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**BUNGENDORE**  
NSW 2621

Director - Social and Infrastructure Assessments  
Planning and Assessment  
Department of Planning, Industry and Environment  
Locked Bag 5022  
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Dear Sir/Madam

## **NEW HIGH SCHOOL IN BUNGENDORE**

**Application Number** SSD-14394209

I refer to the above state-significant development application. I have not, and no associate of mine, has made any political donation to any person in the 2 years preceding this submission.

I object to the proposal, for the following reason(s):

### **1. Location**

The search-for-a-site process contained in the EIS is not properly described. Instead over 1,000 hectares of land claimed to have been assessed, have been deemed unsuitable for a high school on the grounds of '*availability of services such as sewage, electricity and roads; environmental constraints such as bushfire, ecological impacts and flooding; and potential community benefits*'. This is a dismissive mantra repeated throughout the report. Why hasn't each considered site been assessed against individual criteria?

The EIS claims that various acquisition hurdles are avoided by the choice of a site already in public ownership as Crown Land. There is no further explanation for the choice of the proposed site. However, according to the DoE's own records released under the Government Information (Public Access) Act (GI(PA) Act) (Site Search Summary Report – PDF copy included with my submission):

- the Applicant received three responses to the EOI process. Two sites were dismissed for reasons which were flawed, and in March 2020, the Applicant recommended that a site on Tarago Road, at "Ashby Station" be selected having met all DoE criteria.
- A further five privately owned sites were identified as potentially suitable if the selected site did not proceed; a survey of publicly-owned land undertaken at the same time concluded that Bungendore Park (the proposed site) was "**not suitable**" for various reasons, including "insufficient land area and student safety concerns".

## 2. Loss of Community Facilities

The Amendment Report by mecone says that proposed community buildings will **not** be included on the site.

The facilities to be lost are:

- a. Community centre,
- b. Community library,
- c. Council service centre,
- d. Bungendore Swimming Pool, and
- e. Direct access routes currently available to Mick Sherd Oval.

The community centre has a variety of rooms, a kitchen, and capacity for up to 60 persons. In 2021/22 it hosted:

- A medical equipment service
- 43 sessions of a child health care clinic
- A nurse consultation service
- 64 meetings of groups including the Netball Club, Bridge Club, Quilters group, Girl Guides, Rotary, Dementia Australia, Abbeyfield Bungendore & Wildcare Australia
- 178 Before and After School Care sessions.
- 46 play group sessions.

The High School will benefit less than a third of the town's population, while depriving the community of essential social infrastructure and diverse services and programs which reflect local needs, delivered at the grassroots level.

SINSW does not intend to make provision for these facilities as part of the project and QPRC is in no position to do so:

- no site has been nominated,
- the community centre does not appear in QPRC's current list of major works and projects
- the community centre is not mentioned in the QPRC Community Strategic Plan 2042,
- the community centre is not mentioned in the QPRC Delivery Program 2022-26.
- QPRC does not have a Social Plan, nor a document investigating the social needs of the growing Bungendore community.

### No Prospect of Replacement Facilities

There is no statement in the Submissions Report about funds to pay for a timely replacement of the community centre.

At an information session on 21 September 2022, DoE staff informed attendees that replacement of community facilities are the responsibility of QPRC. **This will not occur.** According to the Council's Long Term Financial Plan 2020-30 it is carrying a structural deficit. In September 2022 QPRC reported that its operation deficit has increased. **It is clear where that Council is not in a position to contribute the necessary funding for the delivery of a replacement community centre or for the pool.**

### **Traffic Impact and High School Parking**

The Amendment Report states that an additional 58 car parking spaces will be provided along Turallo Terrace providing a total of 98 car parking spaces.

The report makes no reference to any consultation with residents, businesses or the church located on Turallo Terrace. DoE staff assured attendees at the information session last week that full consultation with these groups had been completed. Turallo Terrace residents have confirmed that no such consultation has ever occurred.

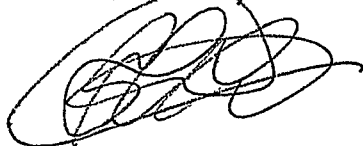
There is no traffic or parking safety analysis in the Amendment Report to support the creation of these additional parking spaces or to demonstrate consideration of vastly increased and chaotic traffic movements. The absence of a properly conducted analysis indicates that there has been no consideration of the following:

- how the increased traffic along McCusker Drive from the development of over 200 new homes in North Elmslea has been considered from a traffic flow and safety perspective
- impacts on vulnerable pre-school attendees at Bungendore PreSchool on Turallo Terrace during drop-off and pick-up times
- Impacts on the Abbeyfield Community from the increased traffic and parking congestion
- Impacts on the Scout Hall parking (which will likely be largely removed as part of the Abbeyfield development)
- How the parking requirement for Abbeyfield are to be met under the proposed parking arrangements
- impacts on traffic flow as vehicles reverse out into the traffic from both sides of the road from the proposed 90 degree parking places
- impacts on pedestrians and cyclists from the additional traffic congestion and vehicle movements associated with parking and reversing vehicles.
- impacts on student and general pedestrian safety as they move from between parked cars to cross Turallo Terrace
- Impacts on pedestrians, small children on bikes, parents with prams, etc that use the pathway between Turallo Terrace/Bungendore Park/Tennis courts and Playground and the Common and Ponds to the north of Turallo Terrace

**The absence of a properly considered analysis indicates that the DoE needed a quick, tick box fix to demonstrate provision of adequate parking for the proposed school in order to get the SSDA approved.**

To reiterate, I object most strongly to this SSDA.

Yours faithfully



Carolyn M E Cole

Att: Site Search Summary Report (PDF copy).