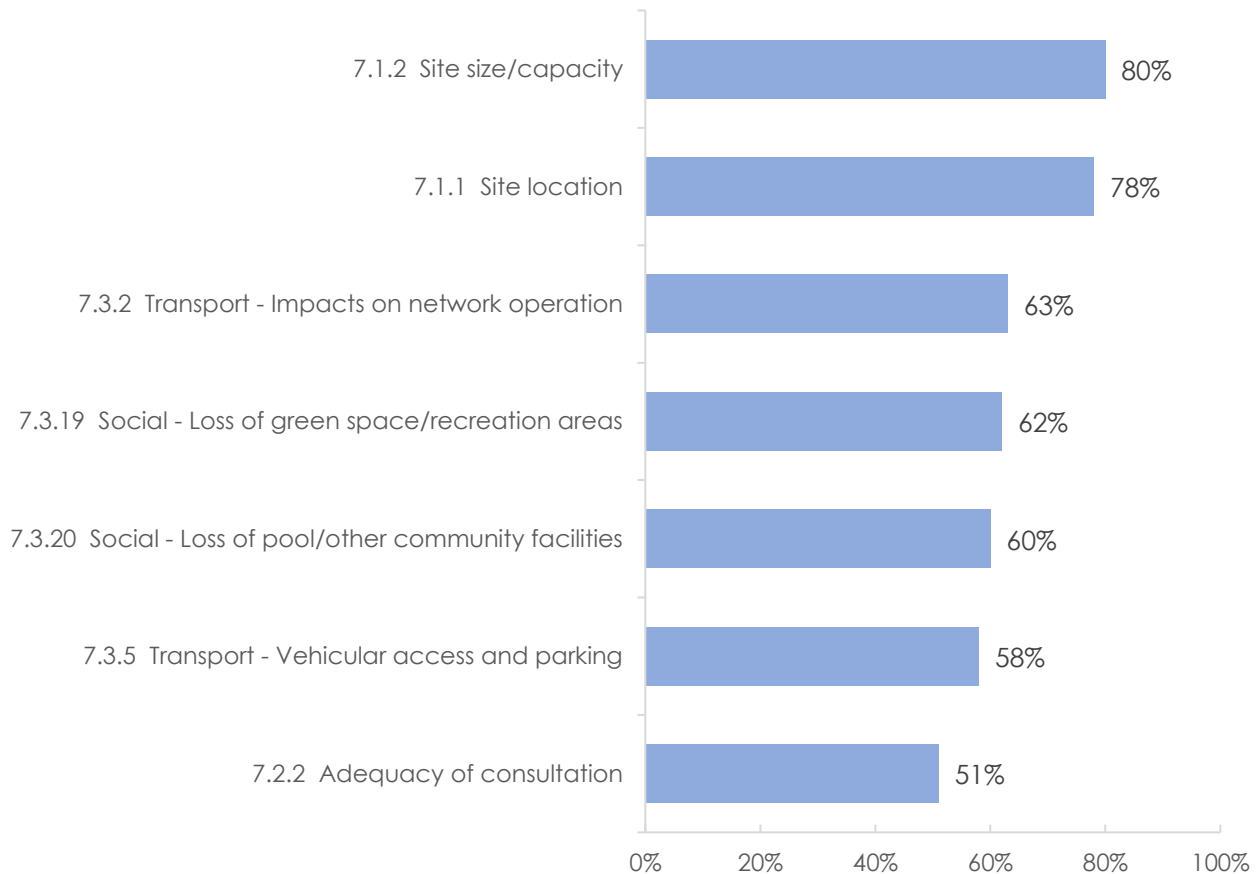
'incompatible with the proposed preschool expansion (the SEARs require them to assess impact of proposed neighbouring development)'

'The amended plans have not addressed the area of the high school which do not address the standard NSW Educational departmental requirements'

Detail: 'Procedural Matters (7.2)'

As noted on the previous page, 38% of all Submitters mentioned the site selection process as being an issue or concern. The chart below highlights the main other concerns amongst those who referenced site selection:

Chart: Top issues among those who mentioned Site Selection Process (N=78)



The pattern of overlapping responses is similar to that seen on Pages 18 and 19 earlier, with a focus on the site size/capacity and location, transport and social factors. In addition, 51% of those who made a comment about the site selection process also commented on the adequacy of the consultation.

Detail: 'Economic, Environmental and Social Impacts (7.3)'

59% of all Submitters (and virtually all those who objected [93%]) referred to one or more Economic, Environmental or Social impacts (as shown in the table below).

Table: Breakdown of Issues Relating to Economic, Environmental and Social Impacts

Economic, Environmental and Social Impacts	Count Among Total Submitters (N=206)	Percent of Total Submitters (N=206)	Percent Among Those Who Object (N=126)	Percent Among Those Who Support (N=76)
7.3 Economic, Environmental and Social Impacts (NETT)	121	59% (79%)	93%	3%
7.3.1 Economic impacts	46	22% (26%)	37%	0%
7.3.2 Transport – impacts on network operation	82	40% (49%)	64%	0%
7.3.3 Transport – safety	54	26% (22%)	43%	0%
7.3.4 Transport – adequacy of analysis	22	11% (14%)	18%	0%
7.3.5 Transport – vehicular access and parking	68	33% (21%)	54%	0%
7.3.6 Transport – pedestrian network	11	5% (9%)	9%	0%
7.3.7 Transport – construction traffic and parking	6	3% (1%)	4%	1%
7.3.8 Heritage	52	25% (52%)	41%	0%
7.3.9 Aboriginal heritage	3	2% (7%)	2%	0%
7.3.10 Tree removal	11	5% (11%)	9%	0%
7.3.11 Noise – operational	7	3% (5%)	6%	0%
7.3.12 Noise – construction	6	3% (2%)	5%	0%
7.3.13 Lighting	3	2% (1%)	2%	0%
7.3.14 Privacy	3	2% (1%)	2%	0%
7.3.15 Contamination	11	5% (18%)	9%	0%
7.3.16 Views	8	4% (6%)	6%	0%
7.3.17 Overshadowing	2	1% (1%)	2%	0%
7.3.18 Flooding	16	8% (12%)	12%	0%
7.3.19 Social – loss of green space/recreation areas	79	38% (64%)	62%	1%
7.3.20 Social – loss of pool and other community facilities	74	36% (43%)	58%	0%
7.3.21 Social – way of life	44	21% (62%)	34%	0%
7.3.22 Social – other	11	5% (8%)	8%	0%
7.3.23 Sustainability	7	3% (3%)	6%	0%
7.3.24 Biodiversity	0	0% (2%)	0%	0%
7.3.25 Soil and groundwater	3	2% (2%)	2%	0%
7.3.26 Waste	1	1% (1%)	1%	0%
7.3.27 Other economic, social and environmental impacts	1	1% (0%)	1%	0%
7.3.28 Social impact- wellbeing, mental/physical health	22	11% (N/A)	18%	0%

Detail: 'Economic, Environmental and Social Impacts (7.3)'

Based on the table on the previous page, main findings are:

- Concerns remain around transport issues – while other attributes have generally declined in Stage 2 relative to Stage 1, the declines are less pronounced for the transport attributes – and some (safety and access/parking) have increased in Stage 2

Photo: Example parking photo provided with submission

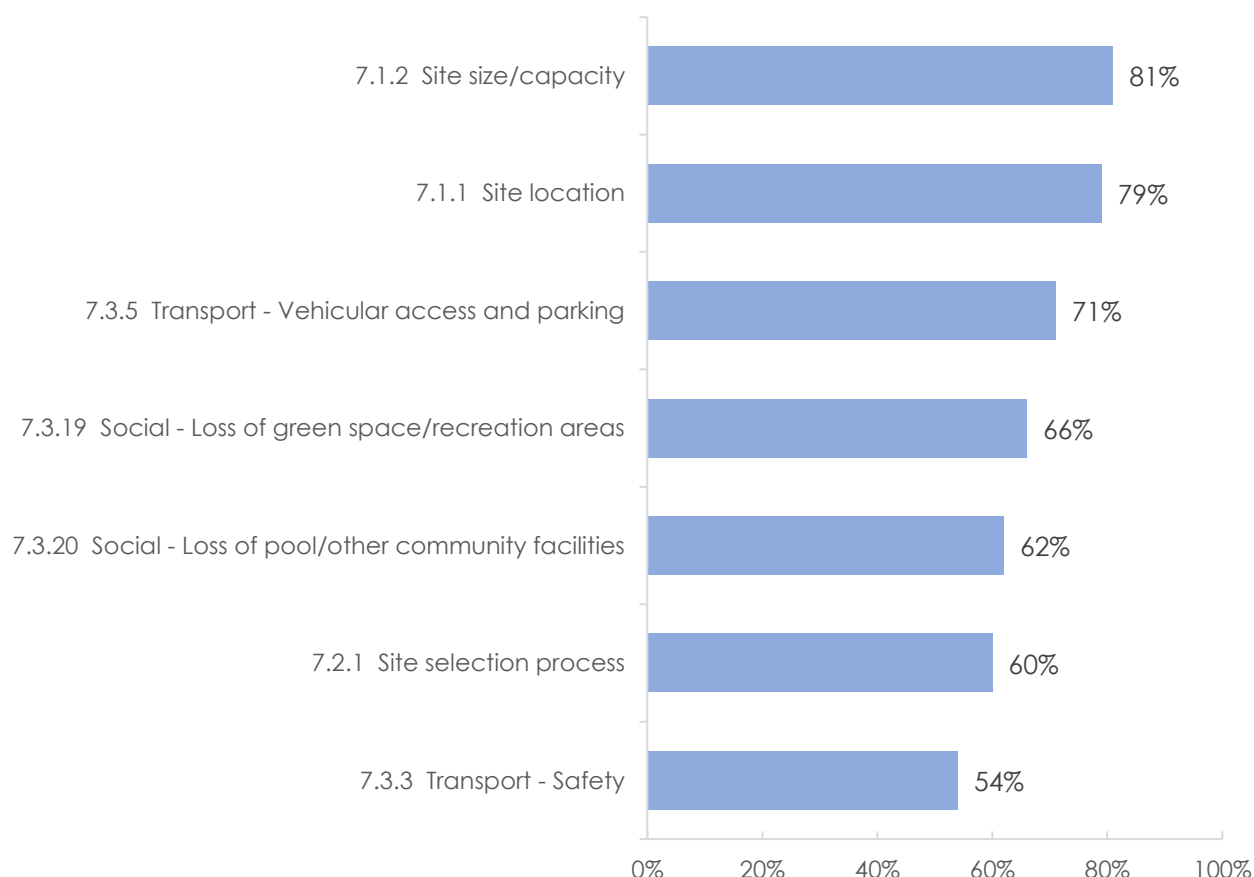


- In contrast, both Heritage attributes ('heritage' and 'Aboriginal heritage') have declined noticeably in Stage 2.
- Similarly, the Social attributes have declined markedly – particularly 'loss of green space' and 'way of life':
 - That said, in Stage 2 we have created a new social-related code (7.3.28 Social impact-wellbeing, mental/physical health) because there were more comments in Stage 2 about losing the mental health benefits of the public being able to use the Park (e.g.: 'there is a social and psychological impact of crowding it into the centre of the town's park', 'I believe that the current plans for the school would have a net negative impact on the wellbeing of all residents', 'access to outdoor green space is essential for our mental health', and 'the complete lack of consideration for student welfare'). Some similar comments were made in Stage 1 and were coded as '7.3.21 Social – Way of life' – however, there were more in Stage 2 so we split them out as the new code.
- Creating nett subtotals of some related issues within this large category, the proportion of Submitters who made at least one comment in each of the key themes is as follows:
 - Any Social comments (7.3.19 to 7.3.22 and 7.3.28) 51%
 - Any Transport comments (7.3.2 to 7.3.7) 47%
 - Any Heritage comments (7.3.8 and 7.3.9) 25%
 - Economic impacts (7.3.1) 22%

Detail: 'Economic, Environmental and Social Impacts (7.3)'

The chart below highlights the main other issues among those who mentioned 7.3.2 Transport – Impacts on network operation (which was the highest mentioned code within the Economic, Environmental and Social Impacts group):

Chart: Top issues among those who mentioned Transport – Impacts on network operation (N=82)



Once again, the pattern of overlapping responses is similar to that seen on Pages 18, 19 and 21 earlier, with a focus on the site (size/capacity, location and site selection process), transport and social factors.

Although not included here, we ran the same analysis on the second highest Economic, Environmental and Social Impacts category – 7.3.19 Loss of green space/recreation areas – and a very similar pattern emerged.

In essence, these themes of Site (location, size/capacity, and site selection process), Transport (network operation, access/parking, and safety) and Social factors (loss of green space/recreation areas and loss of pool/community facilities) not only have the highest incidence of Submitters mentioning them, they are also more likely to be mentioned by the same Submitters (which didn't necessarily have to be the case – they could have been mutually exclusive).

Detail: 'Justification and Evaluation of Project (7.4)'

As noted on Page 15, in Stage 1, 62% of Submitters made one or more comments that fell into this broad category – in Stage 2 it has fallen to 27%:

Table: Breakdown of Issues Relating to Justification and Evaluation of the Project

Justification and Evaluation of Project	Count Among Total Submitters (N=206)	Percent of Total Submitters (N=206)	Percent Among Those Who Object (N=126)	Percent Among Those Who Support (N=76)
7.4 Justification and Evaluation of Project (NETT)	55	27% (62%)	44%	0%
7.4.1 Need for school	2	1% (1%)	2%	0%
7.4.2 Alternative site	40	19% (55%)	32%	0%
7.4.3 Consistency with legislation	18	9% (30%)	14%	0%
7.4.4 Consistency with strategic plans	15	7% (12%)	12%	0%
7.4.5 Other issues relating to project justification and evaluation	2	1% (1%)	2%	0%

The primary concern within this category remains alternative sites – although mentions of this have dropped markedly. Our sense is that in Stage 2 there was less emphasis on suggesting alternate sites, perhaps partly offset by more focus on site location in general (7.1.1) and the site selection process (7.2.1) – both of which also recorded declines in comments in Stage 2, but to a lesser extent than mentions of alternative sites.

Comments about alternative sites included specific examples (such as Ashby) and more generic requests, such as:

'The site Ashby is a far better site with room to grow'

'What about to the west around the sporting hub so students can access these facilities? Alternatively out Tarago Road near the new housing development? There is private farm land on the outskirts of the village that would be much more suitable and complement the village lifestyle not destroy it ... The school needs to be on a large plot (like Ashby property previously chosen) to allow ease of access, room for expansion and reduce the negatives impacting the village'

'I fully support a high school for Bungendore, however fully disagree with the proposed location of the high school and believe it is time to restart this whole project with alternative locations'

'Numerous questions asked by the community during the planning of this proposal have not been answered in a satisfactory or a transparent way. These include questions about much more suitable and spacious alternative sites for the development and the reasons for the sudden exclusion of such sites from consideration'

'Urgent action to find an alternative site must be taken rather than trying to cobble together this Frankenstein of a proposal'

'I object to the planned site of the Bungendore High School as there are more appropriate sites available.'

Detail: 'Issues Beyond the Project Scope (7.5)'

14% of Submitters mentioned issues/concerns that are seemingly beyond the scope of this project (as defined by the code frame developed by Mecone):

Table: Breakdown of Issues Beyond the Scope of the Project

7.5 Issues Beyond Scope of Project	Count Among Total Submitters (N=206)	Percent of Total Submitters (N=206)	Percent Among Those Who Object (N=126)	Percent Among Those Who Support (N=76)
7.5 Issues Beyond Scope of Project (NETT)	29	14% (12%)	19%	7%
7.5.1 Abbeyfield Development	9	4% (6%)	7%	0%
7.5.2 Braidwood Central School	1	1% (1%)	1%	0%
7.5.3 Sports Hub	1	1% (6%)	1%	0%
7.5.4 Other issues beyond the project scope/ <i>Temporary school</i>	25	12% (1%)	16%	7%

Whilst sample sizes are small, the main out-of-scope issue to emerge in Stage 2 are concerns around an initial demountable arrangement for the high school – the vast majority of the 25 code 7.5.4 comments relate to this, as per the examples below:

'We hope that the high school is built in its permanent location as soon as possible to reduce further impact on the primary school students who have been impacted by the temporary high school being built on their oval and play space.'

'it is poor planning - the demountables from day 1 are hugely impactful on the primary school'

'this temporary high school site takes away the amazing opportunities our children can have'

'The primary school is already at capacity and the loss of space the kids are experiencing with the demountables is unbelievable.'

'demountable classrooms on a very small part of the primary school and no green space for our primary school children to play on.'

'I believe that it is poor planning to use demountables for both the proposed High School and the existing Primary School.'

'Obviously my children (who are still at Bungendore Public) are disappointed by the loss of playing space associated with the pop-up school but, like their peers'

'We now have children crammed into demountables on the Primary school field which deprives all students of an appropriate educational experience.'

Support for the Proposal (8.0)

We noted on Page 14 that whilst 61% Objected to the development and 37% Supported it, some respondents gave both Concerns and Support comments. For instance, as per the table below, 35% of those who Objected provided some Support comments – whilst 12% of those who Support provided one or more Concerns:

Table: Overall Submission Sentiment

Overall Submission Sentiment	Total (N=206)	Object (N=126)	Support (N=76)
Concerns (Code 7)	67%	100%	12%
Support Comments (Code 8)	59%	35%	99%

The table overleaf summarises the main Support Comments that were offered by Submitters. The key themes include:

- There has been a reduction in Submitters saying they support a school but have reservations – and an increase in those saying they fully support the proposal.
- Perhaps not surprisingly, those who Object to the development overwhelming made comments that indicated they supported a school but have reservations.
- 8% of Submitters mentioned that they were happy with the response to the first submissions.

Table: Breakdown of Supporting Statements

8.0 Supporting Statements	Count Among Total Submitters (N=206)	Percent of Total Submitters (N=206)	Percent Among Those Who Object (N=126)	Percent Among Those Who Support (N=76)
Supporting statements (NETT)	122	59% (58%)		
Fully support the proposal – no objections	58	28% (12%)	0%	74%
I support a new high school but have reservations	44	21% (39%)	33%	3%
Need for education facility in Bungendore	30	15% (19%)	4%	32%
Central location/proximity to services and facilities	27	13% (17%)	0%	34%
Supportive of design and size	21	10% (5%)	0%	26%
Supporting economic and population growth	20	10% (6%)	2%	22%
Great response to submissions	16	8% (N/A)	1%	20%
Positive addition to community/regional centre	9	4% (13%)	0%	12%
Access to/sharing of education facilities for primary and secondary students	7	3% (10%)	0%	9%
Better new facilities e.g. community centre, sports centre	7	3% (7%)	0%	9%
Limited impact on traffic, parking and pedestrian network	7	3% (3%)	0%	9%
Additional facilities for the community e.g. access to school gym, basketball courts and school hall	7	3% (1%)	0%	9%
Safety and accessibility	4	2% (7%)	0%	5%
Minimal impact to recreation area and community facilities	4	2% (7%)	0%	5%
Employment opportunities	4	2% (3%)	0%	5%
Alternate sites are not appropriate	3	2% (N/A)	0%	4%
Cohesive to way of life and connecting the community	2	1% (3%)	0%	3%
Re-use of Council building	2	1% (2%)	0%	3%
Adequate consultation and access to information	2	1% (1%)	0%	3%
Potential for future development	2	1% (1%)	0%	3%
Development can continue despite contamination e.g. with remediation	1	1% (<1%)	0%	1%
Other comment e.g. school should be open to years 7-12 from the beginning	1	1% (1%)	0%	1%
Supports active lifestyles and improved quality of life	0	0% (4%)	0%	0%
Heritage significance/value will not be compromised	0	0% (2%)	0%	0%

Appendix A: Submissions Register

Group:	Submitter ID:	Submission ID:	Name:	Codes:
Organisation	S-49144232	SE-49144233	Bungendore High School P&C	8.0
Organisation	S-49233706	SE-49233707	Crown Land Our Land Inc 150145	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.10, 7.2.1, 7.2.3, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.20, 7.3.22, 7.4.2, 7.4.3, 8.0
Organisation	S-49142745	SE-49142746, SE-49142752	Save Bungendore Park Inc	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8, 7.1.9, 7.1.10, 7.1.12, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.11, 7.3.13, 7.3.14, 7.3.15, 7.3.16, 7.3.17, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.3.22, 7.3.23, 7.3.25, 7.3.26, 7.3.27, 7.3.28, 7.4.1, 7.4.2, 7.4.3, 7.4.4, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 8.0
Organisation	S-49171209	SE-49171210	Braidwood Greens	7.1.1, 7.1.27.1.3, 7.1.6, 7.2.1, 7.2.2, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.6, 7.3.8, 7.3.9, 7.3.12, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.3.22, 7.3.28, 7.4.2, 7.4.3, 7.4.4
Organisation	S-49202742	SE-49202743	Bungendore Country Music Muster	7.1.1, 7.2.2, 7.2.7, 7.3.2, 7.3.8, 7.3.18, 7.3.21, 7.3.22
Organisation	S-49142466	SE-49142467	Bungendore High School Action Group	7.5.4, 8.0
Public	S-49142727	SE-49142728	Anonymous	7.1.1
Public	S-48955708	SE-48955709	Fiona Bullivant	7.1.1, 7.1.2, 7.1.10, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.3, 7.3.19, 7.3.20
Public	S-48981208	SE-48981209	lauren woods	7.1.1, 7.1.2, 7.1.10, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.3, 7.3.19, 7.3.20, 7.4.4
Public	S-48952710	SE-48952711	Anonymous	7.1.1, 7.1.2, 7.1.4, 7.2.1, 7.2.2, 7.3.2, 7.3.4, 7.3.5, 7.3.8, 7.3.20, 7.4.2
Public	S-49142708	SE-49142709	Anonymous	7.1.1, 7.1.2, 7.1.4, 7.2.7, 7.3.1, 7.3.2, 7.3.5, 7.3.19, 7.3.20, 7.5.4
Public	S-49129542-B	SE-49129543	Anonymous	7.1.1, 7.1.2, 7.1.4, 7.3.2, 7.3.5, 7.3.19, 7.3.28, 7.4.3
Public	S-49143477	SE-49199206, SE-49143478, SE-49144006	Anonymous	7.1.1, 7.1.2, 7.1.6, 7.1.8, 7.2.2, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.10, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.4.2
Public	S-49167706	SE-49167707	Anonymous	7.1.1, 7.1.2, 7.1.8, 7.2.1, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.20

Public	S-49130527	SE-49130528	Carey Syphers	7.1.1, 7.1.2, 7.1.8, 7.2.2, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.20, 8.0
Public	S-49143208	SE-49143209	L Lintermans	7.1.1, 7.1.2, 7.1.8, 7.2.2, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.6, 7.3.8, 7.3.11, 7.3.12, 7.3.15, 7.3.20, 7.3.21, 7.3.28, 7.4.2, 7.4.3
Public	S-48687456	SE-48687457	Anonymous	7.1.1, 7.1.2, 7.1.8, 7.2.2, 7.3.8, 7.3.20, 7.3.21
Public	S-49144275	SE-49144276	Anonymous	7.1.1, 7.1.2, 7.1.8, 7.3.19, 7.3.20, 7.5.1
Public	S-48738959	SE-48738960	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.7, 7.3.8, 7.3.18, 7.3.22, 7.5.1, 8.0
Public	S-49202244	SE-49202245	Richard Miller	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.2.4, 7.3.1, 7.3.2, 7.3.5, 7.3.19, 7.3.21, 7.4.3, 8.0
Public	S-49141715	SE-49141716	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.2.7, 7.3.19, 7.3.20, 7.5.4
Public	S-49137457	SE-49137458	Emily Nicoll	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.2.7, 7.3.2, 7.3.3, 7.3.19, 7.3.20
Public	S-48700745	SE-48700746	Sharon Rasker	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.3.1, 7.3.2, 7.3.5, 7.3.8, 7.3.15, 7.3.19, 7.4.2, 8.0
Public	S-49144456	SE-49144457	Chris Curtis	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.3.1, 7.3.3, 7.3.4, 7.3.5, 7.3.19, 7.3.20, 7.4.2, 8.0
Public	S-49172456	SE-49172457	Catherine Moore	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.3.1, 7.3.8, 7.3.18, 7.3.19, 7.3.20, 7.3.28, 7.4.2
Public	S-49130736	SE-49130737	Catherine Hutchinson	7.1.1, 7.1.2, 7.2.1, 7.2.2, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.28, 7.4.2, 7.5.4
Public	S-48836456	SE-48836457	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.2.4, 7.2.7
Public	S-48835456	SE-48835457	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.2.4, 7.3.2, 7.3.5
Public	S-48613206	SE-48613207	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.2.7, 7.3.19
Public	S-48745488	SE-48745489	Anthony Leake	7.1.1, 7.1.2, 7.2.1, 7.3.1, 7.3.2, 7.3.20, 7.3.22, 8.0
Public	S-49223457	SE-49223458	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.21, 7.3.22, 7.4.2, 8.0
Public	S-49226457	SE-49226458	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.3.1, 7.3.21, 8.0
Public	S-48858976	SE-48858977, SE-48949213	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.3.1, 7.3.3, 7.3.8, 7.3.19, 7.3.20, 7.4.2
Public	S-49130780	SE-49130781	Anonymous	7.1.1, 7.1.2, 7.2.1, 7.3.2, 7.4.2, 7.5.4
Public	S-49142457	SE-49142458	Mrs Belinda Izzard	7.1.1, 7.1.2, 7.2.1, 7.4.2
Public	S-49141529	SE-49141530	Maureen Elgood	7.1.1, 7.1.2, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.20, 7.4.2
Public	S-49142758	SE-49142759	Thelma Oberdorf	7.1.1, 7.1.2, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.10, 7.3.19, 7.3.20, 7.3.21, 7.4.2, 7.4.3, 7.5.4
Public	S-49141721	SE-49141722	Gerry Brooks	7.1.1, 7.1.2, 7.2.7, 7.3.2, 7.3.4, 7.3.5
Public	S-49134472	SE-49134473	Anonymous	7.1.1, 7.1.2, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.20
Public	S-49143457	SE-49143458	Simon Titmuss	7.1.1, 7.1.2, 7.3.2, 7.3.19, 7.3.21
Public	S-49210957	SE-49210958	Anonymous	7.1.1, 7.1.2, 7.3.2, 7.3.3, 7.3.4, 7.3.8, 7.3.15, 7.3.25, 8.0

Public	S-49125240	SE-49125241	Anonymous	7.1.1, 7.1.2, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.20, 8.0
Public	S-49125232	SE-49125233	Catherine Preston	7.1.1, 7.1.2, 7.3.2, 7.3.3, 7.3.5, 7.3.23, 7.3.28, 7.4.2, 7.5.4, 8.0
Public	S-49141711	SE-49141712	Anonymous	7.1.1, 7.1.2, 7.3.2, 7.3.3, 7.3.5, 7.3.6, 7.3.8, 7.3.19, 7.3.20, 7.3.21, 8.0
Public	S-49142711	SE-49142712	Anonymous	7.1.1, 7.1.2, 7.3.2, 7.3.3, 7.3.5, 7.3.6, 7.3.8, 7.3.19, 7.3.20, 7.3.21, 8.0
Public	S-49204956	SE-49204957	Anonymous	7.1.1, 7.1.2, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.19, 7.3.20, 7.3.22, 7.4.2, 7.5.4, 8.0
Public	S-48894213	SE-48894214	Anonymous	7.1.1, 7.1.2, 7.3.4, 7.3.5, 7.3.8, 7.3.20, 8.0
Public	S-49120467	SE-49120468, SE-49121960, SE-49121966, SE-49138525, SE-49139056	Cliff Cole	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.10, 7.1.12, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.8, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.3.22, 7.3.28, 7.4.2, 7.4.3, 7.4.4, 7.4.5
Public	S-49201220	SE-49201221, SE-49201492	Emma Brooks Maher	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.10, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.6, 7.3.8, 7.3.10, 7.3.11, 7.3.12, 7.3.13, 7.3.14, 7.3.15, 7.3.16, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.3.22, 7.4.3, 7.5.1, 7.5.4, 8.0
Public	S-49202219	SE-49202220	David Watson	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.8, 7.1.10, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.10, 7.3.12, 7.3.15, 7.3.16, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.4.2, 7.4.3, 7.4.4, 7.5.1, 8.0
Public	S-49144725	SE-49144726	Anonymous	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.6, 7.2.1, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.8, 7.3.19, 7.3.20, 7.3.21, 7.3.28, 7.4.4, 7.5.4, 8.0
Public	S-49157710	SE-49157711	Leigh Rayner	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.8, 7.1.10, 7.2.1, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.16, 7.3.19, 7.3.20, 7.4.4, 7.5.1
Public	S-49145207	SE-49145208	Amy Hursthouse	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.5, 7.1.8, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.21, 7.4.4, 8.0
Public	S-49162456	SE-49162457	Judith Turley	7.1.1, 7.1.27.1.3, 7.1.4, 7.1.6, 7.2.1, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.8, 7.3.10, 7.3.16, 7.3.19, 7.3.20, 7.3.23, 7.3.28, 7.4.2, 7.4.4, 7.5.1, 7.5.4
Public	S-49139050	SE-49139051	Mary Magdalen Sillis	7.1.1, 7.1.27.1.3, 7.1.4, 7.2.1, 7.3.1, 7.3.10, 7.3.18, 7.3.20, 7.3.21, 7.3.28
Public	S-49110998	SE-49110999	Ruth Fields	7.1.1, 7.1.27.1.3, 7.1.4, 7.2.1, 7.3.3, 7.3.8, 7.3.17, 7.3.20, 7.5.4, 8.0
Public	S-49131977	SE-49131978	Rosie Windsor	7.1.1, 7.1.27.1.3, 7.1.5, 7.1.10, 7.1.12, 7.2.1, 7.2.4, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.8, 7.3.12, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.28, 8.0

Public	S-48814983	SE-48814984, SE-49139046	Carolyn Cole	7.1.1, 7.1.27.1.3, 7.1.5, 7.1.10, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.8, 7.3.9, 7.3.15, 7.3.19, 7.3.20, 7.3.21, 7.3.22, 7.3.23, 7.3.28, 7.4.1, 7.4.2, 7.4.3, 7.4.4, 7.4.5, 7.5.1, 7.5.4, 8.0
Public	S-49145209	SE-49145210	Anonymous	7.1.1, 7.1.27.1.3, 7.1.5, 7.1.10, 7.2.2, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.18, 7.3.20, 7.3.21, 7.3.28, 7.4.3, 7.4.4, 7.5.1, 7.5.4, 8.0
Public	S-49144707	SE-49144708	Damian Hursthouse	7.1.1, 7.1.27.1.3, 7.1.5, 7.2.1, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.19, 7.3.20, 7.3.21, 7.3.28, 8.0
Public	S-49202721	SE-49202722	Alison Inskeep	7.1.1, 7.1.27.1.3, 7.1.8, 7.2.1, 7.3.1, 7.3.3, 7.3.5, 7.3.19, 7.3.21, 7.5.4
Public	S-49192484	SE-49192485	Barbara Rayner	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.4.3, 7.4.4, 7.5.4, 8.0
Public	S-49125227	SE-49125228	Jillian Rawstorn	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.2, 7.3.3, 7.3.8, 7.3.19, 7.3.20, 7.3.21, 7.3.28, 7.4.2
Public	S-49108457	SE-49108458	Anonymous	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.2.4, 7.3.2, 7.3.3, 7.3.4, 7.3.7, 7.3.19, 7.3.20, 7.3.21, 7.3.28, 7.4.2, 7.5.4
Public	S-49129542-A	SE-49142722	Anonymous	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.2.4, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.15, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.4.3
Public	S-49139044	SE-49139045	Anonymous	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.3.1, 7.3.8, 7.3.21, 8.0
Public	S-49144465	SE-49144466	Anonymous	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.3.2, 7.3.19, 7.3.20, 7.4.2
Public	S-49099756	SE-49099757	Anonymous	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.3.2, 7.3.4, 7.3.6, 7.3.8, 7.3.15, 7.3.19, 7.3.21, 7.4.2, 8.0
Public	S-49141461	SE-49141462	Geoffrey Langford	7.1.1, 7.1.27.1.3, 7.2.1, 7.2.2, 7.3.2, 7.3.5, 7.3.19, 7.3.21, 7.4.2
Public	S-49131997	SE-49131998	John Preston	7.1.1, 7.1.27.1.3, 7.2.1, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.18, 7.4.2, 8.0
Public	S-49201209	SE-49201210	Anonymous	7.1.1, 7.1.27.1.3, 7.2.1, 7.3.2, 7.3.5
Public	S-49129507	SE-49129508	Susanne Forster	7.1.1, 7.1.27.1.3, 7.3.1, 7.3.19
Public	S-48729457	SE-48729458	Anonymous	7.1.1, 7.1.27.1.3, 7.3.1, 7.3.2, 7.3.20
Public	S-49202215	SE-49202216	Haidee Whiteley	7.1.1, 7.1.27.1.3, 7.3.1, 7.3.2, 7.3.5, 7.3.11, 7.3.20, 7.4.2
Public	S-49074707	SE-49074708	Warner HIEATT	7.1.1, 7.1.27.1.3, 7.3.19, 7.3.20, 7.3.21
Public	S-49076956	SE-49076957	Anonymous	7.1.1, 7.1.27.1.3, 7.3.19, 7.3.20, 7.3.21
Public	S-49144223	SE-49144224	Kate Soulsby	7.1.1, 7.1.4, 7.3.2, 7.3.5, 7.3.8, 7.3.19, 7.3.21, 7.3.28
Public	S-49172465	SE-49172466	Harry Watson	7.1.1, 7.1.6, 7.2.1, 7.2.7, 7.3.2, 7.3.5, 7.3.10, 7.3.19, 7.3.20, 7.3.23
Public	S-49144226	SE-49144227	Rohan Soulsby	7.1.1, 7.2.1

Public	S-49226462	SE-49226463	Anonymous	7.1.1, 7.2.1, 7.2.2, 7.2.4, 7.3.2, 7.3.5, 7.3.8, 7.3.19, 7.3.21, 7.4.3, 8.0
Public	S-49187469	SE-49187470	Elizabeth Wilson	7.1.1, 7.2.1, 7.2.2, 7.2.7, 7.3.5, 7.3.19, 7.3.20
Public	S-49201458	SE-49201459	Anonymous	7.1.1, 7.2.1, 7.2.2, 7.3.1, 7.3.2, 7.3.4, 7.3.5, 7.3.20
Public	S-49144253	SE-49144254	Anonymous	7.1.1, 7.2.1, 7.2.2, 7.3.2, 7.3.5, 7.3.20
Public	S-49010466	SE-49010467	Richard Bourke	7.1.1, 7.2.1, 7.2.6, 7.2.7, 7.3.5, 7.5.4
Public	S-49129527	SE-49129528	Anonymous	7.1.1, 7.2.1, 7.2.7, 7.3.2, 7.3.5
Public	S-49129529	SE-49129530	Anonymous	7.1.1, 7.2.1, 7.3.1, 7.3.19, 7.3.20
Public	S-49162206	SE-49162207	Jonathan Davis	7.1.1, 7.2.1, 7.3.8, 7.3.19, 7.3.21, 7.3.28, 8.0
Public	S-49142459	SE-49142460	Peter Payten	7.1.1, 7.2.1, 7.4.2, 8.0
Public	S-49201214	SE-49201215	Anonymous	7.1.1, 7.3.19
Public	S-49130756	SE-49130757	Tiffany Elgood	7.1.1, 7.3.2, 7.3.19, 7.3.20
Public	S-49176456	SE-49176457	Anonymous	7.1.1, 7.3.2, 7.3.5, 8.0
Public	S-49138472	SE-49138473	Anonymous	7.1.1, 7.3.2, 7.3.8, 7.3.11, 7.3.19, 7.3.20, 7.4.2, 8.0
Public	S-49139040	SE-49139041	Anonymous	7.1.1, 7.3.2, 7.3.8, 7.3.19, 7.3.20, 7.4.3
Public	S-49143726	SE-49143727	Anonymous	7.1.1, 7.3.2, 7.3.8, 7.3.19, 8.0
Public	S-49141488	SE-49141489	Rhonda-Jane Foulds	7.1.1, 7.3.3, 7.3.5, 7.3.16, 7.3.19, 7.3.21, 7.3.28
Public	S-49138506	SE-49138507	Anonymous	7.1.1, 7.4.2
Public	S-49142464	SE-49142465	Eliza Walker	7.1.1, 7.4.2
Public	S-49142748	SE-49142749	Anonymous	7.1.1, 7.4.2
Public	S-49157459	SE-49157460	Anonymous	7.1.17.1.3, 7.1.5, 7.1.8, 7.2.1, 7.2.2, 7.3.2, 7.3.3, 7.3.5, 7.4.4
Public	S-49099229	SE-49099230	Saraya Palmer	7.1.17.1.3, 7.2.1, 7.2.2, 7.3.28, 7.4.2, 8.0
Public	S-49131979	SE-49131980	Bridget Whisker	7.1.17.1.3, 7.2.1, 7.2.2, 7.3.8, 7.3.10, 7.3.19, 7.3.20, 7.3.21, 7.4.2, 8.0
Public	S-49143721	SE-49143722	Mark Swan	7.1.2, 7.1.4, 7.1.5, 7.1.8, 7.2.1, 7.3.3, 7.3.5, 7.3.18, 7.3.19
Public	S-49132015	SE-49132016	Anonymous	7.1.2, 7.1.4, 7.3.2, 7.3.3, 7.3.5, 7.3.19, 7.3.20
Public	S-49198208	SE-49198209	Mark Lintermans	7.1.2, 7.1.5, 7.1.8, 7.1.10, 7.2.1, 7.2.2, 7.2.4, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.6, 7.3.10, 7.3.11, 7.3.12, 7.3.13, 7.3.14, 7.3.15, 7.3.16, 7.3.19
Public	S-49008487	SE-49008488, SE-49064975	Richard Gregory	7.1.2, 7.1.5, 7.2.1, 7.2.2, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.7, 7.3.18, 7.3.19, 7.3.20
Public	S-48633746	SE-48633747, SE-49134708	Anonymous	7.1.2, 7.2.1, 7.2.2, 7.2.6, 7.3.3, 7.3.8, 7.3.10, 8.0
Public	S-49137001	SE-49137002	Anonymous	7.1.2, 7.2.1, 7.2.2, 7.2.7, 7.3.5, 7.3.8, 7.3.19, 7.3.20, 7.5.4
Public	S-48702709	SE-48702710	Anonymous	7.1.2, 7.2.1, 7.2.2, 7.3.1, 7.3.2, 7.3.4, 7.3.5, 7.3.8, 7.3.15, 7.3.19, 7.3.20, 7.3.21, 8.0
Public	S-49087206	SE-49087207	Grant Rawstorn	7.1.2, 7.2.1, 7.2.4, 7.3.2, 7.3.4, 7.3.8, 7.3.20, 7.3.21

Public	S-49139052	SE-49139053	Anonymous	7.1.2, 7.2.1, 7.2.7, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.8, 7.3.19, 7.3.20, 7.3.21, 7.4.2, 7.4.3, 7.4.4
Public	S-48656956	SE-48656957	Ian Hill	7.1.2, 7.2.1, 7.2.7, 7.3.1, 7.3.5, 7.3.19, 7.3.20, 7.5.4
Public	S-48953958	SE-48953959	Anonymous	7.1.2, 7.2.1, 7.3.1, 7.3.2, 7.3.7, 7.3.19, 8.0
Public	S-49205956	SE-49205957	Neal Size	7.1.2, 7.2.1, 7.3.2, 7.3.3, 7.3.8, 8.0
Public	S-49082225	SE-49082226	Jill Fox	7.1.2, 7.2.1, 7.3.3, 7.3.5, 7.3.20
Public	S-49165238	SE-49165239	Skye Ward	7.1.2, 7.3.19, 7.4.4, 8.0
Public	S-48778710	SE-48778711	Anonymous	7.1.2, 7.3.2, 7.3.8, 7.3.11, 7.3.19, 7.3.20
Public	S-49137008	SE-49137009	Anonymous	7.1.2, 7.3.2, 7.3.8, 7.3.19, 7.4.2
Public	S-49094960	SE-49094961	Angela McGill	7.1.2, 7.3.8
Public	S-49201490	SE-49201491	Anonymous	7.1.2, 7.3.8, 7.3.19, 7.3.20
Public	S-49202739	SE-49202740	Anonymous	7.1.2, 7.5.4, 8.0
Public	S-49141512	SE-49141513	Anonymous	7.1.27.1.3, 7.1.4, 7.1.12, 7.2.1, 7.3.2, 7.3.4, 7.3.20
Public	S-48667724	SE-48667725	Jan Andrews	7.1.27.1.3, 7.2.1, 7.2.2, 7.2.4, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.8, 7.3.19, 7.3.28, 7.4.3
Public	S-48637459	SE-48637460	Brent Riseborough	7.1.27.1.3, 7.2.1, 7.2.2, 7.2.7, 7.3.20, 8.0
Public	S-49201715	SE-49201716	Murray Watson	7.1.27.1.3, 7.2.2, 7.3.2, 7.3.5, 7.3.8, 7.3.19
Public	S-49141508	SE-49141509	Helene Henderson	7.1.27.1.3, 7.3.2, 7.3.3, 7.3.8, 7.3.19, 7.3.20, 7.3.21, 7.4.2
Public	S-49205958	SE-49205959	Beatrice Borthwick	7.1.3, 7.2.2, 7.2.7, 7.3.2, 7.3.8, 7.4.2, 8.0
Public	S-49130523	SE-49130524	Bella Ward	7.2.1, 7.2.7, 7.3.2, 7.3.5, 7.3.19, 7.3.20
Public	S-49144271	SE-49144272	Anonymous	7.2.1, 7.3.20, 7.3.21
Public	S-49134457	SE-49134458	Tristan Walz	7.2.2, 8.0
Public	S-49134745	SE-49134746	Anonymous	7.2.2, 8.0
Public	S-49187462	SE-49187463	Greg Cameron	7.2.2, 8.0
Public	S-49131975	SE-49131976	Anonymous	7.2.7
Public	S-49141483	SE-49141484	Geoff Izzard	7.2.7, 7.3.2, 7.3.5
Public	S-49162210	SE-49162211	Gavin Whiteley	7.3.1, 7.3.8, 7.3.19, 7.3.20
Public	S-48832495	SE-48832496	Saskia Keenan	7.3.19, 7.5.4, 8.0
Public	S-49130966	SE-49130967	Anonymous	7.3.7, 8.0
Public	S-49141723	SE-49141724	Anonymous	7.5.4, 8.0
Public	S-49143710	SE-49143711	Anonymous	7.5.4, 8.0
Public	S-49137234	SE-49137235	Rosa MAIDMENT	8.0
Public	S-48598239	SE-48598240	Matthew Ladbrook	8.0
Public	S-48598485	SE-48598486	Anonymous	8.0
Public	S-48610209	SE-48610210	Anonymous	8.0
Public	S-48614706	SE-48614707	Anonymous	8.0
Public	S-48614959	SE-48614960	Anonymous	8.0
Public	S-48615206	SE-48615207	Jess MacFarlane	8.0
Public	S-48617974	SE-48617975	Leysa Flores	8.0
Public	S-48622956	SE-48622957	Anonymous	8.0
Public	S-48633730	SE-48633731, SE-49144230	Murray MacFarlane	8.0

Public	S-48634985	SE-48634986	Anonymous	8.0
Public	S-48636476	SE-48636477	Anonymous	8.0
Public	S-48636711	SE-48636712	Matthew Clarke	8.0
Public	S-48636959	SE-48636960	Anonymous	8.0
Public	S-48683958	SE-48683959	Anonymous	8.0
Public	S-48690706	SE-48690707	Anonymous	8.0
Public	S-48695711	SE-48695712	Anonymous	8.0
Public	S-48738737	SE-48738738	Ashley Violi	8.0
Public	S-48744507	SE-48744508	Anonymous	8.0
Public	S-48755970	SE-48755971	Anonymous	8.0
Public	S-48756472	SE-48756473	Anonymous	8.0
Public	S-48818224	SE-48818225	Anonymous	8.0
Public	S-48833723	SE-48833724	Carlo KEENAN	8.0
Public	S-48865508	SE-48865509	Sharyn McFarlane	8.0
Public	S-48868496	SE-48868497	Johanna Kain	8.0
Public	S-48869717	SE-48869718	Anonymous	8.0
Public	S-48871480	SE-48871481	Andrew Banfield	8.0
Public	S-48872225	SE-48872226	Alan Longhurst	8.0
Public	S-48890708	SE-48890709	Rebecca Hartog	8.0
Public	S-48906977	SE-48906978	Anonymous	8.0
Public	S-48954221	SE-48954222	Anonymous	8.0
Public	S-48984226	SE-48984227	Anonymous	8.0
Public	S-49030736	SE-49030737	Anonymous	8.0
Public	S-49068720	SE-49068721	Anonymous	8.0
Public	S-49078233	SE-49078234	Elita Barrett	8.0
Public	S-49101957	SE-49101958	Anonymous	8.0
Public	S-49103207	SE-49103208	Anthony Dusan	8.0
Public	S-49106730	SE-49106731	Anonymous	8.0
Public	S-49120713	SE-49120714,	Anonymous	8.0
Public	S-49121226	SE-49121227	Anonymous	8.0
Public	S-49125230	SE-49125231	Anonymous	8.0
Public	S-49125972	SE-49125973	Chrystal Earle	8.0
Public	S-49129476	SE-49129477	Lisa Eldridge	8.0
Public	S-49129534	SE-49129535	Natalie Cooper	8.0
Public	S-49130720	SE-49130721	Riccardo Natoli	8.0
Public	S-49130776	SE-49130777	Anonymous	8.0
Public	S-49130793	SE-49130794	Courtney Lyons	8.0
Public	S-49134461	SE-49134462	Kathryn Clarke	8.0
Public	S-49134711	SE-49134712, SE-49134714	Anonymous	8.0
Public	S-49134716	SE-49134717	Anonymous	8.0
Public	S-49136975	SE-49136976	Emily Adair	8.0
Public	S-49136996	SE-49136997	Claire Harb	8.0
Public	S-49137459	SE-49137460	Anonymous	8.0
Public	S-49137958	SE-49137959	Anonymous	8.0
Public	S-49138993	SE-49138994	Anonymous	8.0
Public	S-49139010	SE-49139011	Ann Pearce	8.0
Public	S-49141479	SE-49141480	Anonymous	8.0

Public	S-49141506	SE-49141507	Anonymous	8.0
Public	S-49066210	SE-49142468, SE-49066211, SE-49193713	Anonymous	8.0
Public	S-49143215	SE-49143216	Anonymous	8.0
Public	S-49143713	SE-49143714	Rose Ernst	8.0
Public	S-49143985	SE-49143986	Anonymous	8.0
Public	S-49144004	SE-49144005	Elle Collings	8.0
Public	S-49144728	SE-49144729	Melissa Masters	8.0
Public	S-49151456	SE-49151457	Michael Pailthorpe	8.0
Public	S-49200707	SE-49200708	Anonymous	8.0
Public	S-49201488	SE-49201489	Anonymous	8.0
Public	S-49203957	SE-49203958	David Hartog	8.0

Appendix B: Code Frame Used for Analysing Submissions

Below is the code frame developed by Mecone in 2021 – and updated in 2022 – for analysis of the submissions. Codes marked in **purple** are new codes added for Stage 2 – all other codes were developed for Stage 1 submissions.

7. ISSUES RAISED IN COMMUNITY AND PUBLIC SUBMISSIONS

7.1 THE PROJECT

7.1.1 Site location

- Site is severely constrained due to Crown Land classification, unresolved Aboriginal land claims and public road through middle of site.
- Site is inconsistent with DoE's school site selection and development guidelines re multiple ownership and Aboriginal land claims.
- School will destroy town centre fabric and amenity.
- Project will restrict access to/impinge upon Bungendore Park. Park should remain reserved for community purposes.
- Bungendore Park as a traditional 200m x 200m town square will be destroyed.
- Inappropriate to place high school adjacent to railway due to suicide risk.
- Location requires removal of pool, community hall, sporting, health and child care facilities.
- Inappropriate to locate high school adjacent to primary school.
- Urban location fails to take advantage of local agricultural and equine resources.
- Location is unsuitable for emergency evacuation due to train line, narrow roads and flooding.

7.1.2 Site size and school capacity

- Site does not meet recommendation for 4ha site area for a regional school in DoE's school site selection and development guidelines.
- Site too small to cater for future expansion. Several submissions express concern re user creep into park as the school grows.
- Education quality will be reduced given small site size and lack of recreational space.
- School fails to cater for anticipated population growth.
- Demand will exceed capacity in only a few years (based on information obtained from DoE under GIPA request). Specifically, the school will already exceed capacity in 2026 (i.e., within 3 years of opening) and will be 25% over capacity by 2036.

7.1.3 Built form, design, and materiality

- 2-storey development not compatible with the rural and heritage context.
- Architectural style and materiality not in keeping with context. Concrete and fibre cement as inappropriate.
- Design contradicts local height limit.
- Design ignores current trends in education which focus on outdoor education and connection to nature.
- Poor planning to split Ag Plot from main school. Appears to be an ad hoc effort to increase site size.
- Layout results in limited spectator areas on Mick Sherd Oval.
- Reuse of Council building is less about sustainability and more about offsetting an inherited liability.
- Joint administration building – the front office of primary school should remain as it is unreasonable for primary school students to cross the road to the new building.

- Hall/gym should incorporate a stage, sound-room, etc. to foster creative talent.
- Outdoor space should be provided for playgroup at community centre.

7.1.4 Ag Plot

- Ag Plot is subject to flooding.
- The Common is an inappropriate location for Ag Plot due to Tiger Snakes.
- Potential for conflict between Ag Plot and dogs in off-leash area.
- Ag Plot is too small for the intended use.

7.1.5 Fencing

- Fencing around school will disrupt village atmosphere, is not in keeping with town centre aesthetic and will alienate community.
- Fencing of Ag Plot is intrusive and incompatible with the Common.

7.1.6 Landscaping

- Concerning amount of impermeable surface. Heat island not considered. Unclear whether COLAs will be paved.
- Preferable to use exotic deciduous species rather than natives to achieve denser shade in summer and sunlight in winter.
- Landscaping should be complimentary to local region and soften the new buildings.
- Proposed trees will take many years to mature, resulting in significant interim impacts on tree canopy.
- Project makes no significant contribution to QPRC's Vegetation and Heat Adaption Strategy.
- Item 22 on landscape plan identified as open space, but this has previously been identified as an area for future school expansion.
- There should be additional mature tree plantings.

7.1.7 Staging

- EIS says community uses will remain operational until Building E is complete and that there will be no period of time during which community uses are unavailable. This is incorrect: Bungendore Community Centre users have been given notice to vacate by the end of 2021.

7.1.8 Hours

- Proposed hours of operation from 8am to 5pm mean that the community will be unable to utilise Mick Sherd Oval during daylight hours for much of the year.

7.1.9 Signage

- Large, illuminated signage is inappropriate in the rural town context.

7.1.10 Joint use arrangements

- EIS provides insufficient information re joint use arrangements.

7.1.11 School name

- School name should be a Ngunawal name to help build knowledge of Ngunawal cultural heritage, respect and pride.

7.1.12 Other project issues

- Project should provide purpose-built music, performance and creative arts facilities.
- Students should have access to the oval during breaks which will greatly benefit students.
- The project is understood to be the first step for an eventual site to be established in an out-of-town, more spacious environment in the future.
- Resource sharing across high schools e.g. Braidwood and Queanbeyan

- Inclusion for students with disabilities
- Proposal should include international language facilities

7.2 PROCEDURAL MATTERS

7.2.1 Site selection process

- Process was rushed, flawed and lacked transparency.
- Confusion as to why other greenfield sites were not selected.
- Grounds for not going ahead with other sites (obtained from DoE under GIPA request) are spurious.
- Process was driven by political expediency and affected by corruption.

7.2.2 Adequacy of consultation

- Level and quality of consultation inadequate.
- DoE did not provide a clear way to object until now.
- Community was not adequately represented during consultation. Very few people participated in survey.
- No evidence of consultation with Mick Sherd Oval users, community centre, swimming club and St Mary's church.
- Key matters not addressed during consultation, namely location and road closure/road disruptions.
- Community was lied to re location, traffic, alternative sites and Crown Land issues.
- Released information was promotional/generic.
- Proponents actively suppressed dissent by restricting access to consultation sessions and deleting public commentary in open forums.
- Proponents have vowed to ignore opposition.
- Unclear who the "community representative" was in the PRG and how they were selected.
- No evidence of consultation with Bungendore Country Music Muster committee.

7.2.3 Aboriginal land claims

- Issue not addressed satisfactorily.

7.2.4 Consistency with SEARs

- EIS does not provide adequate consideration of alternatives as required by SEARs. Insufficient discussion of other sites.
- SIA does not satisfy SEARs.
- EIS does not provide complete description of development in that it fails consider key surrounding development (e.g., Bungendore Preschool, Bungendore Public School, Abbeyfield development, and the East Bungendore, North Elmslea and Ashby developments).
- EIS does not adequately set out need and justification for the development.
- EIS does not provide details of construction, commissioning and timing.
- EIS does not provide estimate of new and retained jobs along with methodology.
- EIS does not provide details of proposed before and after school services.
- EIS does not consider relevant legislation policies and guidelines including CLMA, Strategic Plan for Crown Land 2031, EFSG, School Site Selection and Development Guidelines, Roads Act 1993 and Improving Road Safety: School Zones.
- EIS fails to provide an adequate response to GANSW advice.
- Project doesn't adequately address DCP.

7.2.5 Development contributions

- Inappropriate not to collect development contributions given the proposal's huge drain on local infrastructure.

7.2.6 Submissions process

- Difficult to make a submission via DPE website.

7.2.7 Poor response to submissions

- Amendment does not adequately respond to issues raised across submissions.

7.3 **ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS**

7.3.1 Economic impacts

- Impacts on local businesses and reduction in tourism due to loss of historical character.
- Cost appears high compared to new Jerrabomberra high school. Bungendore is not getting good value for money.
- Two storeys will require installation of costly lifts to meet accessibility requirements.
- Relocation of community facilities will impose significant financial cost on community.

7.3.2 Transport – impacts on network operation

- Road network cannot accommodate the increase in traffic. Many submissions point to impacts to area around post office and primary school.
- School zones will cause congestion.
- Majara St is a major thoroughfare; closure will cause significant issues including diversion of traffic to residential streets. Many submissions point to impacts on travel between Bungendore and Elmslea.
- No consideration given to cumulative impacts associated with nearby child care centre.
- Making McCusker Dr one-way will cause inconvenience.
- Carpooling for teaching staff as a method to minimise traffic is unrealistic.
- Relocation of bus stop to southern side of Gibraltar St will cause chaos.

7.3.3 Transport – safety

- Increased car and bus traffic will pose safety risks to children.
- Influx of newly licensed drivers in close proximity to primary school raises safety concerns.
- Proposed parking along Turallo Tce raises safety concerns associated with reversing vehicle movements given the location on a rising bend combined with increased traffic movements.
- Increased traffic at the T-junction of Turallo Tce with Molonglo St/Tarago Rd is a problematic given line-of-sight issues.
- Kiss-and-drop areas on Turallo Tce and Gibraltar St pose unacceptable safety risk due to traffic and sight lines.
- Dangerous for high school students to share bus zone with primary school students.
- Improve pedestrian crossing across Kings Highway to facilitate safe travel. Pedestrian island is not appropriate for students.

7.3.4 Transport - adequacy of analysis

- Analysis excludes residents of outlying areas and students who currently attend private schools. This is described in GHD's report as a "major limitation to the assessment of the potential bus catchment".
- Data was only collected over a single 3-hour period. This is insufficient.
- Analysis neglects impacts caused by periodic flooding of McCusker Dr and Turallo Tce
- Traffic data does not match counts conducted by locals.
- No evidence of traffic analysis equipment used in the area.

7.3.5 Transport – vehicular access and parking

- Proposed car parking is inadequate.

- Unclear why station forecourt parking is not included in the proposal despite this being noted in previous project information. Delineated parking in train station car park should be provided.
- Objection to loss of on-street parking.
- No allocation for student car parking.
- On-street parking is already difficult during school peak hours, and the project will exacerbate this issue.
- New parking should not take up existing green space.
- 76 bike spaces are inadequate.
- New Turallo Tce parking will impact residential amenity along the road.
- Objection to new roundabouts; these will require tree removal, add concrete and disrupt the network.

7.3.6 Transport – pedestrian network

- Surrounding roads and streets have no guttering or footpaths are not equipped to handle the high school pedestrian traffic.
- TA contains errors in its description of the active transport network and offers illogical upgrade recommendations.

7.3.7 Transport – construction traffic and parking:

- Proposed heavy vehicle route along Turallo Tce is unsuitable due to impacts on residential amenity and pedestrian safety.
- Proposal to locate construction parking in Council carpark does not consider the need to accommodate 35 Council staff within the Council building during works mentioned elsewhere in EIS. Construction vehicles will likely spill out into streets.
- Inappropriate to use Butmaroo St for construction parking as it a residential street with no kerb and is used heavily by pedestrians.

7.3.8 Heritage

- General:
 - 2-storey height not in keeping with the heritage context.
 - Proposal will compromise heritage value of the town centre.
- Grave – proposal will impact suspected grave in southeast corner of site.
- War Memorial – significance will be eroded. Several submissions point to the bus bays and kiss-and-drop in front of memorial as an issue.
- Railway station – proposal will compromise State-significant railway precinct.
- 63 Turallo Tce (signalman's cottage) – proposal will affect visual outlook from 63 Turallo Tce (railway signalman's cottage) and diminish the cultural significance of the property.
- Gallipoli pines – concern re impacts on Gallipoli pines.
- Heritage report inadequate:
 - Report neglects non-built heritage (i.e., social and civic) associated with the park.
 - Report is incomplete given access to State archives and non-digitised maps was unavailable due to Covid restrictions.
 - Report doesn't recognise Bungendore Park as a traditional 200m x 200m town square.

7.3.9 Aboriginal heritage

- Aboriginal heritage of park never fully investigated.

7.3.10 Tree removal

- Mature tree removal/loss of green canopy unacceptable.

7.3.11 Noise – operational

- General noisy nature of high school will impact town amenity.
- Railway noise may interfere with student learning.

- Particular concern raised by owner of 63 Turallo Tce re traffic noise and outdoor play space noise.
- Exceedance of noise levels by outdoor activity is unacceptable. Inappropriate to locate hall/gym and sports courts directly opposite residences on Turallo Tce.
- Noise assessment is flawed given it was undertaken when Covid health orders were in place and there was reduced traffic.

7.3.12 Noise – Construction

- Objection to proposed extended construction hours.

7.3.13 Lighting

- Lighting report is overly generic.
- Sports courts should not be flood-lit due to amenity impacts.

7.3.14 Privacy

- Proposal will impinge upon privacy of 63 Turallo Tce.

7.3.15 Contamination

- Lead contamination has been identified in the railway corridor and poses a safety risk to students. Construction works will mobilise the lead contaminants.
- Location of sampling sites not clearly identified.

7.3.16 Views

- Development will generally impact surrounding views.
- New roundabout will impact views to surrounding heritage items.
- EIS fails to consider views to Gibraltar Hill and views to and from railway station and other heritage sites.

7.3.17 Overshadowing

- Buildings will cause overshadowing of Mick Sherd Oval during winter months.

7.3.18 Flooding

- McCusker Dr and Tarago Rd are subject to flooding, which will affect access to the school.
- Ag Plot is unsuitable for the intended use due to flooding.

7.3.19 Social – loss of green space/recreation areas

- Loss of portion of park/removal of some of the town's primary green space.
- Inability to use oval on weekdays during school hours.
- Impingement upon popular off-leash park.
- Mick Sherd Oval will be overutilised due to shared use agreement.

7.3.20 Social – loss of pool and other community facilities

- Strong objection to removal of pool. Pool funded by local community.
- Removal of pool detrimental to primary school children who can currently walk there.
- Upheaval for community centre uses.
- Unclear whether all facilities/uses in the existing community centre will be replaced.

7.3.21 Social – way of life

- Park and village amenity reduced.
- Sports, ANZAC Day, entertainment and other cultural gatherings will be affected.
- Town centre fabric disrupted and access restricted.

7.3.22 Social – other

- Sports Hub is unrelated to the project and should not be used for justification of loss of community facilities.
- Inappropriate to locate school adjacent to the town's two pubs.
- Relocation of the Rotunda and Bush Balladeers Place to Frogs Hollow is inappropriate because the area is a floodway and separated from the town, and performances will be disrupted by heavy vehicle traffic.
- General reference to Mick Sherd Oval throughout EIS minimises the broader social significance of Bungendore Park.

7.3.23 Sustainability

- Project does not take into account global warming as it assumes heavy car use.
- Passive solar design principles not implemented.
- Bungendore relies on groundwater for potable water. Project fails to consider the sustainability impacts on the groundwater supply.

7.3.24 Biodiversity

- Loss of habitat due to tree removal.

7.3.25 Soil and groundwater

- EIS doesn't address soil runoff from Ag Plot.

7.3.26 Waste

- Owner of 63 Turallo Tce takes issue with location of waste enclosure near their property. Concerns relate to health, smell and noise.

7.3.27 Other economic, social and environmental impacts

- Insert new issue if required.

7.3.28 Social impact- wellbeing, mental/physical health

7.4 JUSTIFICATION AND EVALUATION OF PROJECT

7.4.1 Need for school

- Need for a new high school in Bungendore area is questionable. Preferable to upgrade existing schools.

7.4.2 Alternative site

- Ashby property on Tarago Road or other greenfield site is more suitable.

7.4.3 Consistency with legislation

- Project contrary to Crown Land Management Act 2016.
- Project contrary to section 38A and 38B of Roads Act 1993.
- Project inconsistent with EP&A Act object "to promote the orderly and economic use of land".
- Project inconsistent with RE1 zone objectives.
- Project inconsistent with Education SEPP design quality principles.
- Project inconsistent with the principles of ESD in schedule 2 of the Reg.

7.4.4 Consistency with strategic plans

- Project inconsistent with South East and Tablelands Regional Plan 2036, specifically the strategic goal of "healthy and connected communities".

- Project inconsistent with LSPS, specifically the vision for Bungendore as a “vibrant town with historic village character that attracts visitors and residents alike”.
- Project inconsistent with Bungendore Structure Plan by failing to provide for anticipated population growth.
- Project inconsistent with Better Placed by failing to achieve “better fit – contextual, local and of its place”.
- Project inconsistent with “Draft Greener Places Design Guide”.

7.4.5 Other issues relating to project justification and evaluation

- Agricultural High School/building on strategic relationships e.g. Mulloon Institute, CSIRO, ANU, University of Canberra

7.5 ISSUES BEYOND SCOPE OF PROJECT

7.5.1 Abbeyfield development

- Objection to changes to Abbeyfield project (relocation and delays)

7.5.2 Braidwood Central School

- Braidwood Central School may suffer due to students leaving the school to attend Bungendore.

7.5.3 Sports hub

- The new sports hub is not a suitable replacement for the existing community facilities.

7.5.4 Other issues beyond the project scope/Temporary school

- No access to primary school from Turallo creek footbridge from Elmslea.
- Temporary use of demountables during construction period.
- Location of temporary school unsuitable and packing in demountable classrooms will not work.

8.0 SUMMARY OF SUPPORTING STATEMENTS

- I support a new high school but have reservations
- Need for education facility in Bungendore
- Central location/proximity to services and facilities
- Positive addition to community/regional centre
- Fully support the proposal – no objections
- Access to/sharing of education facilities for primary and secondary students
- Safety and accessibility
- Minimal impact to recreation area and community facilities
- Better new facilities e.g. community centre, sports centre
- Supporting economic and population growth
- Supportive of design and size
- Supports active lifestyles and improved quality of life
- Employment opportunities
- Limited impact on traffic, parking and pedestrian network
- Cohesive to way of life and connecting the community
- Re-use of Council building
- Heritage significance/value will not be compromised
- Additional facilities for the community e.g. access to school gym, basketball courts and school hall
- Adequate consultation and access to information
- Other comment e.g. school should be open to years 7-12 from the beginning

- Potential for future development
- Development can continue despite contamination e.g. with remediation
- Great response to submissions
- Alternate sites are not appropriate

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