



1 April 2016

The Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms McNally,

**WESTERN SYDNEY EMPLOYMENT AREA
PLANS TO REZONE LAND AT MAMRE WEST, MAMRE WEST LAND INVESTIGATION AREA**

Thank you for the opportunity to comment on current plans to rezone land at Mamre West, within the Western Sydney Employment Area.

For many years, the Catholic Education Office has been responsible for providing quality education to the growing population of Western Sydney. The Office currently takes responsibility for the operation of 56 primary and 22 secondary Catholic systemic schools across the Diocese, supporting a total of over 43,000 students.

Emmaus Catholic College was established on the current site at Bakers Lane, Kemps Creek, in 1988, and provides secondary education in a coeducational environment across Year 7 to Year 12. Trinity Catholic Primary School opened on an adjacent component of the site in 1993, and accommodates students from Kindergarten to Year 6. Emmaus Village is also located on the Bakers Lane site, and provides low-care and dementia-specific care in a tranquil, homely facility, set in peaceful rural surrounds. The location of the composite school and age care landholdings in relation to the Mamre West Land Investigation Area is illustrated on Figure 1 below.

It is noted that the proposed Mamre West Investigation Area is located to the west of Mamre Road, approximately 800 metres to the North West of the Emmaus College site at Bakers Lane. In the short term, it is not anticipated that rezoning of this site and the associated access arrangements outlined in the current exhibition documentation will have immediate impacts on existing traffic flows in Bakers Lane itself.

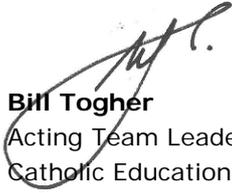
However, current planning for development of the Western Sydney Employment Area includes a proposal for a new "proposed southern link road", encompassing the expansion and upgrading of Bakers Lane (please see Figure 2). Future rezoning of land at Mamre West, and within the Western Sydney Employment Area generally, is ultimately expected to generate increased traffic flows within the southern link road, following its construction. If this is to occur, significant alterations to existing access arrangements to the College and other current operations on the Bakes Lane site are anticipated.

The purpose of this submission is therefore to request that the Department ensures that planning for the future construction of the proposed southern link road fully takes into account the need to provide uninterrupted access to the primary school, Emmaus College, and the Emmaus Village site at Bakers Lane, and also incorporates appropriate measures to ameliorate traffic noise and other impacts on these long established uses.

(continued)

We look forward to the Department placing due weight on these matters as the Western Sydney Employment Area continues to develop.

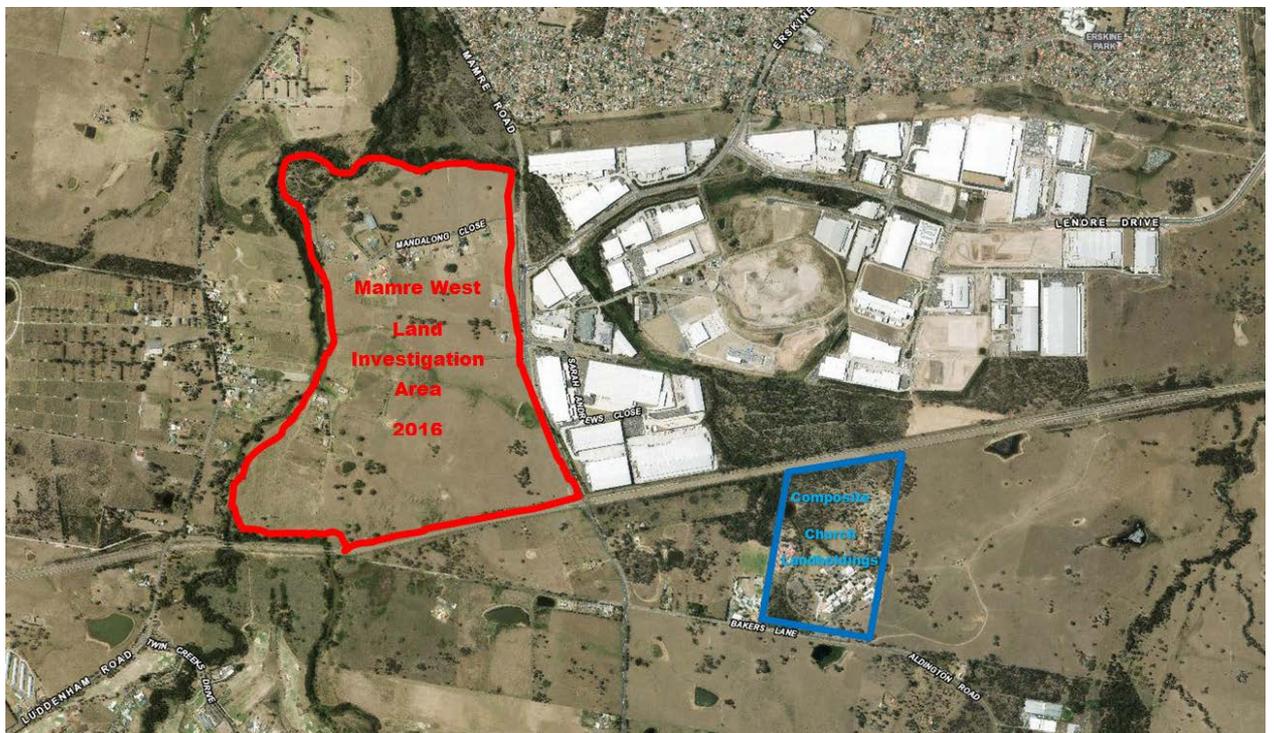
Yours sincerely,



Bill Togher
Acting Team Leader Facilities
Catholic Education - Diocese of Parramatta

Figure 1

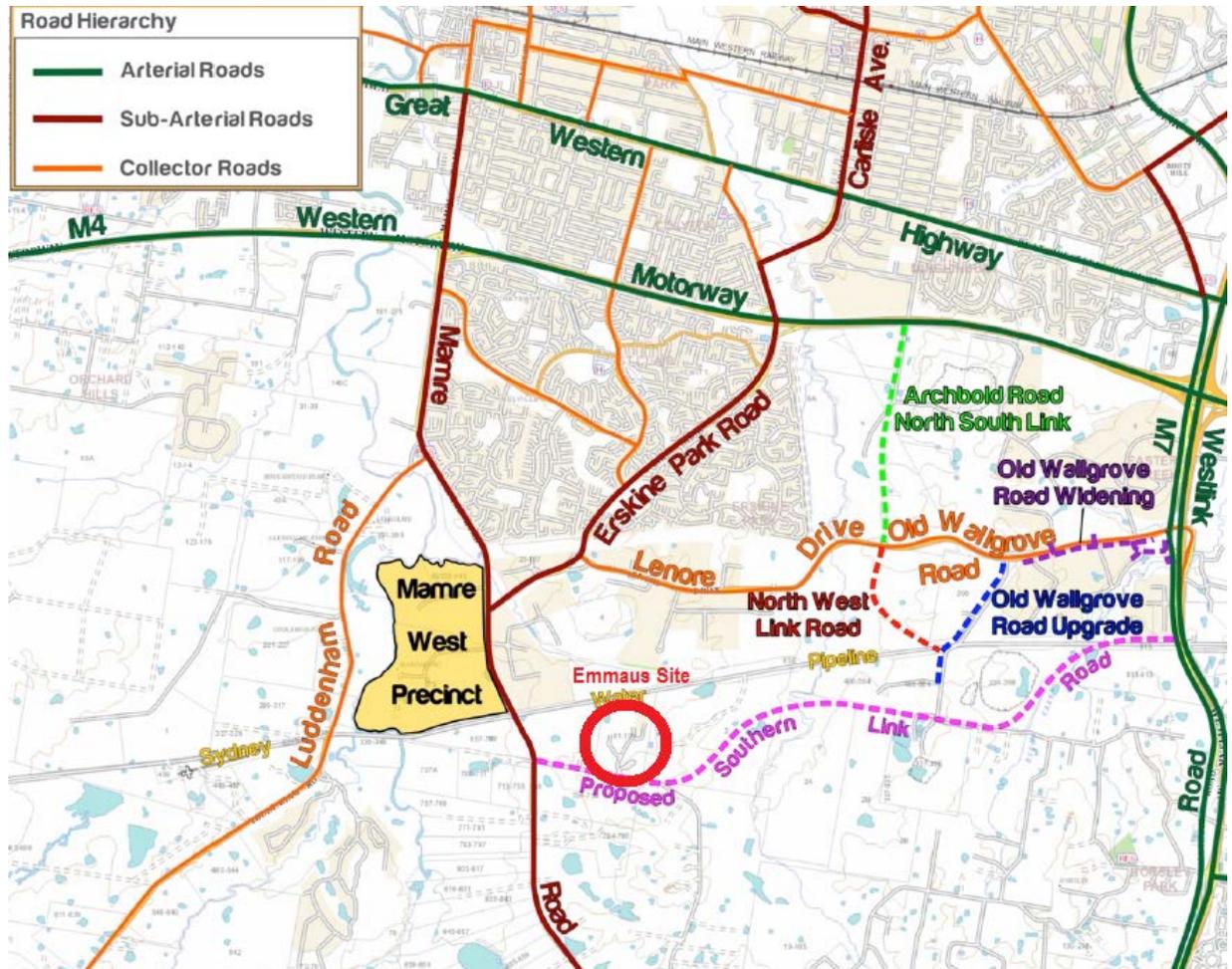
Location of Mamre West Land Investigation Area and Emmaus site



Source: Six View, March 2016

Figure 2

Proposed Southern Link Road Location



Source:
Ason Group 2016, Traffic Impact Assessment Report, Mamre West Land Investigation Area (p2)