

OBJECTION TO SDD9368 Continued....

The following points are raised specifically in relation EIS:

Environmental Impact Assessment Feb 19 - Alex Avenue Public School

FROM THE REPORT	OBJECTION
<p>Environmental Impact Statement_Alex Avenue PS_Formal Lodge</p> <p>EXECUTIVE SUMMARY</p> <p>THE SITE</p> <p>The site is described as Lots 1 and 2 being part of existing Lot 4 in DP1208329 and Lot 121 in DP1203646.</p> <p>"The site hasan area of approximately 2 hectares."</p> <p>SITE SUITABILITY</p> <p>The design positively responds to the site conditions and future urban context: The design of the School was carefully considered to ensure it has good connections to adjacent external space, is generally located away from residential neighbours and is located on a primary street address with a good street presence.</p> <p>The proposal will not generate unreasonable impacts on the surrounding locality.</p> <p>There are no significant environmental constraints limiting development on the site;</p> <p>The proposal is in the public interest.</p> <p>2.1. SUBJECT SITE</p> <p>Lot 1 and 2 being part of existing Lot 4 DP1208329 & Lot 121 DP1203646.</p> <p>The site is irregular in shape and has a total area of approximately 2 hectares.</p> <p>The site is currently vacant rural</p> <p>2.3. CONTEXT AND SURROUNDING DEVELOPMENT</p> <p>To the west and south is largely vacant undeveloped land zoned R3 Medium Density Residential and earmarked for future residential development.</p>	<p>The title references are incorrect.</p> <p>The land the subject of the application does not reflect all of the land purchased by DET for the school, i.e. the southern portion of Lot 1 is omitted.</p> <p>Incorrect - the site is 2.62 ha (30% larger)</p> <p>The future urban context is not adequately considered. Impacts of the proposal on the balance of the school land (i.e. the southern portion of Lot 1) and excess school land (Lot 4) needs to be addressed.</p> <p>The design does results in unreasonable impacts on the surrounding properties, for example the stormwater design and land locking of Lot 4 are</p> <p>The lower portion of Lot 1 contains native vegetation and is effected by bushfire.</p> <p>The proposal (in its current form) is not in the public interest for the following reasons:</p> <p>The proposal ignores the easement and, if approved would landlock 2.632 ha of land in the middle of Schofields.</p> <p>Farmland drive, given its dead end nature, will not cope with the school and will force excessing amounts of traffic onto surrounding streets.</p> <p>The layout, which relies on the neighbouring Council carpark, is not functional, particularly in light of the easement issue.</p> <p>Consideration needs to be given to the residue land (Lot 4) and the southern portion of the school (the balance of Lot 1).</p> <p>Incorrect - the land purchased for the APPS is Lots 1 and 2 in DP 1244925.</p> <p>Site is L shaped and approx. 2.62 ha in size.</p> <p>The land is not rural, it is vacant urban land.</p> <p>The land directly to the south is not zoned R3. It is vacant urban land zoned SP2, some of which is likely to be proposed for rezoning to R3.</p>

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<p>2.5. FLOODING AND TOPOGRAPHY The site generally slopes downwards to the south and drains into an unnamed creek at the southern boundary of the site.</p> <p>2.6. FLORA AND FAUNA No threatened species were recorded during the survey</p> <p>4.3.2. Minimises Amenity Impacts on Surrounding Residents This building form and arrangement of buildings: <ul style="list-style-type: none"> • Maximises visual privacy, as the proposed new school buildings are kept distant from surrounding dwellings to the north; </p> <p>4.6.3. Drop-off and Pick-up Zone</p> <p>4.6.4. Vehicular Access Vehicle access to the site (to the drop off and pick up zone and to the waste loading area) will be via Council's shared car park to the east of the site and accessed via Farmland Rive. No driveway access is provided to the school site itself.</p> <p>4.6.8. Temporary Access Arrangements The construction of Pelican Drive is planned to occur at a future date post-commencement of the School. In the interim period between the start of School and the opening of Pelican Drive to the public, some temporary arrangements will be required traffic and access. These are summarised in the sections below sections</p> <p>4.8. WASTE 4.8.2. Operational Waste The caretaker will collect and transport this waste to the central storage/collection area located within the school grounds towards the eastern boundary near the shared car park as shown in Figure 20</p> <p>4.9. SITE SERVICES A new 1,000kVA Endeavour Energy Pad Mounted substation will be installed along Farmland Drive adjacent to the new carpark area to provide power to the site.</p>	<p>The commentary ignores the surplus SP2, and directly adjoining, land, i.e. the balance of the Lot 1 land and the Lot 4 land.</p> <p>Co-use of the carpark at the front of the site has meant that Council are considering relocating Council facilities blocks to the boundary of Lot 4. The location of these facilities given the slope of the sit in this location will result in large variations in height on the boundary and an enormous retaining wall upon which facilities will be constructed. This is considered unacceptable, particularly in light of the likely future use of Lot 4 for residential purposes.</p> <p>The creek is not at the southern boundary of the site. The creek is at the southern boundary of Lot 4. The southern boundary of the school is the surplus (unwanted) SP2 land known as Lot 4. The school proposes draining straight onto the adjoining land. This is unacceptable.</p> <p>We believe there may be threatened species in the lower portion of Lot 1 should this area be considered in the assessment.</p> <p>Consideration should be given to the future use of the land to the south (Lot 4) given the decision has been made by DET not to use this for education, i.e. consider the impacts in the likely event the land will be rezoned in the future to R3.</p> <p>We question whether this can function properly with the easement traversing this location. A 6m wide clear way must be maintained for access to Lot 4.</p> <p>Access to the Lot 4 easement necessitates a driveway on Farmland Drive in the north east corner of the site (where the fencing and substation are now proposed), not through the Council carpark.</p> <p>What are the arrangements for access to Lot 4 and the southern portion of Lot 1?</p> <p>Bin storage area is currently located in the easement.</p> <p>Substation is currently located in the easement.</p>

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<p>4.10. STORMWATER MANAGEMENT Stormwater will therefore be managed through a series of controls to ensure the proposal does not adversely impact on stormwater</p> <p>4.11. CONSTRUCTION MANAGEMENT Work Zones Plan - Page 33</p> <p>5.1. BIODIVERSITY CONSERVATION ACT 2016 As identified in the attached statement prepared by Alphitonia at Appendix T, the site is situated on biodiversity certified land</p> <p>5.10.2. Other Growth Centres SEPP Provisions Clause 6.4 - Development controls—native vegetation retention areas The objective of this clause is to prevent the clearing of</p> <p>7.1.2. Privacy • Remnant bushland exists to the south of the site providing a visual buffer to future residential.</p> <p>8.1.9. Blacktown City Council Reference is made to the Consultation Outcomes Report for a summary of the key outcomes of the meetings held with Blacktown Council.</p>	<p>Stormwater is proposed to flow directly onto Lot 4. This will substantially increase the flows on this site.</p> <p>The plan does not properly locate the site.</p> <p>The lower portion of Lot 1 contains uncertified land. This should be considered in the application.</p> <p>The lower portion of Lot 1 contains native veg. This should be considered in the application.</p> <p>Future residential use of this land is likely.</p> <p>Minutes of meets demonstrate that there will be undue impact on Lot 4 from the relocation of the amenities block for the Council Playing Fields as a result of the changes in design of the Playing Fields land to accommodate the shared use driveway and drop off zones at the north west corner of Council's lands. We have spoken to Council and they acknowledge there will be negative impacts from the changes in height in the new location. This is unacceptable and needs to be addressed by the applicant.</p>