

52 Mona Road
WOONGARRAH NSW 2259

1 October 2023

Mr Brent Devine
Director, Social and Infrastructure Assessments,
NSW Planning
Department of Planning and Environment,
PARRAMATTA NSW 2124

Dear Mr Devine,

SSD 14082938 – Lot 2 DP 809106 Arizona Road Charmhaven

I would like to express my concerns regarding the proposed development of a new private school on Arizona Road Charmhaven.

Those concerns are as follows:

- Number of significant flora and fauna species in this area. Report does not appear to be accurate regarding these details.
- Due to 2019 Bushfires flora and fauna still in recovery.
- If the development goes ahead – how will the developer's ensure the fauna is relocated or rehomed?
- Has a spokesperson from this developer made contact with the adjoining property owners to discuss the significant impact this will cause – especially the trucking companies on the western side of Arizona Road?
- Same for the Rural Fire Service or So Cares Animal Facility – has anyone spoken to them about the potential impact of over 1500 kids, additional traffic, school bells etc?
- Zoning not appropriate for a private school. How has this been allowed to even be considered? Significant development in a flood prone area will potentially create additional drainage issues on surrounding properties (same as what happened when Woongarra Waters was built). Also has the tributary to Wallarah Creek been considered?
- Is this just a ploy to get the adjoining land re-zoned as well so houses can be built and really ruin the area?
- There is too much over development of the current area already.
- Infrastructure cannot support current traffic, this will create more accidents.
- If this school does go ahead – entry should be via Pacific Highway and a separate road created past the roundabout near the Lakehaven Shopping Centre turnoff (in a northerly direction).

I trust my concerns will be tabled at the appropriate forum(s).

Colin Marshall