

I reside in [REDACTED] to where the school is proposed to be built.

While I acknowledge the applicant has reduced the total student capacity from 1,580 to **980 students**, I maintain that the proposal remains fundamentally unsuitable for this site.

My objection is based on the following critical points:

- **Traffic Congestion and Private Vehicle Reliance:** Given the lack of public transport, these **980 students** will be **driven to school via private vehicle**, creating a dangerous bottleneck on a narrow, rural road that lacks footpaths and adequate drainage.
- **Outdated and Inadequate Data:** The assessment relies on **outdated traffic counts and noise data** that do not reflect the current post-pandemic reality of our local road network or ambient environment.
- **Infrastructure & Health Risks:** The site is not connected to a town sewer, requiring a permanent **on-site wastewater treatment plant**. For a population of nearly 1,000 people, this presents significant health and odour risks, particularly given the site's known flooding history and potential for runoff into local waterways during heavy rain.
- **Incompatible Scale:** The proposed two-storey "commercial-scale" establishment is entirely out of character with the quiet, RU4 primary production zoning of the surrounding neighborhood.
- **Inadequate Emergency Access and Safety:** The proposal has only one primary entry/exit point on a sharp road bend with limited line-of-sight. Residents have raised concerns about how emergency and rescue vehicles would access the campus during a bottleneck or flood event.
- **Loss of Environmental Biodiversity:** The development will disrupt local habitats for native birds. The removal of trees from this "green belt area" contradicts existing environmental protections.
- **Stormwater Diversion and Local Flooding:** The current plan proposes diverting excess water via pipes under the southern car park and culverts to drain through properties opposite the school. This could cause "flowing river" conditions and flooding in homes that have never previously flooded.
- **Lack of Pedestrian and Active Transport Infrastructure:** There are no provisions for footpaths, street lighting, bike paths, or safe pedestrian crossings on this narrow rural road. Heavy vehicle drivers in the area have noted it is impossible to safely accommodate pedestrians on such narrow lanes.

Finally, I wish to express my strong disagreement with the **Department of Planning's** assessment that this proposal is "approvable." It is deeply concerning that the Department feels a development of this scale is suitable for a site lacking basic essential services like reticulated sewerage and adequate road infrastructure. The Department appears to have prioritized the "need" for schools over the fundamental planning requirement that such schools be supported by capable infrastructure. By deeming this approvable despite the clear reliance on private cars and obsolete data, the Department is disregarding the safety and amenity of the Catherine Field community.

I urge the Commission to override the Department's recommendation and refuse this application.