

12 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.

I **object** to the proposal, for the following reasons:

- The lack of appropriate consultation with the broader Bungendore community - the initial political announcement of the proposed plan failed to meet the threshold of community consultation, instead appearing to be a political rather than community deal. Subsequent “consultation” has been presented as *fait accompli*.
- The Social Impact Assessment of the proposed site presented as part of the “consultation” process made it clear as to what the impact of the current proposal would have on the community - “*It will have a low positive impact on the community.*” “*Low positive*” is clearly a bureaucratic way around saying the current proposal will have a negative impact. That is not to say that a high school is not required, but the community impact response suggests that a high school should be constructed elsewhere.
- Bungendore Park and the adjoining Common area bounded by Turallo Terrace, Majara Street and Butmaroo Street is Crown land dedicated for public use and recreation. With a railway line eastern boundary the proposed site for a high school (and aged care residential facilities) is a limited one prohibiting any prospect of expansion if the high school precinct requires expansion given

expected population growth - expansion that subsumed Mick Sherd Oval and Bungendore Park would destroy one of the few large public green spaces in Bungendore and its catchment area. And with traces of lead now identified in the area adjacent to the Council buildings and train station the available utility of those areas for any overflow or expansion may now be diminished further.

- Any loss of the only large area of Common green space in the heritage portion of Bungendore village:
 - diminishes the heritage character of the township - Turallo Road is the original main street of the village and as a consequence has heritage buildings such as the convent, workers cottages, original travellers inn;
 - destroys the only open community ground access arrangements used by community groups, families and individuals with no links to sporting teams - a fenced space is not in keeping with the current 'village green' style arrangements; and
 - disrupts access for any emergency helicopter landing arrangements - as a NSW regional township that is suffering from urban in-fill in other areas, this area is central access in an emergency, including during bushfire periods.
- The proposal to adjust traffic flow along Majara Street, between the current QPRC council buildings and Mick Sherd Oval/Bungendore Park, has apparently not been properly considered using traffic flow analysis techniques.
 - As I travel along all of the roads in this area very regularly I have not seen traffic analysis equipment or any other form of consultation used to gather traffic data over the various timeframes of a Bungendore resident's life-cycle, including during and outside of school periods, during flooding events, during community events such as car shows and school fetes.
 - Majara Street has become a major thoroughfare between the older portion of Bungendore (that includes amenities such as the train station, supermarket, petrol station, chemist and medical centre) and the newer Elmslea Estate population in the wider catchment area. With the current redevelopment of pastoral land on the northern edge of Elmslea Estate only serving to establish an increasing population and associated traffic flow, Majara Street will become a more important route to the eastern portion of Bungendore village, through to the new estates on the Queanbeyan-side of Bungendore (Trucking Yard Lane Estate etc), and safe entry to the Kings Highway.

- The ongoing disruption that the construction of a roundabout at the intersection of Kings Highway and Malbon Street has had, has only served to highlight alternate routes between the outskirts of the Bungendore community with Majara Street being one of them.
- Butmaroo Street the suggested alternative to Majara Street access is a residential avenue and should be deemed unsuitable as a major thoroughfare - the portion of Majara Street that is planned for closure is neither residential or in need of new traffic management arrangements.
- As a regular pedestrian user of the area that makes up Bungendore Park, Mick Sherd Oval and the current sign-posted (and I assume Gazetted) dog off-leash area that runs along Turallo Creek I would not like to see diminished pedestrian access to accommodate increased traffic flow.
- The proposal for a car park and bus interchange at the intersection of Turallo Street, Majara Street and The Causeway, adjacent to the current Scout Hall, will only contribute to further loss of green space and contribute to a big city traffic bottleneck in a country town. We have already been subjected to a new car park in the middle of the village that removed green space, and as rate payers we've just paid for trees to be planted in the area because we have been identified as a heat sink, why would we want another hard surface taking up limited green space or in the case of the proposed high school development the destruction of mature trees?

I am not objecting to the proposal of a high school being built to service Bungendore and its catchment area, but I am objecting to it being built in accordance with the current proposed plan that would subsume Bungendore Park, Mick Sherd Oval, the original Bungendore Pool and Majara Street access, and diminish the heritage heart of Bungendore and the few remaining mature green space areas the township has available. A high school built in one of the new sub-division areas would seem more appropriate if there were any future-proof planning underway.

The opportunity to turn the Council precinct and Bungendore Park into a community hub with an adjacent pre-school (that has a heritage face), would have a better social impact return for the community and its future.

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