

Our Ref: DRGBDEST/211008 L Education



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Project Officer, Development & Transactions
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ATTENTION: JONATHAN HAIN

Dear Jonathan

RE: PROPOSED HIGH SCHOOL – BUNGENDORE

I write regarding the proposed Bungendore High School on behalf of our client, Drive Guide Australia Pty Ltd.

Our purpose for writing relates to the nomination and assessment of the sites for the proposed Bungendore High School and the expected timing of delivery of the Schools Infrastructure facility.

Our client owns a 136 hectare site at 4610 Kings Highway, Bungendore (Lot 1 DP747767), which was nominated as one of the potential sites for the proposed Bungendore High School. The site is the subject of a rezoning proposal which is expected to be zoned for urban purposes in the first half of 2022. Additionally, our client has recently also acquired 217 Tarago Road, Bungendore (Lot 1 DP1260359), which was also nominated as a potential site for the proposed Bungendore High School. We understand that this site was originally the preferred school site, though now the Mick Sherd Oval / Bungendore Park on Butmaroo and Majara Streets and Turrallo Terrace is being promoted by the Department of Education.

It is noted from recently acquired documentation relating to the Department of Education's assessment and review of school locations process indicates that the sites owned by our client at Kings Highway and Tarago Road were deemed as not suitable. When reviewing the sites, it is evident that the High School site promoted on the Kings Highway land had several incorrect considerations within the assessment report. The assessment also negated to consider the following:

- the submitted planning proposal for approximately 500 new residences that would surround the school
- The submission by the proponent offered to discuss the location within the East Bungendore site but this was never enacted.
- The site for the school buildings was located outside the flood planning level and only ovals were located within the flood area.
- The site provides for a pedestrian and cycle link under the existing railway line.
- The site is located approximately 400m from the Bungendore CBD and 400m from the existing Primary School.

One highly significant component of the assessment process that appears to be absent is the cost of delivering the school at each of the nominated sites compared to the site that the Department of Education is pursuing. This information would be highly valuable to be made publicly available to enable a wholesome assessment and determination by the community in responding to not only the assessment process, but also the recently exhibited State Significant Development Application for the site the Department is pursuing.

When assessing each of our client's land parcels against the *NSW Department of Education - School Infrastructure NSW School Site Selection and Development, A guideline for determining appropriate school sites dated October 2020*, it is apparent that each site can easily fulfill all the school site selection requirements. It is also noted that the location of a school on either site would also comply with the Department's requirement for the proposed new High School to be within 2.5 kilometres of the existing Bungendore Primary School.

Of the two sites owned by our client, we consider that the Kings Highway site is a superior option for the following reasons:

1. The Kings Highway site will be rezoned by early to mid-2022 and the Department is able to progress a DA with confidence in the early part of 2022.
2. The site can be designed to ensure that the High School can be adapted and expanded over time as growth and increased student numbers dictate.
3. The site does not require existing roads and buildings to be acquired and then demolished to establish the school.
4. The Kings Highway site is less likely to draw the ire of the community and not significantly impact on the historic structure of the existing Bungendore townsite.
5. The Kings Highway site is a substantial land area, and the location, size, shape, and accessibility of the High School can be determined in consultation with the Department, particularly to enable the Department to deliver a more standard High School footprint. Therefore, making the school delivery faster and at least cost.

We request the Department of Education provide the estimated cost of delivering the school at the site proposed by the Department within Bungendore in comparison to the other sites nominated by landowners, particularly the comparable cost differential of the Kings Highway site. We also request the Department of Education to reconsider the location of the proposed Bungendore High School to be either on the Kings Highway or Tarago Road sites.

Should you wish to discuss this matter, please feel free to contact the undersigned.

Yours faithfully

DESIGN+PLANNING



NIGEL McANDREW
DIRECTOR

cc. Colin Constantinou – Manager Property Commercial Transactions, School Infrastructure