

Your reference: SSD 51046975  
File number: MC-23-00006

9 November 2023

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

By email: [teresa.gizzi@planning.nsw.gov.au](mailto:teresa.gizzi@planning.nsw.gov.au).

Dear Assessment team

**SSD 51046975- New Public Primary School-Tallawong**

Thank you for your correspondence dated 5 October 2023 requesting our advice on the above proposal which is for a new public school at Lot 2 DP 1287483 & Lot 1 DP 1287483 24 Macquarie Road, Rouse Hill; a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

We object to the proposal based on the concerns and issues listed in the attachment to this letter.

We request that these matters are comprehensively addressed and referred back to us for further consideration and comment before any determination of the DA is made by the Department.

If you have any queries on the matters set out in the attachment, please contact Ryleigh Lewis, Town Planner on 9839 6182.

Yours faithfully



Judith Portelli  
Manager Development Assessment

# **Blacktown City Council submission**

## **SSD 51046975 – New Public Primary School – Tallawong**

### **1. Planning Issues**

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- 1.1 The format of stacked parking within the car parking area is not supported. A revised design should be implemented that can better promote traffic flow in the parking area. Any redesign of the plans must maintain 41 spaces.
- 1.2 A Plan of Management is required to outline the School's operational details and functions.
- 1.3 No overflow carparking area has been shown on the submitted plans. Please amend the plans accordingly.

### **2. Engineering Issues**

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- 2.1 Macquarie Road - The applicant should confirm the proposed Macquarie Road long section is compatible with the approved design for the development on the northern side.
- 2.2 Cross sections to extend a minimum 1m into adjoining land
- 2.3 Demonstrate the extent of works necessary on adjoining land to support the proposed roads and foot paths.
- 2.4 The share path should be set back a minim of 300mm behind the kerb to allow for signage that does not impact the useable area of the path.
- 2.5 There are 2 major watermain in Tallawong Road, the plans need to demonstrate clearances to road pavement and drainage lines where they cross the mains

### **3. Drainage Issues**

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- 3.1 Supporting documents shall be provided for assessment:
  - 3.1.1 The OSD spreadsheet shall be provided
    - 3.1.2 The electronic copy of MUSIC model shall be provided to confirm the reduction target and the non-potable reuse target are achieved.
    - 3.1.3 DRAINS model to confirm the drainage design on both internal and external of the school site.
- 3.2 The submitted Civil Engineering package, Northrop, Job Number: 221627, Revision 2 and dated 24/02/23 shall be amended:
  - 3.2.1 The proposed water quality chamber shall be connected to the outlet chamber of the proposed OSD. Also, the essential details of the water quality chamber must be provided including energy dissipater, false floor and baffle etc. The details can be found in Council's WSUD Standard drawing A(BS)175M.

- 3.2.2 There is insufficient detail of the proposed rain garden on the north western side of the site for assessment. However, no rain garden is included in the provided MUSIC calculation. The rain garden design must be provided if it is a part of the water treatment train. And the cross-section of the rain garden and the discharge pit detail must be submitted.
- 3.2.3 No furniture or objection shall be placed on the access pits of the OSD tank. The access pit must be free to access in any time.
- 3.2.4 No detail of the rainwater tank is provided. Please provide the detail of the tank and the connection of the building.
- 3.2.5 Some pits are proposed within the undercover areas of the school building. These pits shall be sealed to prevent any overflow and environmental and health concern.
- 3.3 The submitted Public domain works package, Northrop, Job Number: 221627, Revision 04 and dated 22/08/23 shall be amended:
  - 3.3.1 The design of the road drainage must include the upper catchment areas rather than just the road alone.
  - 3.3.2 The intermediate drainage plan of the future ILP road must be designed and provided to cover both water quality and quantity concern.

#### **4. Biodiversity Issues**

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- 4.1 The ecology report is not consistent with the architectural & civil plans as well as the EIS, arborist report and landscape plans. This should be corrected.
- 4.2 Additional and strengthened mitigation measures to those proposed within the 'Mitigation Measures Table' by epm Projects dated 8th Sept 2023 are recommended by Council:
  - 4.2.1 Based on exceedances within the Dam Dewatering Assessment by Douglas Partners the onsite dam water must be removed and disposed of at an offsite licenced facility
  - 4.2.2 A Dam Dewatering Plan should be devised to also cover aquatic fauna management such as relocation of native fauna from the dam and humane euthanising of feral fauna under appropriate licences by appropriately qualified personnel.
  - 4.2.3 Mulching and watering of the 17 onsite trees that will be retained with the proposal is to occur prior to delineating the tree protection zones around these trees, with erection of 1.8 m chain mesh fencing secured at the base, with sign off by an AQF5 arborist
  - 4.2.4 Preparation of a Biodiversity Management Plan is required for salvage of high-quality litter and soils and other habitat features on site, tree clearing and arboreal fauna rescue and relocation details and a procedure for unexpected threatened species finds during site clearance. Implementation of the plan post approval is to occur with reports to Council within 14 days of works.
  - 4.2.5 Implementation of the approved Landscape Plan by Urbis dated 25 Aug 2023

## 5. Open Space Issues

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- 5.1 Further clarification on tree removal is required. Within Section 6.1 of the AIA it is advised that 17 trees within lot 2 are to be retained however Table 4 in this section only advises 13 trees. Please clarify the number of trees to be retained.
- 5.2 Council also requires a Tree protection plan specifically for the 17 trees to be retained. Section 8 – Tree Protection advises *Show tree locations and protective fencing on all construction plans used on site*. We require a separate TPP for the retained trees that provides all information as indicated in section 8