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Dear Sir or Madam

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

I refer to the above state-significant development application.
This is an objection to SSDA 14394209 re the current proposal in regard to a High School in Bungendore.

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

1. Document inaccuracies in Environmental Impact Statement Executive Summary and failure to follow School site selection and development guidelines.

The DA states that 'No suitable sites were identified through the EOI process'. This is incorrect. The EOI conducted by the Dept education in Dec 2019 process did identify a suitable site that satisfied the Dept of Planning Requirements on Tarago Road . The Dept of Planning had issued an Access and Works Licence to the landowner of this land on Tarago Rd on June 15th to allow detailed planning and early works and due diligence. On June 15th 2020 the Dept of Education emailed the Dept of Planning stating " Hi ..a short note to let you know we have confirmed our preferred site for the new high school at Bungendore. The preferred site is "Mick Sherd Sports Oval: located adjacent to the Bungendore Primary school'.

This contradicted the Dept Educations EOI process where as part of the EOI process this particular site Bungendore Park had been deemed unsuitable through the as the area is less than the required 4ha for a secondary school.

The Dept of Education has failed to follow school site zone selection and development guidelines. because the Guidelines specify that a site for a high school in a regional or rural area should be a minimum of 4ha. The site for the proposed development is only 2.9ha;' also it shall be a single lot, or a consolidated group of lots'. The site chosen comprises approximately 7 lots. It is anticipated that it will be consolidated into two lots plus an ag centre site across the road so 3 lots in total.

The proposed development is located in an area which already has significant public and recreational infrastructure, and in fact it will require the demolition of many such facilities and restricted public access to others. Future development in Bungendore is proposed to be concentrated in the north and east; these areas lack community facilities – siting a school adjacent to future growth (rather than detracting from existing facilities in an established area) would achieve the aims set out in the Guidelines. The guidelines state the site should be appropriately zoned for school development, in-line with the “prescribed zones”. The proposed site includes land which is zoned RE1. Development of educational facilities is prohibited on RE1-zoned land. RE1-zoned land is not a “prescribed zone”;. There is a major concern that was not picked up by the design team in that major lead contaminants at extremely high and dangerous , that are well in excess of industrial lead contaminant levels in railway corridor land that is earmarked for development as part of the school design, therefore not satisfying the requirement ‘shall not adjoin any land which is developed, or proposed to be developed, for use which is incompatible with a school’. A further requirement preventing approval of this SSDA is that there is unresolved Aboriginal and Native Title Claims.

Should the Dept go back to their original choice of the Ashby land on Tarago rd many of these guideline compliance failures will be removed. It exceeds the 4ha size, It is within 2.5km of town its is located adjacent to Elmslea and North Elmslea estates where the majority of new and future development is occurring in Bungendore. Infrastructure is readily available and it is greenfield ie no existing buildings need to be demolished no reworking of power and water mains, it is not near a railway or near lead contamination, it and will not disrupt council and community services. In terms of agricultural activities, there is no capacity with current plan for animal husbandry due to the very small flood prone land identified in this SSDA. The small footprint of 2.9 ha for the entire school will in fact limit the future growth opportunities that would be afforded at the Dept Plannings preferred site on Tarago Rd. A further of extension of education capability for the district such as Tafe or other styles of community teaching could have been envisaged at site over 4ha.

This summary states that a replacement pool is planned and council has secured funding. The funding is only partial and the new pool will not be available for the 2022-2023 summer season, limiting learn to swim school activities as well as leisure and lap swimming.

There is significant loss of amenity to the community from November 2021 by destroying the Community Centre. This EIS does not take into account mitigations for the all activities held regularly here either daily or weekly, in addition to the health centre there is before and after school child care, bridge, quilting group, baby health centre, yoga , play group for pre schoolers and babies. All these folk will need to find a new venue.

2. I object to choice of this site as it is one of the few Green spaces in Bungendore And in particular it does not get flooded , an issue highlighted in the QPRC 2014 LLEP and due to lack of consultation with the braoder communitypriori to deciding on this site

The Department of Education and QPRC continue to state they are consulting with Bungendore community. However they DID NOT consult with residents or the community as to the choice of this site Bungendore Park. In fact the community were deliberately kept out of the workshops conducted by QPRC and the department. At the announcement by Mr Barilaro in August 2020 he in fact stated ‘that many will be surprised at this announcement today’ in regard to the chosen site of Mick Sherd Oval. The Dept insisting on sworn secrecy to those involved in the 6 week window between June 15th and the Dept Premiers announcement in August. This is in stark contradiction to how QPRC usually operates with

important projects. Had workshops or surveys been done with the community before choosing this site issues and concerns could have informed the developers of the SSDA.

The Dept and this document state a few select groups associated with Mick Sherd oval were the only ones consulted and the school Action group. but they but did not consult with all community groups impacted by this decision eg the Pool association and All users of the Community Hall the Pre school and residents residing in the Park precinct

3. I object to this site being chosen due to the amount of destruction of existing amenities many funded by the community and the environmental damage caused by such destruction.

All these facilities will need to be rebuilt elsewhere in Bungendore at huge cost financially and will cost to the community both financially and by the loss of amenity for at least some time. This site also requires the destruction of the community funded swimming pool built in 1991. The proposed new pool will still be an outdoor 25m pool as is the current pool.. It also delays the build of the DA approved seniors facility at 2- 4 Majara st. This residential accommodation will now be designed to be built between the Pre school and the Scout Hall taking away the current car parking for these two facilities.

4. I object to the incompleteness of the traffic and parking plans.

With regard to parking concerns there is no mention that all the current Scout Hall and Pre school parking for 38 parents will be taken over by the Seniors residence that was to be built on 2-4 Majara Street. The parking estimates are hoping for teachers to carpool and students to ride bikes or walk will mitigate the plans identified shortfall in school parking. The catchment areas for this school includes Sutton Gundaroo Wamboin Bywong Hoskingtown and up to Manar east of Bungendore. None of these students or their parents will be walking or riding bikes. By year 11 and 12 the students will be driving to school and whilst school buses will operate for students to attend, there is minimal parking for school presentation days, performance and sporting attendance. The repurposed Station carpark and Gibraltar St are already fully occupied by the primary school parents and teachers, the preschool carpark will accommodate the teaching staff only and there are 35 parking bays identified for remaining for high school parents of 450 students. The lack of planning and design in this area needs urgent attention.

With regard to the Traffic reports, they are incomplete in that they have not assessed the residential traffic that will be travelling in both directions along Turallo Terrace with the closure of Majara street where the school Plaza is to be built. There will be an additional 700 residences with roughly 2.5 cars per residence travelling along McCusker Drive and along Turallo terrace. Traffic starts building up from 6am and quiets after 6pm. The school drop off and arrival times will cause a major congestion with parents and students of 3 schools converging around the same time. This street was not designed to cope with the additional traffic at the junction where the new er suburbs meet the old part of town. The traffic assessments done to date merely look at the school community numbers.

5. Section 5.2 I I object to the rezoning of the land RE1 and R2 based on the ruination of the Heritage design and amenity of this precinct for all who live in and visit Bungendore

The chosen site does not take into consideration that this is an old town and that Bungendore Park is the only parkland in Bungendore township that does not flood. The other greenspace such as 'The common' ponds (which are actually designed as storm water catchment) and Frogs Hollow , also very much located in the Turallo Creek flood zone are the only other greenspaces in town. This document and those involved from the Dept education fail to recognize that the site they have chosen is not just a footpath road and Mick Sherd Oval. The sites DP 701 and DP 702 are so much more than this. They are The

Bungendore Park, heritage dedicated for recreational purposes in the 1800s for all of Bungendore, not just those who use the High School. This is where all community events happen, it is where kids learn to ride their bikes on the footpath as it is safe. They do not appreciate how important this park is and how frequently it is used by travellers and the tourists who visit this park daily and not just at the playground area. I often see vans and vehicles parked under the trees on Turallo terrace having a picnic or pitstop, while they wander down to the bakery or other shops. I see kids kicking footballs flying kites or just running around on the oval in the middle of the day.

Residents in this area have bought into and chosen to live in this heritage part of town because it is a recreational and residential area zoning. The Dept education notes that educational establishments are prohibited under PLEP 2014.1 RE1 zone consideration. The Heritage report conducted by Palerang Council in 2014 did not include listing of parks and chose to only list buildings. That does not remove the fact that this Park is a heritage dedicated to the people of Bungendore for recreational purposes. In Section 10 2A The Council acknowledges that Council is aware of items of state environmental heritage that are located on Lot 701 DP 1027107. Section 4a notes that the zone RE1 is identified as an item of environmental heritage item by an environmental planning instrument. As Managers of this land they should be inclusive of all Bungendorians.

On June 8th an MOU was signed by the Minister for Tourism Stuart Ayres and the Minister for Water Property and Housing, Melinda Pavey to transform Crown reserves into tourism hubs. The current dedicated crown land article DP 701 and Dp702 is already an important tourism attraction for the village of Bungendore. The proposed revocation of this Crown Land is in direct contravention of this agreement.

The Dept Education and QPRC state that recreational ground at a new sports hub will replace this amenity, but the sports hub is for local sporting games not for picnicking in the park or stopping for a rest by travellers. The SSDA in the Heritage report states that there is no central focus to Bungendore. Well like most country NSW towns the Park in the central part of town is the focus for tourists and community events. There is no other green space in Bungendore that tourists will know of. Warren little oval is accessed by travelling out of the central part of town to a the housing estate known by locals as Elmslea Estate.

As a resident living opposite the park I see it is used daily by tourists, travellers, couriers, young families all picnicking catching up with friends or just taking time out. Exercise groups, kids playing soccer, adults using the gym equipment and many walkers and cyclists and mothers with prams using the park for recreational exercise.

The DAY 1 Term1 2023 date for the school opening is now not a reality and so other sites should be considered eg Ashby Tarago rd which is still available for purchase by the Dept Education.

I have not, and no associate of mine, has made any political donation to any person in the 2 years preceding this submission.

Yours sincerely
Lucy Lintermans