



7th December 2020

Western Sydney Employment Area (WSEA) &
Greater Penrith to Eastern Creek (GPEC)
Level 18, 4 Parramatta Square Parramatta NSW 2150

Dear Sir/Madam

RE: Mamre Road DCP Draft Exhibition

We currently own and operate a K-12 independent school at 45-59 Bakers Lane Kemps Creek known as the Mamre Anglican School and make the following commentary with regard to the abovementioned document.

- **Section 2.7** sets out provisions that relate to flood prone land, including provisions for new buildings or extensions/infill development. TASC notes that if any buildings are at or below the 1% AEP + 0.5m freeboard level, these provisions cannot be retrospectively applied to existing school buildings.
- **Section 3.4.1** sets out provisions relating to road network, hierarchy and design, and identifies an “indicative local industrial road (secondary internal road network)” running east/west through the school site. This indicative road runs east/west in the centre of school facilities and access between the potential Intermodal Terminal to the west of the school and to the “high order road” to the east of the school. Until such time as the school has ceased operating from the site, this indicative local industrial road would not be constructed. It is unclear whether the DCP will require the indicative local industrial road to be constructed in order to achieve circular entry/egress movements in a forward direction from the potential Intermodal Terminal site. TASC understands that while the design and layout of the potential Intermodal Terminal is not yet determined, the DCP may wish to consider whether its desirable operation requires the indicative local industrial road, and whether this should be identified in Section 3.4.3 (noting the requirements of Control No. 2 of Section 3.4.3).
- **Section 4** sets out the general requirements for industrial development. There are a number of references within objectives and controls specific to minimising impacts on adjoining residential development and views, however there is no inclusion or consideration of minimising impacts on existing sensitive land uses (such as educational establishments). TASC requests that the provisions of Section 4 be considered in light of the potential conflict

between new development and existing sensitive land uses, specifically to include consideration in the objectives and controls for minimising impacts. This may be appropriate through nominating new “transition controls” for existing sensitive land uses, as are already included for residential development.

We welcome being a part of the continued public consultation in regard to the future development of land surround our school.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Dennis Macan', with a large, stylized initial 'D'.

Dennis Macan
Capital Works Manager
The Anglican Schools Corporation