

I want to oppose SSD-30759158 I haven't made any political donations to report in the last 2 years.

## Appendix U – Wastewater Assessment Report



It is not safe to construct an EMA beneath playing fields. The children will be at risk of bacterial infection.

On page 24, Marten's claim 'Camden Council SMS (2022) requires the provision of a reserve area equal to 50% of the primary EMA for commercial aerated wastewater treatment systems. Reserve area is available to meet the 50% requirement for Stages 1 and 2 of the development, **however inadequate reserve area is available for Stages 3 and 4**'. This contradicts the same report on page 18 'For the purposes of design, the 'worst case' scenario of the Stage 4 development has been adopted. It is assumed that a sustainable wastewater management design for Stage 4 will also be sustainable during previous stages'.

Sewer treatment plant shown on staging plan is TBC and is only for Stage 1 and 2. The Onsite wastewater management system and sewerage system staging is unclear.

#### Staff Numbers and Parking Spaces/ Kiss and Drop


Map 05 within Appendix U contradicts the amended application and Appendix L in regard to staff numbers. The Urbix Amended application documents dated 5/9/2024 shows **99** Operational Jobs where all other documents toggle between **51FTE** and other varying numbers. This would hugely impact the parking spaces required as shown in Map 05 below is clearly 105. I expect that staff will not have enough parking spaces and will dangerously be parking outside the school zone.

### Development Details

#### Project Info

Project Name	Minarah College
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD123,742,670.00
Indicative Operation Jobs	99
Indicative Construction Jobs	150
Number of Occupants	

	STAGE 1	STAGE 2	STAGE 3	STAGE 4
GFA:	3051m2	6782m2	9717m2	11486m2
FSR:	0.076:1	0.17:1	0.24.2:1	0.29:1
ELC ENROLMENT:	18	42	60	60
SSP ENROLMENT:	10	10	30	30
PRIMARY ENROLMENT:	290	440	505	505
SECONDARY ENROLMENT:	0	160	385	385
STAFF PERMANENT:	15	33	51	51
STAFF CASUAL:	2	4	6	8
KISS AND DROP REQUIRED:	42	84	123	144
KISS AND DROP PROVIDED :	17	17	30	30
PARKING REQUIRED:	23	50	78	105
PARKING PROVIDED:	24	74	83	138



Map Title / Figure:

## Stage 4 Available and Indicative EMA

**Map 05**

268 and 278 Catherine Fields Road, Catherine Fields, NSW.

Minarah College

Map

Site

Project

Map 05 also shows that 144 Kiss and Drop is required. This completely contradicts what all other documents show and falls short by a whopping 114 spaces. I would expect that the queuing analysis report is completely false based on this oversight. Queuing will MOST DEFINIETLY occur onto Catherine Field road.

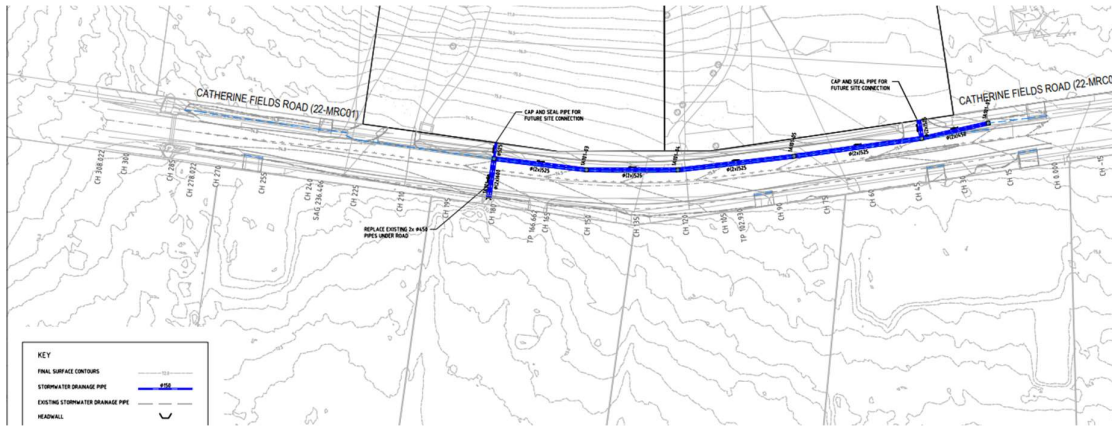
Roads. The site is located on a 'narrow rural road', on a bend, has no kerb and guttering, has inadequate stormwater drainage and is prone to flood. Council are constantly undergoing repairs







The photo above shows the effect of flooding/ overland flow downstream from the site. The proposed stormwater drainage will not improve this flooding downstream and will effect all downstream neighbours



**Site Suitability:**

The site is not suitable for development at this point in time. The necessary infrastructure will not be in place to handle a development of this size and impact.

The Department has not identified Catherine Fields as being a priority within the South West Growth Area. Until a point of time that this occurs, no significant development should occur in the area. Council's previous comments summarise this issue succinctly:

*“The Site is an unsewered rural property located on a rural road with no shoulder, formed kerb and gutter, footpath, lighting or piped underground stormwater”*