

Our ref: New High School in Bungendore (SSD-14394209)

Ms Sarah Kelly
Principal Planner
Department of Education
Level 8, 259 George Street
Sydney NSW 2000

26 October 2022

Subject: Request for Additional Information

Dear Ms Kelly

I refer to the State significant development (SSD) for the New High School in Bungendore (SSD-14394209) and the Department's correspondence dated 14 October 2022.

The Department has now received a detailed submission from Queanbeyan-Palerang Regional Council (Council) and has received further advice from State Emergency Services. Please address all of the issues raised in Council submission, the public submissions and all agency advice. The Department has published these on the Major Projects website.

Transport for NSW (TfNSW) is yet to provide the Department with advice. The Department will provide you with a copy of TfNSW's advice if it is received.

In addition to the above, you are requested to provide information to address the matters raised in Attachment A in a revised submissions report.

If you have any questions, please contact Jenny Chu on 8275 1327 or via email at jenny.chu@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "KH", with a long horizontal flourish extending to the right.

26 October 2022

Karen Harragon

Director Social and Infrastructure Assessments

as delegate for the Planning Secretary

Attachment A

Social Impact Assessment

- Update the proposed mitigations in accordance with the Social Impact Assessment Guideline 2021. Mitigations are required to be tangible, deliverable by the applicant and likely to be durably effective.
- The terms 'social locality' and 'area of social influence' is used inaccurately in the SIA. The SIA guidelines require the social locality to be identified and analysed, which correlates with area of social influence in international guidelines. However, the SIA has separate sections on each of these concepts, Sections 4.1 and 4.5. Revise the SIA to correct the terms use and provide a social locality map to support your conclusion.
- The social baseline is required to be revised to detail the social context of the site and surrounding area. Please provide the:
 - current need for the development, including the number of students in the new school catchment, breakdown of the number of students currently attending private and public schools and the current travel modes and trip times
 - existing operation of the social infrastructure currently on the site, including operation times, and the nature and extent of the users, including vulnerable users (if any)
 - public transport in the social locality to inform accessibility of the social infrastructure and future access to community use of the school.
- Update the SIA to include details on the extent and intensity of the social impact of the closure and interim relocation of the community centre, swimming pool, library and Council service centre.
- Noting the proposal no longer includes the provision of new community facilities on the site, the Department encourages Community Use Arrangements of the school. Consider sharing the school facilities with the community and update the acoustic assessment to consider out of hours community use as necessary.

Traffic and Carparking

- Revise the carparking allocation, having regard to the mode share targets and likely car occupancy rates, so that operational parking, including students, visitors, and all staff, can be accommodated onsite and reliance on street parking can be avoided.
- Advise how traffic would be managed to enable parents to access the drop-up/pick-up on Turallo Terrace, during times of flood / closure of Turallo Terrace to the east, noting all vehicles would need to approach from the west and safety turn around during the busy drop-off period.
- Relocate proposed disabled parking on Turallo Terrace as close as possible to the school entrance.

Site Area

- Clarify the proposed site area given the site area was reduced as part of the amended proposal.

Roundabout design

- Provide turning circle diagrams to demonstrate that the roundabouts can accommodate bus movements, or if necessary, update the roundabout design to enable bus movements to be accommodated.

Onsite Detention

- Provide plan BHS-CE-2053 which shows on-site detention details as referenced in Plan BHS-CE-2031 and the Amendment Report, but not provided on the civil drawings.