

To whom it may concern,

My name is Anthony Grech, I reside at 22 to 30 Kosovich Close, Cecil Park. I Anthony Grech, strongly oppose the development of the proposed school due to a number of underlying factors which begin with the property in question being 10 metres away from my driveway.

I am writing in regards to the proposal for a 665 place student primary school, which will be directly across the road from my property. I strongly feel that this will have a detrimental effect on the peaceful amenity and the rural life style that I have developed over my time of residence in Kosovich Close. I am advocating my opposition to this proposal for a school as this will negatively impact all residents on Kosovich Close.

- Facts of the area are that only 725 people live in the suburb of Cecil Park with an average age of 40 to 59 years old. The information portrays that the area of Cecil Park is an older age group. This would indicate that there are not many primary aged school children that reside in this area. In turn, this would mean that almost all of the students that would be attending the proposed school in Kosovich Close would not even be residents that live in this area and would be from out of the area rather than from the local suburbs.
- There are already four established primary schools within a 4 kilometre radius. These schools already exist within a 10 minute drive from the site proposed. These include:
 - St John the Baptist primary school 3 km and a 4 min drive.
 - Horsley park public school 3 km and 4 min drive.
 - Marion primary school 2.8 km and 4 min drive.
 - Cecil Hill public school 2.8 km and 8 min drive.
 - St Hermizd Assyrian primary school which is owned by the same organisation. This school is 4.2 km away and 10 min drive.
- The closest shop in this area is for milk, bread and groceries. Further to this point, the closest shop nearest to Kosovich Close is actually a further distance away than the closest schools that already exist. The area needs more shops, not more schools!
- The closest bus stop is 2.5 kilometres away on an 80 kilometre road with no footpaths for safe pedestrian usage.

- There is no public transport to service the area which will have an impact on the traffic entering and exiting the Kosovich Close, a small cul-de-sac street. In allowing for 300 vehicles to enter and exit the street, this will cause significant delays and frustration for residents entering and exiting their own properties where they reside.
- With 300 vehicles entering and exiting Kosovich Close, this will also have an impact on the traffic along Wallgrove road which is a very busy roadway at any time of the day. There is only enough room for three cars turning south bound which is also in close proximity to a single lane round about, on an 80 kilometre road.
- This is not to mention the traffic that already exists, with the church that is next door to me, which would be more than doubled with a school in operation at coinciding hours.
- The entrance to Kosovich Close from Wallgrove Road, southbound, will only have the capacity of holding 2 or 3 vehicles. This will certainly and quickly block the entire southbound traffic on Wallgrove Road in both the morning and the afternoon.
- There is no kerb and gutters in the street and therefore we will be faced with cars parked on the grass and v-drain in the nature strip which leads to ropes creek and when it rains there will incur ruts and destruction to the grass in this area, sending silts into the creek systems. Looking at the plan all no standing signs are on the other side of the street and therefore this will make cars wait in front of my property to pick up students and there will be over 300 vehicles waiting to pick up students from school.
- There is no sewerage in the area and when this is connected to the amount of people on the school and church premises, the absence of sewerage in the area will result in a lot of waste water disposal on the property owned by the Assyrian School and Church of the East, with about 3325 students and 600 people per week on 10 acres of land. Furthermore, there is no sewer infrastructure and in turn, disposal of waste water located in a 1 to 100 year flood zone is absolutely absurd and is detrimental to the creek and environmental systems of the area, especially when 1,200 square metres is required to dispose of waste water for a rural 2.5 acre lot that may have 5 people living in it but 665 individuals only requires an average of 3,200 square metres. This is horrendous and will inevitably incur leaching into the creek systems and with the development the risk of flooding is heightened due to the fact of more stormwater runoff.

- The size of this development will increase stormwater run-off with the imminent potential to cause flooding to the surrounding areas and creeks. This is inevitable and highly possible as there is no stormwater infrastructure in the street.
- The objectives of the RU4 zone is to minimize conflict between land uses within this zone and land uses within adjoining zones and to ensure that the development is sympathetic to the rural environment and minimizes risks from natural and manmade hazards with a church a school and rural residential allotment I think this is not the feel of the area being of small acre's lots we moved here for the peace and quiet and a peaceful amenity which will be effected.
- This is a rural setting environment that is why we wanted to live in this area and not to have disruptions with traffic, kid's playing in the grounds and school bells as noise travels a lot more in the open area.
- Conclusion I have brought land and built a home in a rural residential lot of 2.5 acres in a small cul-de-sac street for the quiet and peace amenity life style and the look of nature environment and not for this street to be the busiest road in Cecil Park and I strongly object to this proposal.
- A declaration of any reportable political donations made in the previous two years is nil.

My decision to purchase my property in Kosovich Close was based on the large, open spaces which provided a rural environment due to the largely dense natural environment. Kosovich Close is a quiet cul-de-sac street with barely five cars driving in the street during weekdays. In relation to the individuals and vehicles that utilize Kosovich Close, the street is predominantly used by individuals who reside in this street.

When I purchased my property in Kosovich Close, the land directly opposite from my property was a large, 17 acre block. I envisioned that this 17 acre block would be subdivided into 2.5 acre lots with one family living on each allotment. At this same time, there was an application for a development of a church at the bottom of the street.

After reading the traffic report for this church, the report mentioned that there would only be a maximum of 15 vehicles that would be utilizing Kosovich Close to access the church, per day. After one week of the church being opened, the proposition in relation to a maximum of 15 vehicles accessing the church per day was strongly discredited by the actual number of vehicles that were accessing the church. This was surpassed by the number of vehicles being closer to 300, as opposed

to the 15 that were listed in the traffic report. This report was conducted by the same traffic engineer that is now undertaking the proposed development for the school.

Out of the Greater Western Region, out of 350 schools there is not one school located in a cul-de-sac street. The reason for this would be due to traffic concerns, which in regards to Kosovich Close, the traffic concerns would be extremely high.

In reading and viewing the traffic reports for this project, I am in strong opposition with the findings of there being no impact to the residents of Kosovich Close. This is due to the fact that there will be approximately 600 cars entering and exiting the proposed site which is only located 10 metres away from my property. Furthermore, this will make it impossible for me to access my property when required and in turn, will significantly impact on my peaceful amenity, in an extremely negative way.

On the traffic report and the RMS, there was absolutely no mention of combined use of church and school in a simultaneous manner. For example, weddings and funerals as well as, special religious events, held by the church at the church's premises, at the same time as school operating hours. There have also been no site visits from traffic engineers, RMS or the State Government. As a result, if the traffic engineers, RMS and State Government think that there will be no detrimental impact on Kosovich Close due to traffic, I propose that these individuals come to my property at 8:00am during peak hour traffic and attempt to reverse out of my driveway. This may make it more evident how extremely detrimental and debilitating the actual impact of this would be on my peaceful amenity.

A couple of months ago, there was an application by the church to extend the number of parishioners to utilise the church. This propositioned resulted in going to the Land and Environment Court which they found it to have significant impact to traffic on Kosovich Close. Further to this point, the Land and Environment Court did conduct a site visit to support their findings in the realistic nature that by extending the number of parishioners, this would have a significant impact on the residents of Kosovich Close. It is important to note that the church were requesting to extend their number of parishioners by another 100 vehicles and this was found to have a detrimental impact. Therefore, with the proposed 665 students from the school, after hours care, sports activities on the weekend and church activities, will make Kosovich Close unbearable. This will not be tolerated and I will take further action to prevent this from happening as I am utterly

disgusted in the fact that the State Government is even considering the idea of a school in this small, quiet, rural, cul-de-sac street. The ideology of purchasing my property in Kosovich Close was not with the intention to be constricted by the endless need to accommodate my life around the endless nature of the applicant and the hours of approval.

In addition, I am very worried about the safety of my immediate family as my grandchildren, nieces and nephews often visit and the increase in traffic will cause safety concerns due to a high level of traffic flow which the traffic engineers, RMS and State Government cannot ensure.

The report also mentions that by widening the street by 500 millimetres that this will not impact on the residents of Kosovich Close, which I find highly absurd. Widening the road by 500 millimetres this will not fix the problematic reality of 600 vehicles entering and exiting Kosovich Close. This is not Pitt Street in Sydney but Kosovich Close is a rural, residential street, not designed to take buses or able to cater for high traffic influx, even despite the proposed street and cul-de-sac widening. Further to this notion, the traffic report failed to mention anything in relation to the heavy vehicles such as Semi Trailers and V Double Trucks that are driving from interstate and travelling at 80 kilometres an hour along Wallgrove Road. This will surely have a severe safety impact as cars are turning out of Kosovich Close onto Wallgrove Road, which is going downhill in an 80 kilometre zone road.

I also strongly object to the noise pollution that will be incurred by the 665 students in attendance at the proposed school. This is due to the fact that the following will occur:

- Noise from 665 students on arrival and departure from school as well as, during play times.
- Noise incurred by the school bell ringing at various intervals throughout the day time.
- Noise from school PA system with numerous announcements throughout the day.
- Lighting throughout the school playground during the evenings.
- Extra-curricular sporting events in the afternoons during weekdays and on a Saturday. The extra-curricular sporting events on a Saturday would also coincide with the operations of the church, which is not mentioned in the traffic reports.
- Personal privacy of my property will be impeded by the 665 students and their family members who will be looking directly into my property upon exiting the school.

The large, open space of Kosovich Close will mean that this noise will travel a significant distance and therefore, will impact on the residents of Kosovich Close.

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The school proposal is intending to build a substation across the road from my property on Kosovich Close which will be an eyesore and does not fit in with the aesthetic nature of the street and the surrounding area.

The report also mentioned the rezoning of this area. The Government have announced that this rezoning may take thirty years to occur. The report also highlighted that this school will be from flow-on effect from another school that they own, located 6 kilometres away from the proposed development site in Kosovich Close. It would be more feasible and logical for the current school that these individuals own and have already established titled St Hermizd Primary School in Greenfield Park to be extended, as opposed to the development on the proposed site in Kosovich Close due to the highly detrimental environmental and residential impact that this school will impose.

During COVID-19, the recent limitations placed on Places of Worship have highlighted the negative impact that this church has had on my property over the years. In reflecting on this notion, I am horrified to think of the prospective impact that the church and a proposed school will have on my property, which will be multiplicative in nature.

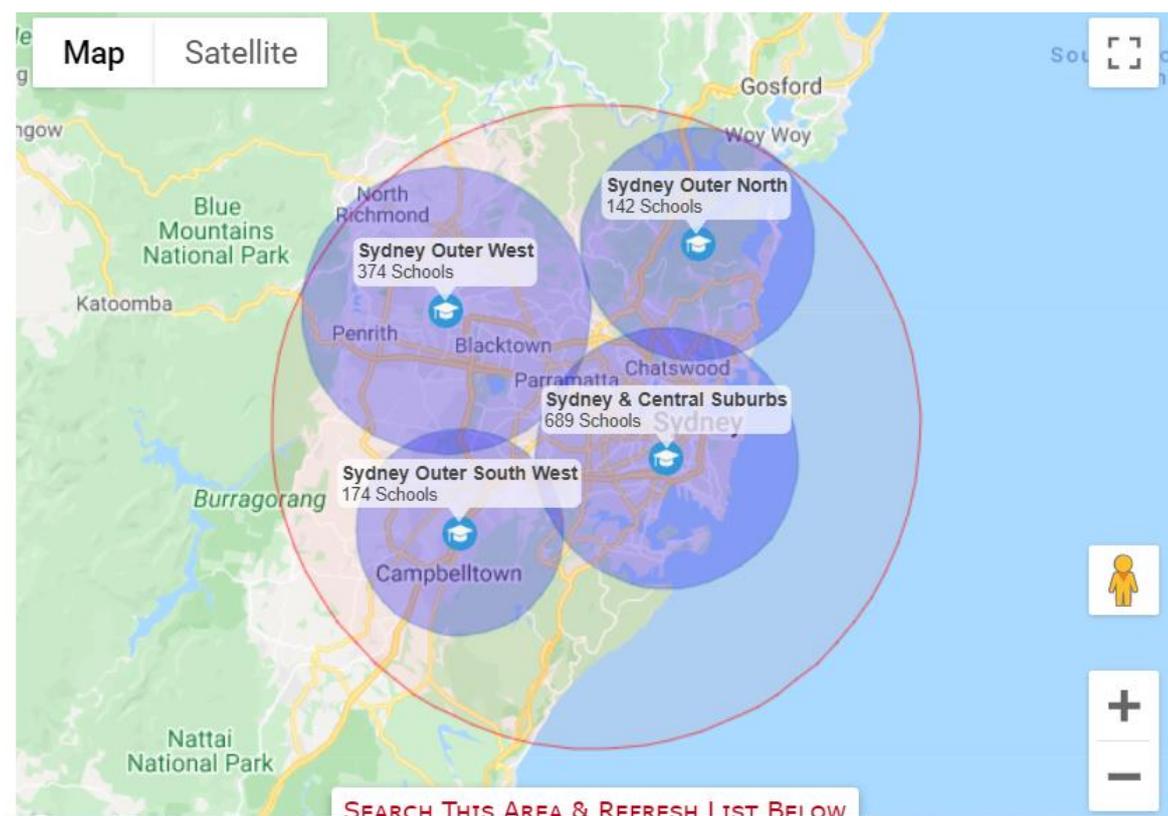
I believe that in considering all of the points that I have provided and addressed within this letter that consideration should be given to the negative impact of a school in Kosovich Close and as a result, the proposed development must be prevented.

In conclusion, I strongly oppose the proposed development of a school in Kosovich Close due to the aforementioned factual points above. I am requesting that I be provided with a response in regards to adequate information regarding my legal rights to further pursue the rejection of this proposal for a development of a school in Kosovich Close.

Regards,

Anthony Grech.

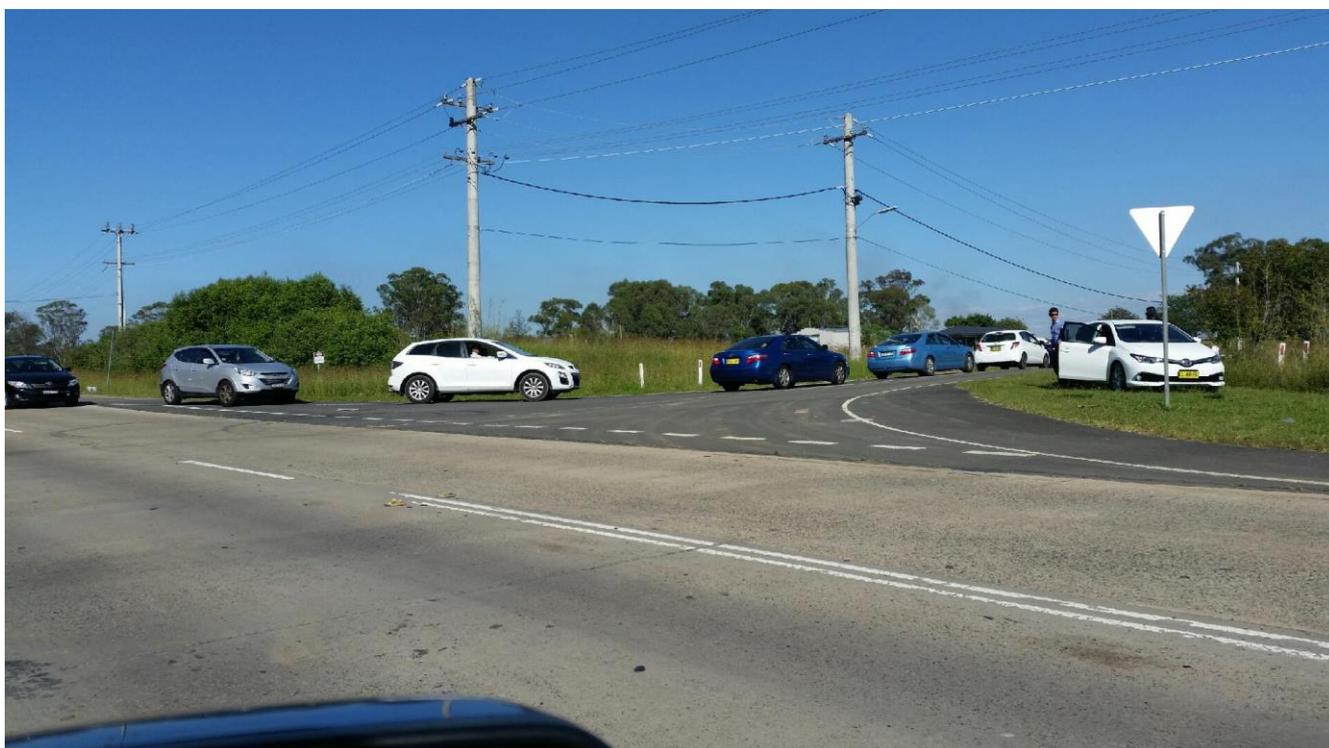
Appendix:



Retrieved from: <https://www.australianschoolsdirectory.com.au/greater-sydney-nsw-schools>

Photos:

These photos are taken upon entry to Kosovich Close from Wallgrove Road.



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These photos are taken when actually inside Kosovich Close. This is all traffic from the Church only. Imagine what will happen when there is traffic during school hours such as a funeral which will add to the traffic congestion in Kosovich Close. This will strongly discredit the traffic engineers' report of no significant impact of traffic in Kosovich Close as there is already significant impact by one development which is the Church.

