We are generally supportive of the Draft Leppington Precinct Plan. This submission is a response to certain details within the plan which we believe will affect the opportunity for development on our current land holdings.

Currently on the site is St Mary’s Church, a shared place of worship hosting both Roman Catholic and Maronite parishioners. The land has been used for this purpose since the 1960s. In 2006 the previous land owner donated the remaining part of her property to Camden Catholic Parish so that the church would have possession of an ideal site for a school, church and related uses if it was required in the future. The possibility of the development of the site to include a Catholic school is currently under consideration within the Diocese of Wollongong’s Diocesan Pastoral Plan and the Catholic Education Office’s program for the planning of new schools.

Concerns of the Trustees of the Roman Catholic Church for the Diocese of Wollongong:

**Water supply:** It has been identified that the water trunk system will require upgrade to service the Precinct and this will be undertaken in approximately 2020. Timing considerations suggested within the Draft Infrastructure Delivery Plan for water supply may affect the program currently being discussed within the Diocese of Wollongong for the proposal to establish a Catholic school on this site. It remains the aim of the Catholic Education Office to provide facilities at the time of resident occupation of a precinct. This requires guaranteed water services at time of occupation. The suggested timeline for establishment of a school on the St Mary’s site, if that decision is made by the Diocese, would be 2018/19. This means that an approved DA from Camden Council would be required in 2017/18. This timeline will be affected by Leppington Precinct Plan Item 6: Local
provisions. "These provisions specify controls for development that are required to address issues that are unique to or of particular importance in this Precinct." Specifically of importance to any proposed development on the St Mary’s site by the Catholic Education Office is the following local provision:

- **Public utility infrastructure**
  "A provision provides that Council must not grant consent to development unless public utility infrastructure (which includes water and electricity supply or sewage disposal and management) is available to the site or will be made available when required."

**Local Roads:** Currently a local road is depicted within the land holdings of the Trustees on the draft precinct plan. The placement of this road will reduce available land area to enable development of a suitably sized school. It would be expected that this road will not be required if the land owned by the Trustees is consolidated to provide a single lot development of an educational facility.

**Shared Green Space:** The site under consideration for establishment of a Catholic school is not in the vicinity of any major sportsground within the draft precinct plan. If there is any opportunity for this consideration to be included in any proposed modifications of the current indicative layout it would be appreciated. The Catholic Education Office fully supports the principle regarding shared use of play space within the precinct:

- “Sports fields or open space are located in close proximity to the school site and would be easily accessible for use by the school, should Council and DEC negotiate an agreement on the shared use of the playing fields.”

Most Rev Peter W Ingham DD
BISHOP OF WOLLONGONG