

Stuart Gregory  
5 Butmaroo St  
Bungendore NSW 2621

8 October 2022

Director - Social and Infrastructure Assessments  
Planning and Assessment  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Sir or Madam

**NEW HIGH SCHOOL IN BUNGENDORE  
APPLICATION NO. SSD-14394209**

I refer to the above state-significant development application and the Response to Submissions and updated SSDA lodged by the Department of Education.

I also refer to my objection dated 17 October 2021 (the **2021 Objection**), a copy of which is attached.

**Objection**

I strongly object to the proposed development.

The Department of Education has not addressed the matters set out in 2021 Objection and/or has not addressed these matters satisfactorily. It must be required to prepare a proper Response to Submissions which addresses matters raised by the Community.

In addition, the revised proposal raises serious issues:

- The proposed parking on Turallo Terrace was announced with no consultation with residents and will have a massive impact on my neighbours and friends in that street. It is turning their front yards into car parks. The parking on the southern side of Turallo Terrace represents, in effect, a further incursion onto Bungendore Park. This must be rejected.
- Using a busy road such as Turallo Terrace as a car park will create a dangerous traffic situation, with vehicles constantly reversing in and out into traffic, particularly at peak times.

- The proposed development was marketed to the Community on the promise that it would include new community facilities. These have now been removed and no one knows if and when they will be replaced. This is a bait and switch. Even those who supported the plan feel conned.

## Poor Planning

The proposed plan is incompatible with the Bungendore Structure Plan. Even more relevantly, it directly contradicts the priorities and requirements identified for a Bungendore High School in the near-final draft of the Bungendore Structure Plan, which specifically considered this matter. The June 2019 draft (linked below)<sup>1</sup> stated that:

*“siting and design criteria for the proposed High School should take into account principles such as ensuring the site:*

- *is not located on land that is flood affected*
- *is within easy access to the town centre*
- *is within easy access to transport*
- *is not adjacent to a railway line*
- *is sufficient in size to meet the required off street parking*
- *is suitable from a traffic management perspective*
- *the development enable the use of school facilities (including recreation facilities) to be shared with the community”*

This would – of course – have ruled out the current site from the outset:

- It's next to the railway line.
- It's unable to provide sufficient off-street parking.
- The "ag plot", being built on Bungendore Common, is flood prone. It has been underwater much of this year. It is wholly unsuited to form any part of the school development.
- It's going to create traffic chaos.
- And the facilities which were supposed to be shared with the community have been stripped out.

It is not clear why these specific provisions were removed from the final Structure Plan, which was adopted shortly afterwards and shortly before the Bungendore Park site was selected for the proposed school. It would be inappropriate to speculate on whether the former CEO of QPRC and the former Member for Monaro, Mr Barilaro – who (according to internal emails released under FOI) supported the proposal before it was announced or put to Councillors – were already contemplating the Bungendore Park site at the time these provisions were removed from the draft Structure Plan.

## Missed opportunities

The current proposal – for a small school on a severely constrained site, which will be overcrowded from the day it opens – represents a massive missed opportunity for a major investment in civic infrastructure.

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<sup>1</sup> <https://yourvoice.qprc.nsw.gov.au/47476/widgets/252599/documents/109410>

The draft Structure Plan also suggested – after the Sports Hub opened – “the opportunity to convert Mick Sherd Oval to a passive recreation area for town should be considered. This would create a ‘town meeting place’ to act as the social focus of the community”. Instead, this opportunity will be lost forever if this project is approved.

Further, the draft suggested that a new Bungendore High School should have the potential to offer vocational education or early-stage tertiary facilities. This has been hugely successful in other country towns, but there’s no way the current plan could ever have the capacity to accommodate this in Bungendore. In fact, the Applicant’s presentation to Council staff, dated 1 July 2020 and released under FOI, contemplates including such facilities. Of course, the limitations of the site have rendered this impossible.

If this project is rejected, the Applicant will be forced to identify an alternative site which will allow it to realise these opportunities. Instead, Bungendore being sold short with an undersized, sub-standard facility which a very short design life.

This development application must be rejected.

[NAME]

17 October 2021

Director - Social and Infrastructure Assessments  
Planning and Assessment  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Sir or Madam

**NEW HIGH SCHOOL IN BUNGENDORE  
APPLICATION NO. SSD-14394209**

I refer to the above state-significant development application.

**Objection**

I strongly object to the proposed development because:

- It will result in a dangerous and chaotic traffic situation on Gibraltar St and Turallo Terrace (including significant impact on Bungendore Public School and Bungendore Preschool);
- It is inappropriate to build a new school on land which is being investigated for serious lead contamination;
- It is not permissible under the Crown Land Management Act;
- It is not permissible under the Roads Act;
- The Applicant is proposing to use compulsory acquisition powers to subvert the policy and legislative requirements around the sale of Council and Crown Land assets;
- It is inappropriate in style and scale for the centre of an historic town;
- The EIS has not addressed the requirements set out in the SEARs;
- The applicant has failed to consider the school catchment appropriately;
- It will be too small and overcrowded. It is forecast to exceed design capacity within 3 years (maximum) of opening. It does not appear to have taken into account population growth associated with proposed subdivisions outside the Bungendore town centre;

- There has been no meaningful community consultation. The community is strongly opposed to the proposal;
- It is damaging to the heritage assets of Bungendore. There has never been a proper assessment undertaken of the non-building heritage of Bungendore, despite recommendations prepared by heritage advisors retained by the local Council;
- It will involve the destruction of community assets and a reduction in community amenity;
- The site is smaller than the minimum required under Department of Education guidelines; and
- The planning process has been opaque and appears to have been improperly influenced by the outgoing Member for Monaro and Queanbeyan-Palerang Regional Council.

I have not made, and no associate of mine has made, any political donation.