



**MINUTES OF THE PUBLIC FORUM
HELD ON 24 FEBRUARY 2021**

1. Opening

The Public Forum commenced at 5.35pm.

2. Presentations relating to listed Items on the Council Agenda

There were no presenters.

3. Petitions

There were no petitions submitted.

4. 'Questions on Notice' from the Public

Responses to the following 'Questions on Notice' received up to 17 February 2021 were provided and tabled at the meeting (see attached for responses):

Nos	Received from	In relation to:
1-10	Bungendore Park Action Group	Proposed Bungendore High School and Precinct, and Bungendore Pool

5. Presentations by Invitation from the CEO/General Manager

There were no presentations.

6. Closure

As there were no further matters, the Public Forum closed at 5.37pm.



ATTACHMENT TO MINUTES OF THE PUBLIC FORUM HELD ON 24 February 2021

4 'Questions on Notice' from the Public

Responses to the following 'Questions on Notice' received up to *Wednesday 17 February 2021* were provided and tabled at the meeting

Questions submitted by: Bungendore Park Action Group

1. **Has Council undertaken (or received) any assessment of the impact of the proposed closure of Majara Street on surrounding streets? If so, can this be made public?**

Response: Community Connections

School Infrastructure (SI) completed a Rapid Traffic Assessment (RTA). This report was made available to Council staff during discussions surrounding the proposal put to Council. The RTA will form part of the State Significant Development Application and Statement of Environmental Effects to be prepared and determined by Government. A more detailed traffic assessment has now been prepared by School Infrastructure and will be made available to councillors prior to considering the proposal to close Majara St.

2. **Can Council undertake to consider each submission received in relation to the proposed closure of Majara Street properly and in good faith?**

Response: Organisation Capability

The current exhibition is for the closure of Majara St. A report summarising submissions and staff comments will be presented to Council with copies of submissions made available to councillors.

3. **The Department of Education has stated that the proposal to sell the Palerang Council Building, close Majara Street and subdivide Bungendore Park for part sale (or substantially that plan) was initiated by the Council. Is this correct? If so, was that proposal made with the knowledge and support of Councillors?**

Response: CEO

Council was approached by the Department of Education in mid-2020 with a proposal for a high school on the Mick Sherd/Gibraltar St precinct. This proposal was discussed by SI with councillors and staff at a number of workshops during mid-2020, following which the SI proposal evolved into what has been made public for consideration.

4. **If Bungendore Pool is to be replaced with a new facility at the Bungendore Sport Hub, when does Council expect to open the new swimming pool?**

Response: Natural and Built Character

Council expects to open the new facility for the summer season in 2022. Council will soon call for tenders for the design and construction of the new facility. This process will include community engagement and the lodgement of a development application.

5. **Is any land which may be reclassified as part of the Bungendore High School proposal dedicated in accordance with a condition imposed under section 94 of the Environmental Planning and Assessment Act 1979? If so, on what basis does Council propose to**

reclassify that land? What are the implications for any section 94 contributions held by Council in respect of that land?

Response: Natural and Built Character

None of the land that may be reclassified was dedicated in accordance with a condition imposed under section 94 *Environmental Planning and Assessment Act 1979*.

None of the land involved would be able to be developed for a type of development that would give rise to the payment of developer contributions.

- 6. The Bungendore Heritage Study, undertaken in 2018 for Council by David Hobbes of Philip Leeson Architects, recommended a follow-up study be undertaken of Bungendore's non-building heritage items. Does Council propose to do this (and specifically, to undertake a heritage study of Bungendore Park)? Can this be done before Council takes any decision affecting the long-term future of the Park?**

Response: Natural and Built Character

The Bungendore Heritage Study was undertaken in 2018 for Council by David Hobbes of Philip Leeson Architects, with considerable input from staff within Council's Natural and Built Character division. The study did not include rural properties outside the town's boundaries, nor did it include "non-building" items such as parks and memorials. This was due to both financial and time constraints.

One of the three recommendations of the study (as set out at Part 6 of the study report, Page 29) was the undertaking of a follow up study of the 'non-building' heritage items listed - such as the War Memorial, trees, parks and public urban spaces.

In adopting the study at its 13 March 2019 Planning and Strategy Committee of the Whole Meeting (Agenda Item 5.3), Council accepted that recommendation, resolving to, inter alia:

- " 2. *Following the gazettal of the draft comprehensive Local Environmental Plan, Council apply for a heritage grant to conduct the necessary additional research to determine whether those properties nominated by the draft Bungendore Heritage Study are appropriate for listing as local heritage items*

The Bungendore Structure Plan was adopted by Council in 2020 following many months of community engagement. The preparation of the comprehensive LEP is in its final stages, with the final review by the NSW Government imminent. It is anticipated the LEP will be gazetted and in operation by mid year.

Once the new LEP is gazetted and in effect, Council's Land-Use Planning branch intends to apply for a heritage grant to fund a follow-up study when applications for such grants are called for. Should Council be successful in obtaining a grant for the follow up study, Bungendore Park may or may not be included. There is already significant protection afforded to the many items of heritage significance in and around the park, including the P.J.B. Osborne Memorial Fountain and the Bungendore Soldiers Memorial within the Park.

- 7. Bungendore Soldiers' Memorial is heritage listed under the Palerang LEP, with curtilage comprising Lot 701, DP 1027107. Given that this site includes Bungendore Park which has great social and historic significance, has Council considered varying this listing to more accurately describe the significance of the broader site?**

Response: Natural and Built Character

It is considered that there is currently sufficient protection under *Palerang Local Environmental Plan 2014* or under the *Heritage Act 1977* to cover both the locally listed and State-listed items in the locality.

- 8. Is Council aware of the location of the site originally selected by the Department of Education for the Bungendore High School? Can Council disclose the location? In any event, is Council aware of the reasons why the Department elected not to proceed with this location?**

Response: CEO's Office

The Department of Education advised Council that a number of sites were considered, however were not progressed as they were deemed unsuitable due to availability of infrastructure services, accessibility and environmental constraints such as bushfire, ecological matters and flooding. Council was not advised of the specific addresses of these properties.

- 9. Can Council undertake that all proceeds of asset sales or other compensation connected to the Bungendore High School project will be committed to new (ie not previously budgeted or funded) capital projects to build new council and/or community facilities in Bungendore?**

Response: CEO's Office

Council has accepted a financial proposal aligned with the Bungendore High School proposal. As part of this, funding is allocated for the construction of the new pool at the Sports Hub, maintenance of Mick Sherd Oval, construction of a new integrated customer centre and community library, a new community centre, and construction of a new office for Bungendore staff.

- 10. Is Council aware of research published in the British Journal of Psychiatry into self-harm clusters among vulnerable people, which noted that "railway tracks close to [a] facility might provide enough audiovisual stimuli to implant the idea of railway suicide in a patient's mind, especially if the tracks are easy to access"? Noting that many young people struggle with mental health issues, does Council consider that it is appropriate to build a high school in Bungendore immediately adjacent to the railway line?**

Response: Natural and Built Character

The broader impact of this proposal will be assessed during the development application process that will be undertaken by the NSW Department of Education.