

44-54 Mona Road
WOONGARRAH NSW 2259

1 October 2023

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

Dear Brent,

**SSD 14082938 – Lot 2 DP 809106 Arizona Road Charmhaven
Proposed Private School Development (St Philips)**

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

As a WIRES volunteer, I'm quite concerned about the wildlife within this area, among other things. I've also been advised there are a number of significant flora species in this area (e.g. Wyong Daisy and various terrestrial orchids) – therefore this site should be preserved.

Additionally, the birds and the nocturnal creatures in this area are a phenomenal. This is one of the last bushland areas within this region and I'm concerned about where the flora / fauna will go if this property is developed. I don't believe the current zoning is appropriate either – are you aware of the Wallarah Creek located adjacent to this proposed development?

I'd also like to know when the sale of this property occurred. It seems to have been done very quickly and quietly – I don't believe any locals were aware of this, nor given the opportunity to purchase this land – was the sale conducted in an ethical manner?

You may not be aware of this fact, however we had significant fires in this region late 2019 and the flora and fauna species have only just started to recover from this event. Again – where will they live if this land is developed?

Are you aware that this proposed school is located next door to a Rural Fire Service Training Centre where helicopters land / take off on a regular basis between Spring and Autumn? During the 2019 bushfires, there were many aviation partners landing / taking off / refuelling from this site to assist locals with firefighting activities. Wouldn't this excessive noise be a hazard to a school environment?

Finally – the roads in this area are not built to deal with this type of development. Are you aware of the all the trucking companies that are located in Allinga Road, Mona Road and Arizona Road? This area is adjacent is adjacent to an industrial estate. I know I wasn't

consulted about this development as a business owner; and I don't think any of my associates were either. Do you realise we are all 24/7 transport operators – typically running B Doubles out of these streets? We were here first and should not have to worry about school kids running out in front of our trucks because they aren't paying attention. Additionally, parents will be parking inappropriately causing all sorts of issues as they don't have any heavy vehicle requirement knowledge.

I would strongly suggest that a more thorough traffic study be conducted before any further consideration be given to this proposed development. The roads around this area will not cope with the additional traffic. There is an accident every second day on the Pacific Highway roundabout (known as the Lakehaven roundabout) and there is at least one incident each week at the new Bunnings roundabout – add kids running across the road in this area and we will be talking severe consequences.

I look forward to participating in further discussions regarding this proposal.

Yours faithfully

Sharon Clarke