

**From:** Rachael Chan  
**Sent:** Wednesday, 10 March 2021 11:17 AM  
**To:** Media Advisor; Johan Tisell  
**Subject:** FW: SINSW submission to QPRC motion - Bungendore  
**Attachments:** 210310 - SINSW submission to QPRC motion V1.docx

**From:** Rachael Chan  
**Sent:** Wednesday, 10 March 2021 8:43 AM  
**To:** 'Leon Bradshaw' <Leon.Bradshaw@minister.nsw.gov.au>  
**Cc:** Danny Cvetkovski (danny.cvetkovski@det.nsw.edu.au) <danny.cvetkovski@det.nsw.edu.au>  
**Subject:** SINSW submission to QPRC motion - Bungendore

Hi Leon,

As discussed this morning and for briefing David in Cam's absence re Bungendore. Am aware you may want to brief the local member if they are not across already.

Council is holding a second vote on whether to close Majara St. If this road is not closed, then the education precinct cannot be established and the project is no longer viable. Council resolved to authorising the road closure last year which provided us with surety to proceed with investing in the future of this project.

The attached is the SINSW response to the 'notice of motion') which will be tabled tonight. This motion introduces a condition to their support of DoE's proposal for the new school - that being planning approval must be achieved (which will not occur until early 22).

Note that the attached will be submitted to Council and read out loud at the meeting tonight (hence will be made public).

Thanks  
Rachael

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Education

10 March 2021

**RE: Motion - That Council Resolution 211/20 parts 2, 5 and 6 be made conditional on development consent being granted for the Bungendore Education Precinct (high school).**

On 28 October 2020, Council approved a resolution to support the Department of Education's proposal for a new high school in the Majara/Gibraltar Street Precinct of Bungendore, which included the closure of Majara St between Turallo Terrace and Gibraltar Street.

Over the past six months, the Department has expended considerable cost and effort to progress the Government commitment which will deliver much needed social infrastructure to the community of Bungendore, as well as contribute local jobs to the region. This includes working with Council to develop a Heads of Agreement that defines the mechanisms required to facilitate the various contractual arrangements necessary for the Department to secure the precinct and commence the sequence of events required for the delivery of this project.

The motion proposed at Council's 10 March meeting seeks to amend the resolution previously approved by Council last year by introducing preconditions to its approval of the Department's proposal, which will have a detrimental consequence to the program of delivering this much needed high school for the Bungendore community. The passing of this motion will delay the delivery of the new high school by at least 12 months, meaning local students will need to continue travelling further to receive an education than they need to.

The indicated justification for this proposed motion is that it would not be in the interests of Council, the Department nor the Bungendore community to enact all elements of the resolution should development consent not be granted. We wish to confirm that the Heads of Agreement foresees this scenario and includes a mechanism by which settlement of the contracts of land sale are delayed until after approval of the planning proposal is achieved.

In the event that the planning proposal is not approved, then the sale does not proceed. However, based on our investigations conducted on this site to date and on our proven track record of delivering 100 school projects over recent years, we believe that achieving approval of both the planning proposal and State Significant Development Application is considered to be highly likely.

Further, we also understand that a consequence of this motion will be that Council's second vote to close Majara Street will now be delayed until after development consent is granted. As Council is aware, the closing of Majara Street between Turallo Terrace and Gibraltar Street is a

critical step in creating the precinct for the new high school, as well as providing surety for Abbeyfield's project.

Council provided its endorsement of the Department's proposal last year, which included the closure of a section of Majara Street. To hold a second vote after the development consent is granted, which may reverse Council's previous decision and approval, does not provide the Department with the surety to continue to invest in progressing the required State Significant Development Application.

As such, we ask that Council honours the motion previously approved and to vote to close Majara Street at the April 2021 Council meeting. The Department has no objections if Council's approval of the road closure is conditional upon the Department securing planning approval, however we would need assurances from Council that the road will be closed in order to progress planning for the new school.

An integral part of the project is the repurposing of the former Palerang Council Building, which is central to the community's new high school. This cannot proceed if Council staff are still occupying that facility. Plans to vacate this building should still continue to be developed by Council rather than being put on hold, as the motion would cause.

This project is one of the largest single investments in Bungendore and is expected to support more than 350 construction jobs, up to 40 permanent school-related jobs and educate up to 450 students per year.

We are also working closely with our industry partners, designers and contractors to replicate our recent success on other projects, such as Barramurra Public School, Galungara Public School and Jordan Springs Public School where we have constructed schools with world class facilities for over 1,000 students in less than 12 months from development consent.

We have heard the community's strong support for a new high school and we need Council's continued support to deliver this critical asset for your community as soon as possible.

The community is keen to see progress and this process will be frustrated by any unnecessary impacts to the program, noting over 80% of people surveyed support a new high school for the Bungendore community.

We ask the Councilors to allow the Department and Council to continue to finalise our Heads of Agreement, in line with previously granted approvals. The approval of this proposed motion will stall planning and delay completion of the project meaning the community will be without a local high school for longer.

Yours faithfully,



David Tonge  
Executive Director, Delivery School Infrastructure NSW