



# MAMRE ANGLICAN SCHOOL

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Mamre Anglican School submission on the proposed development of  
Summit at Kemps Creek - 706-752 Mamre Road

## Bakers Lane Locale

The site plan and render below illustrate the location of the Mamre Anglican School and its proximity to new industrial and warehousing land uses made possible by the re-zoning of the locale.

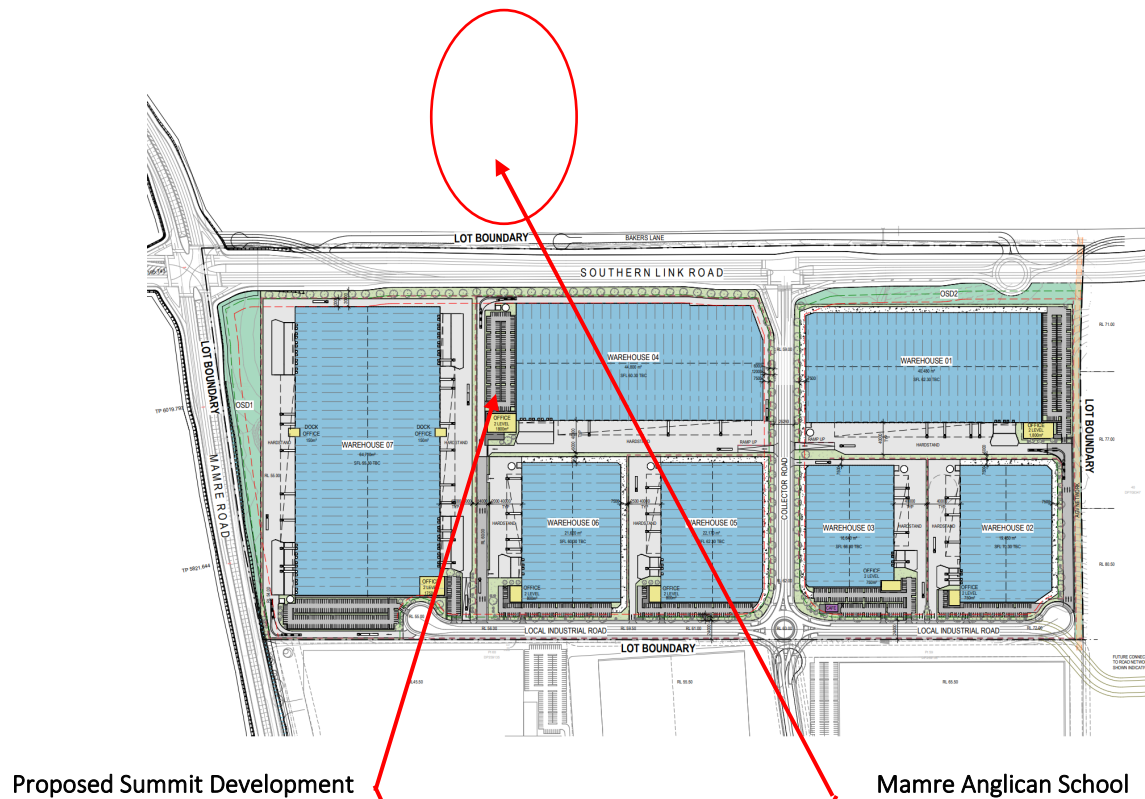


Image 1 (Source NSW Department of Planning and Environment)



Image 2 (Source NSW Department of Planning and Environment)

## Anglican Schools Corporation

As of August 2023, the Anglican Schools Corporation (ASC) manages 18 schools across 19 campuses, serving 17,832 students from Pre-K to Year 12. The schools employ 2,049 teaching and non-teaching staff (1,778 full-time equivalent).

## Mamre Anglican School

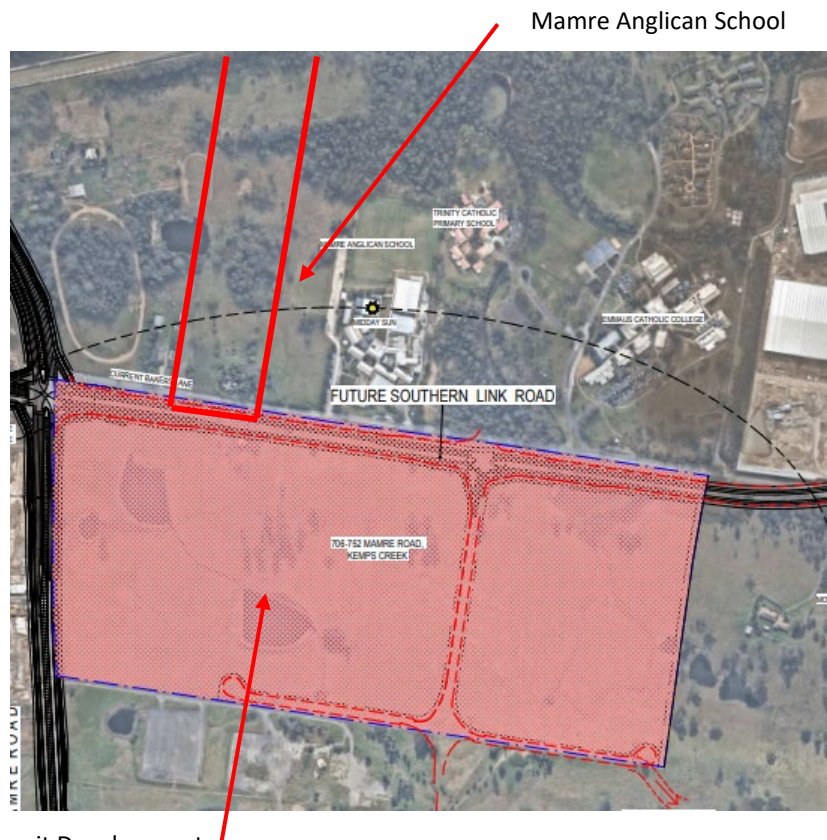
Mamre Anglican School is a co-educational school catering to students from Pre-Kindergarten to Year 12. Located on a sprawling 10-hectare rural property in Kemps Creek, the school boasts well-maintained air-conditioned classrooms, multiple sports fields, playing areas and a large covered outdoor learning area (COLA). All school buildings are adjacent to Bakers Lane in the lower (approximate) third of the site. The school has separate buildings for Junior and Senior School students, as well as an early learning centre. The COLA is a popular multipurpose play area for students that also doubles as an all-school assembly space. The property's central third features two sports fields, while the northern third is a bushland area.

## School History

This school, founded in 1978, was previously named Mamre Christian College. It is located on a 10-hectare parcel in Kemps Creek and has homestead-style infrastructure to complement the rural ambience. The Anglican Schools Corporation has been managing it since 2007.

## School enrolments

The school had 721 enrolments in 2021, 717 in 2022, 696 in 2023 and 690 enrolments in 2024 .



Proposed Summit Development

Image 3 (Source NSW Department of Planning and Environment)



## School Site Re-Zoned for Industrial Use

The NSW Government's decision to rezone the school sites (that is, Mamre Anglican School and the adjacent Emmaus Catholic College and Trinity Catholic Primary School) for industrial use in 2020 makes the location unsuitable for schools. Industrial use poses a significant risk to the safety of students, staff, parents, caregivers, and visitors. Potential threats such as fire, gas leak, toxic fumes or similar incidents in a warehouse building or on a transport vehicle are a major concern. Due to the increased traffic of heavy vehicles entering and exiting Bakers Lane, there is a higher level of risk to the safety of school students, staff and parents.

## Warehouse and Industrial Use Impact on the School

Over the past two years, construction work has increased heavy traffic on Bakers Lane and surrounding areas, causing congestion. Ongoing warehouse and industrial traffic are expected to result in continued travel delays. Unfortunately, the school lacks access to public transportation, pedestrian, or cycling networks, leaving driving or a limited bus service as the only options for students, staff, parents, caregivers, and visitors.

## Proposed Development

The development project being proposed necessitates removing the high ground situated directly across from the school. In its place, a warehouse and access roads will be constructed, requiring extensive civil works. These execution works will lower the ground level by around 10 to 20 meters, causing emissions of dust, noise and fumes that will directly affect students, staff, parents, caregivers, and school visitors.

## Dust, noise, and fumes

To prevent the negative impact of dust, noise, and fumes on students, staff, parents, caregivers, and visitors, the school will require the construction contractor to continuously monitor (24 hours / 7 days a week) and report on noise, dust, fumes, and air quality on the school's southern boundary daily at 12.00 pm.

If construction work causes unacceptable or unhealthy air quality due to noise, dust, or fumes, all construction must stop until air quality improves.

This hill will be removed down-to-road around 2000 above surfaces.

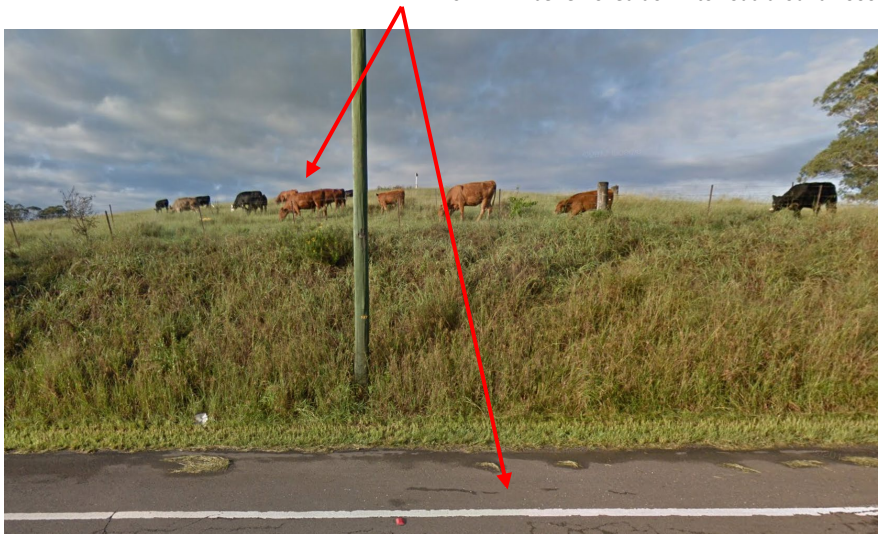


Image 3 (Source Google Mapes)

## Managing risk

Mamre Anglican School is vigilant in managing the movements of students, staff, parents, and visitors. It is adamant that there must be appropriate measures in consultation with developers, builders, and warehouse operators to cover the following points:

1. Active and continuous monitoring of noise, dust, fumes and air quality on the school campus.
2. Ensure there is timely and active response to air quality issues raised by the school.
3. Control the time warehouse, industrial and construction traffic can use Bakers Lane during school days.
4. Ensure safe vehicle and pedestrian movements of students, staff, parents, caregivers and visitors to and from the campus during drop-off and pick-up times.

## School accessibility

The school is not linked to any public transportation, pedestrian or cycling networks. Consequently, anyone who wishes to reach these school, including students, staff members, parents, caregivers and visitors, must either drive or catch a bus. This means there are no opportunities to use sustainable modes of transportation, such as public transport, walking, or cycling. These modes of transport would be effective in reducing car-based travel and traffic congestion on Bakers Lane and Mamre Road.

## Students drop off / pick up:

Currently, 100% of Mamre Anglican School primary and secondary students use vehicles (car and school bus services) to travel to and from Bakers Lane Schools. This contrasts with schools with additional access modes where the rate of vehicle drop-off and pick-up would be around 70% for primary schools and 40% for secondary schools.

Each vehicle coming to the site is counted as two trips: inbound and outbound. NSW Government Schools Infrastructure uses the average vehicle occupancy rate for schools of 1.6 students per car, in transport assessments for new schools.

The additional heavy vehicle and general traffic levels emerging following the change in zoning will heighten the traffic volume for students, staff and parents during school drop off and pick up times.

## Drop-off and pickup times

The school will require the restriction of warehouse, industrial and construction heavy vehicles during the specific hours below. This restriction of heavy traffic will improve safety outcomes for students, staff members, parents, caregivers, and visitors.

### Drop off.

Starts at 7.30 am and finishes at 9.30 am

### Pickup

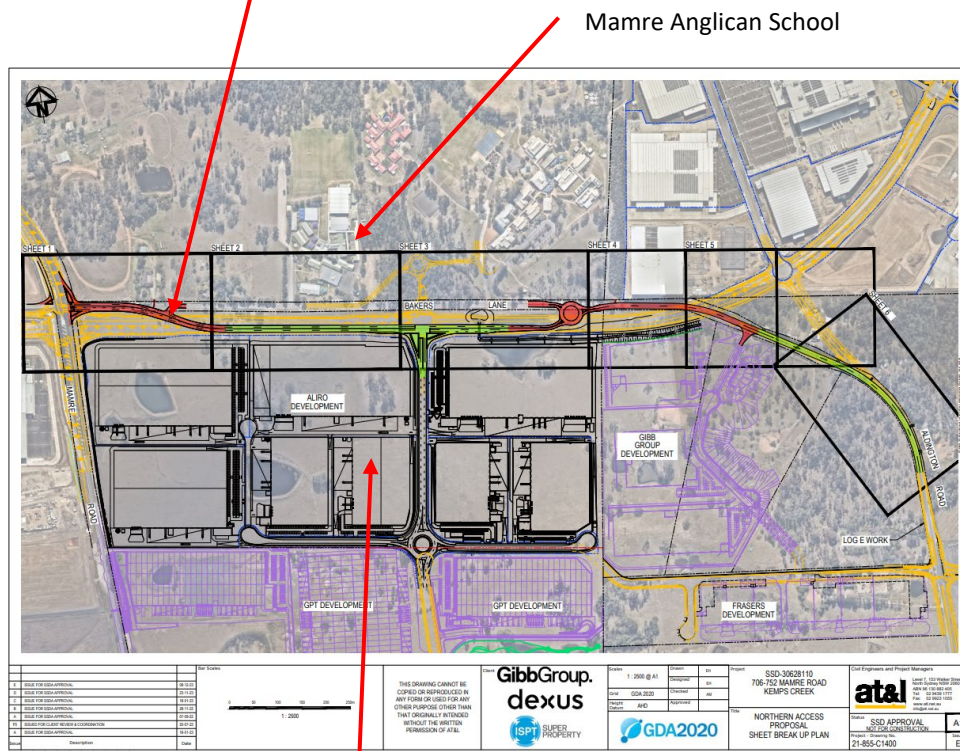
Starts at 2.00 pm and finishes by 4:30 pm

## Proposed Changes to Bakers Lane

It is important to note that the **currently** proposed modifications to Bakers Lane are insufficient to control the increase in traffic due to school buses and vehicles during drop-off and pick-up hours. The substantial vehicle traffic coming from nearby warehouses could lead to unsustainable travel delays at the intersection of Mamre Road and Bakers Lane on school days.

Required changes to Bakers Lane:

- Install a stop sign where the proposed new road merges with Bakers Lane.
- Bakers Lane is to remain as the main road, not merge with the new road to keep the school and warehouse/ industrial traffic separated.
- All heavy vehicles be restricted from Mamre Road and Bakers Lane during drop-off and pick-up times on school days.



Proposed Summit Development

Image 4 (Source NSW Department of Planning and Environment)

## Conclusions

Schools have a responsibility to prioritise the safety of everyone on their premises, including students, staff members, parents, caregivers, and visitors. An overriding aspect of safety is ensuring that the air quality is not negatively affected by noise, dust, or fumes.

Additionally, schools and warehouse and industrial operators should take measures to prevent traffic issues that could have long-term impacts on the schools. To accomplish these outcomes, the following measures are critical:

1. Noise and air quality will be monitored at the school campus during the construction and operation of warehouses and industrial facilities.
2. Undertake the proposed **additional** changes to the design of Bakers Lane, as shown above.
3. Manage road closures and disturbances in consultation with the Mamre Anglican School. It is crucial to ensure that school has uninterrupted access during construction works and the operation of warehouses and industrial facilities. The same measures should be offered to the two adjacent schools.
4. Effective communication channels between developers, builders, warehouse/industrial facility operators, and the Schools are vital. This will need bi-weekly 30-minute meetings on Teams or Zoom before and during construction and the operation of warehouses and industrial facilities during the first two years.

For and on behalf of



Mr. Ross Whelan

**Principal**

**Mamre Anglican School.**