

Re: State Significant Development Application- Proposed Minarah College 268 to 278 Catherine Fields Road, Catherine Field. (SSD 30759158)

As a resident of Leppington for over 50 years, I object to the proposed State Significant Development Application (SSD-3075915) proposing to develop a school of 980 students, Minarah College, at 268-278 Catherine Fields Road, Catherine Field.

My objection is based on the following.

- **The school is in a RU4 Primary Production Small Lot Zone that has not been released for rezoning in the Catherine Field Precinct of the South West Growth Area.**

As this area of Catherine Field is zoned RU4 Primary Production Small Lot Zone it does not have the infrastructure: roads, footpaths, curb and guttering, lighting, piped underground storm water or sewage infrastructure to support a development of this size.

The release of this land for rezoning is not expected in **'the foreseeable future'** as stated by Camden Council. This is due to the **'fragmented nature of the area and there is no lead developer looking to progress the rezoning of this land'** as stated by Camden Council. The timeframe is unknown, and could be 10 or more years into the future. There are other Precincts within the South West Growth Area (SWGA) where areas, are released but waiting for rezoning, due to the inability of Sydney Water to service these areas at the present time.

- **The school is not connected to the sewer as the area is unzoned.**

Camden Council has concerns regarding the establishment of a new school without connection to reticulated sewer.

The preferred option of Onsite Treatment and Irrigation, onto the school sports/playing fields has the potential to cause associated health risks to staff, students and residents if the soil becomes waterlogged and effluent flows into the stream close to the school. It is stated that the playing fields would be closed during periods of rain, however, the soil has the potential to become waterlogged due to the amount of water that is dispersed onto it. The health of students, staff and residents must be a priority and the application denied until the sewage infrastructure is put into place.

If Camden Council has concerns regarding the establishment of a new school without connection to the sewer and residents who live in this area, without sewer connection, can see the negative impacts of a school of this size operating before connection to the sewer, common sense would result in this application being denied at this time.

- **Traffic generated by the site will have a negative impact on the health, wellbeing, and existing lifestyle of residents.**

The residents that live in Catherine Field do so to enjoy a quiet rural lifestyle. They have made a life choice and invested in land to provide themselves with that quiet rural lifestyle.

Catherine Field Road is a narrow rural road that caters for local traffic only.

The traffic to be generated by the proposed development has been obtained by surveying staff and students attending Minarah College Green Valley Campus. The survey results indicate an alarming increase in traffic associated with the proposed development.

The survey indicated that 80 to 90% of students and 97% of staff would travel to and from school via private vehicle. This survey is not reflective of a school at Catherine Field as Minarah Green Valley Campus is located in an established developed area with footpaths and public transport serving the school. Catherine Field has extremely limited public transport, no footpaths or curb and guttering resulting in even more children and staff driving to school.

The true figure for Catherine Field would be closer to 100% for both staff and students due to the lack of infrastructure in the area. The school is not serviced by a close residential area and as a result parents and staff would be traveling long distances to bring their children to school. The traffic generated will impact both Camden Valley Way and Catherine Fields Road at drop off and pick up times.

The Minarah Green Valley Campus Survey indicated that 74% of students arrived at school between 7:45am-8:15 am and 76% leave school between 3:15pm and 3:45pm.

The traffic generated in this 30min window would mean that queuing would happen along Catherine Fields Road which would further restrict movement of residents and degrade the rural road.

The noise generated by the traffic, the inability to access the road by residents at peak times during the day and the impact on the road surface which Transport NSW has stated that there is no provision for the road to be upgraded. The potential for traffic accidents due to the narrow rural nature of the road must also be considered. The long-term negative impact of this development, which will not happen in the foreseeable future, on the residents will be profound, and the application should therefore be denied.

- **Construction noise generated by the site will have a negative impact on the health, wellbeing, and existing lifestyle of residents.**

Construction noise, air-borne particulates, vibration impacts, trucks, and heavy machinery on site and on Catherine Fields Road, which will take place over 4 stages, with each stage taking 40 to 52 weeks, a total of 160 to 208 weeks, will negatively impact the lifestyle and wellbeing of the residents over the long term.

Camden Council notes that noise levels during demolition, earthworks, and construction even when noise controls have been implemented by the applicant will exceed allowable noise levels significantly.

It is unreasonable that existing residents are expected to experience that level of disturbance over a period of 10+ years (as Stage 4 is not expected to be delivered until 2041).

If the proposed school was passed the applicant has indicated that the school would operate 7am to 9pm, 7 days per week. As the school is in a rural area with zoning not expected in the foreseeable future, the proposed development is considered to have an unreasonable impact on the amenity of the surrounding area, both during construction and ongoing operation.

Until the area can be rezoned and infrastructure put in place this development should be denied due to the profound impact placed on the current residents.

- **The site is identified as being flood prone land** as noted by Camden Council.

A school of this size being built on identified flood prone land has the potential to cause greater flooding to surrounding properties.

Replacing natural permeable soil with large areas of impervious surfaces such as concrete surfaces including footpaths and roof areas to the large number of buildings in addition to the use of the playing field as a dispersal zone for wastewater will further add to the flood nature of this land.

The applicant's representative has admitted that one neighbour across from the site will have an increased flood risk. How many other neighbours will be impacted when water is captured and moved away from the site by a piped underground storm water system? Where will the water go and how many neighbours will be impacted. What will be the impact on South Creek?

These questions must be answered and the flooding issue fully investigated as part of the Precinct Planning process. Precinct Planning must be undertaken prior to a school of this size being sanctioned on this site.

- **The main premiss on which this application is based is that Catherine Field will be released and zoned for residential development soon. However, there is no indication by any Government Department that this premiss is correct.**

At present, Leppington Town Centre which has been rezoned for 18 years has no residential development. Leppington Stage 1 was released in 2015, and development is taking place in this precinct.

Leppington Stages 2 and 5 were rezoned in 2021 and development has started in areas of this precinct.

Leppington Stage 3 and 4 have been released but not rezoned due to an inability for Sydney Water to service these areas.

Catherine Field North, **Catherine Field** and Rossmore **are yet to be released.**

The projected growth of Camden Local Government Area will take place in the areas that are rezoned. Catherine Field has not been released or rezoned and there is no foreseeable timeframe for rezoning therefore does not have the infrastructure to support a school of this size, at this time, and the application should be denied.

The premiss that the area will be rezoned soon cannot be substantiated, therefore many of the arguments that have been put forward for the development of the school, on this site, are invalid and should not be accepted.

- **The school is not in the public interest.**

Until Catherine Field is rezoned, and infrastructure is delivered, a school of 980 students should not be supported as the impact on the existing residents are significant and therefore not in the public interest.

The applicant is seeking to develop relatively cheap rural land prior to precinct planning/rezoning. This provides a private benefit for the applicant at the expense of the wider community.

- **A school of this size has the potential to negatively impact the precinct planning process.**

The school, if approved, has the potential to dictate the planning process around the school and not allow the precinct planning process to operate independently, fairly and sustainably and could negatively impact the surrounding landowner's future zoning of their properties.

As stated by Camden Council, 'The proposed site does not consider the precinct planning process, which may ultimately reveal that this location is not the most appropriate or desirable location for a school and/or is a highly desirable location for a different land use.'

There are already released and or rezoned areas (or precincts being rezoned) within the SWGA which would be more appropriate locations for the proposed school.

I strongly oppose the development of Minarah College SSD30759158 and urge that the application for this development be denied for the many concerns and objections outlined above.

Yours Sincerely,

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