

OBJECTION TO SDD9368 Continued....

The following points are raised specifically in relation the supplementary reports:

Various Reports
Alex Avenue Public School

FROM THE REPORT	OBJECTION
C_Survey Proposed lot 1	Lot 1, as purchased by DET for the "Public Purpose" being construction of the AAPS is substantially different to the area identified in the survey. Not dealing with the lower portion of Lot 1 will result in an unacceptable alienation of the balance of Lot 1.
E_Urban Design Report_Part 1 1.2 A COLLABORATIVE DESIGN PROCESS External Stakeholders	We, and other neighbouring land owners, have not been consulted about the plans lodged as part of SSD 9368.
2.1 LOCAL CONTEXT - SITE PLAN Drawing Page 9	All neighbouring uses are referred to except the land directly to the south of the 2 ha area identifies in the plans (i.e. mention of the southern portion of Lot 1 and Lot 4 are missing). The drainage basins to the north, west and east of the school are incorrectly referred to as "Parkland". Further, the area identified as "Parkland" to the north includes residential land.
Drawing Page 10	The drawing incorrectly identifies Lot 4 and the lower portion of Lot 1 as Potential Future Residential (Low Density). The drawing incorrectly identifies the land to the east of the substation as "Potential Future Residential (Low Density)". The Department has recently approved a high density development in this location. The drawing incorrectly identifies the land to the west of the substation as "Potential Future Residential (Medium Density)". The Department has recently approved a high density development in this location. The drawing incorrectly identifies the land to the east of the intersection of the future Pelican Road and Schofields road as "Potential Future Residential (Low Density)". This is a drainage basin and there will be no future residential use of the land. The plan shows an arrow indicating "Potential Linkage to Future Recreational Park / Sports fields" but no this is limited by Easement A which dissects this interface.
Drawing Page 11	The survey does not include all of the land purchased by DET for the AAPS.
General	The area surveyed was never legally created and does not exist.
G(a)_Transport Impact Assessment The site is legally described as proposed Lots 1 and 2, being part of existing Lot 4 in DP1208329 and Lot 121 in DP1203646.	This is not correct
1.3 SITE LOCATION AND LAYOUT Figure 1.1	This is not incorrect. Only 2 ha of the total school site has been identified. The site location and layout needs to include the southern portion of Lot 1.
2.2.3 Surrounding Road Network	Easements A & B should be considered in terms of impact on the school and the surrounding road network, with a solution to how there competing interest can be managed.

FROM THE REPORT	OBJECTION
<p>3.1 PROPOSED SURROUNDING USES</p> <p>▣ Medium Density Residential to the north of the school, between Farmland Drive and Schofields Road (most of this region has already constructed, largely single dwelling houses);</p> <p>A creek with associated riparian corridor and drainage land along the south boundary of the school;</p> <p>Medium Density Residential to the south of the school, connected via Pelican Road; and</p> <p>General</p> <p>To determine the traffic impact of the proposed school, the future road network has been considered in this TIA.</p> <p>There are no significant environmental constraints limiting development on the site;</p> <p>The proposal is in the public interest.</p> <p>Figure 3</p>	<p>This is incorrect. The land directly to the north is low density residential</p> <p>This is incorrect. Lot 4, being future residential land, is located along the south boundary of the school.</p> <p>This is incorrect. The land to the south of the school is the future residential land, being Lot 4. Further south is high density residential (DA approved).</p> <p>No reference is made to either Easement A or Easement B or the future use of the lower portion of Lot 1 or Lot 4. The operation and integration of the future Pelican Road, bus bays outside the school in proximity to Easement B (being future dedicated road accessing future medium density residential development) and/or the proximity of these competing uses in terms of their proximity to the creek bridge crossing.</p> <p>Given the inaccuracies and omissions noted above, the future road networks can not have been considered accurately.</p> <p>A portion of Lot 1 contains native vegetation and is effected by bushfire. This has not been picked up in the application.</p> <p>The proposal (in its current form) is not in the public interest for the following reasons, amongst others:</p> <p>The proposal ignores the easement and, if approved, will landlock 2.632 ha of land in the heart of Schofields.</p> <p>Farmland drive, given its dead end nature, will force excessive 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.</p> <p>Consideration needs to be given to the residue land (Lot 4) and the southern portion of the land purchased in 2018 for the AAPS school (the balance of Lot 1).</p> <p>Identifies all of the SP2 land as the "proposed school". This is incorrect - only a portion of the SP2 land is proposed for the school, Lots 1 and 2. Lot 4 is surplus to needs.</p>
<p>H. Green Travel Plan</p> <p>2. SITE CONTEXT</p> <p>2.1 LOCAL AREA</p> <p>Schofields</p> <p>Medium Density Residential to the north and south of the school;</p> <p>A creek with associated riparian corridor and drainage land along the south boundary of the school;</p> <p>A drop-off/pick-up zone is proposed on the southern side of the future shared car park. It will be approximately 50 metres long and cater for approximately eight to nine standard vehicles at one time. A second drop-off/pick-up zone (35m long) for Person with Disability (PWD) vehicles is proposed on Farmland Drive, next to the main entry.</p>	<p>Incorrect. Development to the north is low density</p> <p>Incorrect. The land to the south of the school is the surplus SP2 and is privately owned. The site south of Lot 4 is a high density residential project (DA approved for multi story buildings).</p> <p>Impact of the Easement A needs to be considered.</p>

FROM THE REPORT	OBJECTION
<p>I_Construction Traffic Management Plan Figure 5.2: Recommended Haulage Routes</p>	<p>The site is not correctly identified (even assuming a 2 ha site)</p>
<p>6. IMPACTS ON EXISTING CONDITIONS 6.5.3 Nearby Properties</p>	<p>There is no mention of Lot 4, or the balance of Lot 1, and necessity to maintain access to these properties during construction.</p>
<p>9. CONSTRUCTION WORKING AREAS 9.1 SITE ACCESS GATES</p>	<p>This is also the access point for Lot 4 and should be discussed/ acknowledged</p>
<p>Figure 9.2: Dilapidation Survey Area</p>	<p>Area has been incorrectly identified.</p>
<p>K_Aboriginal Cultural Heritage Assessment Report 1.2 Study area The study area encompasses part of Lot 4 DP 1208329 and part of Lot 121 DP 1203646</p>	<p>Title details are not correct.</p>
<p>It encompasses two hectares of private land and the adjacent road reserves</p>	<p>Study area does not cover all of the school land.</p>
<p>The study area is currently bounded on its northern side by Farmland Drive and Lot 121, DP 1203646, on its western side by Lot 121, DP 1203646, by Lot 121, DP 1203646 and Lot 4, DP 1208329 on its southern side, and by Lot 2, DP 1209060 on its eastern side.</p>	<p>The land is not correctly identified.</p>
<p>Figure 4: AHIMS search results in the vicinity of the study area</p>	<p>45-5-4202 is located in the southern portion of Lot 1. This area was purchased by DET in 2018 for construction of the AAPS. This site should be included in the assessment.</p>
<p>M_Stage 1 Preliminary Site Investigation 2 SITE INFORMATION 2.1 Site Identification Site Address: 34-38 Schofields Road, Schofields, NSW Lot & Deposited Plan: Part of Lot 4 DP1208329 Site Area (m2): 25,500m2</p>	<p>Incorrect. Incorrect. Incorrect.</p>
<p>SITE FEATURES PLAN</p>	<p>The site is incorrectly identified (the southern boundary is in the middle of Lot 4).</p>
<p>Page 30: Aerial Imagery 2016</p>	<p>The image is overlaid with a low density subdivision plan to the south. No such plan exists and the reference to an such layout is incorrect.</p>
<p>Page 34: Current EPA Licensed Activities</p>	<p>The "Site Boundary" is incorrect.</p>
<p>Page 36: Delicensed & Former Licensed EPA Activities</p>	<p>The "Site Boundary" is incorrect.</p>
<p>Page 38: UPSS Sensitive Zones</p>	<p>The "Site Boundary" is incorrect.</p>
<p>Page 43-53, 57-58, 61, 64, 67, 70, 72, 76 and 78</p>	<p>It appears that non of Lot 1 has been tested (not even the northern portion)? If this is the case, the testing is deficient and the report cannot be relied upon.</p> <p>The "Site Boundary" is incorrect.</p>

FROM THE REPORT	OBJECTION
<p>N_Stage 2 Detailed Site Investigation 5 Site Description Summary Property Identification: Proposed Lot 2: Part of Lot 4 DP1208329 Proposed Lot 1: Part of Lot 121 DP1203646</p> <p>Approximate Area: ~2.5ha</p> <p>Page 24: Sample locations</p> <p>O_Site Infrastructure Report 3 Services Review 3.1.1 POWER SUPPLY A new 1,000kVA Endeavour Energy Pad Mounted substation will be installed along Farmland Drive adjacent to the new carpark area to</p> <p>3.2.2 SEWER MAINS There are no sewer mains in the immediate vicinity of the site. The closest sewer mains are located as follows:.</p> <p>Page 14: Substation location</p> <p>P_Stormwater Management Report 1.1 SITE DESCRIPTION 1.1.1 RECEIVING WATERWAYS The site slopes downwards to the south and it is likely excess surface water flows drain to the unnamed creek at the southern boundary</p> <p>3.2.3 STORMWATER DRAINAGE AND MANAGEMENT SYSTEM The site will drain to a bioretention basin on the south-eastern boundary, which will be sized for the 1 in 20 ARI event as per the requirements of the Blacktown Development Control Plan 2015, with provision for overflow in the event of a 100 year ARI event.</p> <p>The bioretention basin will then discharge to the creek at the southern boundary of the site.</p> <p>Blacktown City Council confirmed that on-site detention is not required for the development as the site is catered for in a regional basin downstream as part of development of the North West Growth Centre (refer to Figure 1-2).</p>	<p>Incorrect.</p> <p>Incorrect.</p> <p>Excludes southern portion of Lot 1</p> <p>Location conflicts with Easement A</p> <p>We are advised by Sydney Water that the sewer lead in that services the North Park project to the north of the school has no capacity to service the school.</p> <p>A new main will be required to be built. Given the fall of the site, and from our initial discussions with Sydney Water regarding Lot 4 we believe that any new sewer will need to traverse the creek line and will need to be designed to accommodate all future developments proposed in the area: i.e. any new sewer will need to be designed to accommodate any development on Lot 4 and the lower portion of Lot 1.</p> <p>Not possibly with the easement.</p> <p>This report is founded on wholly inaccurate assumptions and can in no way be relied upon.</p> <p>The creek is not at the southern boundary of the site. The creek is at the southern boundary of Lot 4.</p> <p>The bioretention basin appears to be located on Lot 4. Lot 4 is not owned by the applicant. SNN5 categorically will not agree to this arrangement.</p> <p>Incorrect. The creek is not at the southern boundary of the school. The plans propose depositing all stormwater from the school straight onto Lot 4. Lot 4 is not owned by DET and has been advised as being surplus to DET's need. SNN5, the owners, does not agree to this arrangement.</p> <p>Incorrect. This would only be the case if the school was depositing directly into the creek. As the school land is not adjacent to the creek, this is not possible and onsite detention must be provided for and other arrangements made to get the water into the greater stormwater system.</p>

FROM THE REPORT	OBJECTION
<p>Q(a)_Civil Plans Page 7: SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 01</p> <p>R_Flood Risk Assessment</p> <p>The site is legally defined as Lots 1 and 2, being part of existing Lot 4 in DP1208329 and Lot 121 in DP1203646. The site is yet to be subdivided and registered. The site is situated at the corner of Farmland Drive and future realignment of Pelican Road in Schofields.</p> <p>Site area (approximately) 20,000 m</p> <p>2.1 TOPOGRAPHY AND SURFACE WATER DRAINAGE The site slopes downwards to the south and drains into the unnamed creek at the southern boundary of the site.</p> <p>4 STORMWATER MANAGEMENT 4.1 PROPOSED STORMWATER DRAINAGE SYSTEM Stormwater controls are included in the concept design to ensure that the proposed Alex Avenue Public School does not adversely impact on stormwater flows downstream of the site.</p> <p>The water quality basin will then discharge to the creek at the southern boundary of the site.</p> <p>Page 17</p> <p>Page 21: Lot 4 1208329</p> <p>S_Bushfire Assessment 1 Introduction Lot/DP no: Lot 121 DP 1203646 and Lot 4 DP 1208329</p> <p>Woodland to the north-west A remnant of woodland is located over 60 m to the north-west of the proposed school buildings. Approximately 1.2 hectares in size, the remnant is confined by</p> <p>Riparian forest to the south A corridor of riparian forest is located along a creekline to the south over 100 m from the proposed school buildings. The mapping on Figure 4 shows the current extent of the corridor, which will be further reduced in size once adjoining residential subdivision and road construction take place. The land between the corridor and the school development site is being regularly maintained (slashed) and will undergo residential subdivision</p>	<p>Same issues as above. The detention basin deposits the stormwater from the site directly onto Lot 4. Lot 4 is not owned by DET and this arrangement is wholly unacceptable to SNN5.</p> <p>Title reference is incorrect. The site has been subdivided by DET and the subdivision is substantially different to the site described in the report.</p> <p>Incorrect</p> <p>Incorrect</p> <p>Incorrect. The applicant proposed is to drain the entire school site directly onto Lot 4. This will see a substantial and unacceptable increase in stormwater flows on this site.</p> <p>Incorrect.</p> <p>Site is not correctly identified. All of the land owned by SNN5 before the acquisition by DET of the northern portion has been identified.</p> <p>The Council letter does not refer to the land that is the subject of this application. Most of the land referred to in the letter is owned by SNN5. The letter therefore has no relevance.</p> <p>Incorrect.</p> <p>Incorrect. The woodland to the north is located in the drainage basin located on the south east corner of Schofields Rd and the future Pelican Road extension. It is unlikely that this will be removed. Comment relating to any residential land subdivision of Lot 4 is incorrect.</p>

FROM THE REPORT	OBJECTION
<p>T(a)_Flora and Fauna Impact Assessment <u>1.4 Site description</u></p> <p>Figure 1-1, outlines the location of the subject site and the wider study area.</p> <p>Once development is completed the subject site would be bounded by Farmland Drive to the north, Pelican Road to the west, a new public park and oval to the east and a drainage reserve / floodplain area to the south. Refer to Figure 1-1</p> <p>T(b)_Memo from Alphitonia</p> <p>T(b)_Copy of Biodiversity Certification “non-certified area” means an area marked as a non-certified area on a biodiversity certification map.</p> <p>BB_Construction Management Plan General</p>	<p>Figure 1-1 does not include all the land purchased by DET for the AAPS. Specifically, it excludes the southern portion of Lot 1 which we understand includes native veg. The impacts, even if none, must be considered.</p> <p>Land to the south of the school site is Lot 4. Lot 4 is NOT a "drainage reserve" nor is it a "floodplain". It is not subject to any flooding nor is mapped as flood prone land. Lot 4 is privately owned, is subject to a rezoning to residential and has no association with the school. It must not be used as a dumping site for the school's stormwater.</p> <p>The south boundary of Lot 1 in DP 1244925 is not biodiversity 'certified'. This has not been addressed in the application. The impact of this on plans to develop Lot 1 must be taken into consideration.</p> <p>The south boundary of Lot 1 in DP 1244925 extends into the mapped "non-certified area".</p> <p>The plan does not provide for access to Lot 4 or respect the legal rights under the easement(s).</p>