

Your ref: SSD 9368
File no: MC-19-00004

1 May 2019

Social and Other Infrastructure Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Iona Cameron

Dear Ms Cameron,

Re: SSD9368 - Farmland Drive SCHOFIELDS – Alex Avenue Public School

Thank you for inviting us to provide our comments on the public exhibition of the State Significant Development lodged under Par 4 of the Environmental Planning and Assessment Act 1979 ("the Act") for the above proposal.

The Environmental Impact Statement (EIS) and associated documents have been reviewed by our officers, we strongly object to some key aspects of the proposal as outlined in **Attachment A**. We request these matters to be addressed in amended details and referred back to Council for reconsideration before any final determination is made by the Department.

If you would like to discuss this matter further, please contact Ms Luma Araim on 9839 6958.

Yours faithfully,



Judith Portelli

Manager Development Assessment

ATTACHMENT A

Matters to be considered and addressed:-

Planning

1. The architectural plans do not include a detailed site plan clearly identifying the boundaries of the site, adjoining properties, proposed buildings, number of parking spaces on school site and on our land clearly indicating and nominating accessible parking spaces, access parking, bin enclosure, garbage truck access to and from the site, garbage truck swept path and turning circle.
2. The architectural plans do not provide sufficient information and labelling to enable assessment of the proposal.

Traffic matters

3. Additional traffic generated by the proposed development is likely to create traffic congestion along Farmland Drive as the carriageway is approximately 9m wide. Other residential local roads will also be affected with the development of the school. No mitigation measures are included in the traffic report.
4. A joint parking strategy with Blacktown City Council is proposed to share car parking to be provided for a future reserve, however the shared arrangements are not finalised yet.
5. The off-street drop-off and pick-up concept within the reserve car park is supported. However, agreement details with our Recreation and Design section in terms of the usage of car parking, maintenance and management of car parking and enforcements are required to be submitted.
6. We do not support the proposed drop-off area along Farmland Drive for people with a disability. It must be provided on site for safety reasons.
7. Adequate sight distance needs to be made for both pedestrian and vehicular movement at the proposed driveway in accordance with Section 3.2.4 AS 2890.1 and Figure 3.2 of AS 2890.1 to ensure safety of pedestrians on the footpath system and motor vehicles along the new driveway. Insufficient information has been provided to satisfy this requirement.

Engineers

Details of the following are required:-

8. Permanent onsite stormwater detention is required to treat the development site as per BCC GC DCP and in accordance with Councils Standard Drawings A(BS)175M. The applicant may request Council to consider this requirement be addressed via an offsite detention system as part of a Voluntary Planning Agreement where contributions should be made to Council, however this will be subject to agreement

from Councils Asset Design Services Team. If the applicant is granted approval for an offsite treatment of this requirement (VPA) then until such time that the downstream regional infrastructure is in place temporary on site detention system will be required in accordance with Councils Standard Drawings A(BS)175M and BCC GC DCP.

9. The proposed development site is to cater for and facilitate surrounding regional infrastructure detailed under S94 Contributions Plan No.20 – Riverstone and Alex Avenue Precincts and ensure smooth compatibility with all stormwater, road and land levels. This includes but is not limited to Contribution Plan items;
 - Water Cycle Management Facilities items E6.1 to 6.4 (inclusive),
 - Traffic and Transport Management items BR1, R4.2 and,
 - The proposed development must make provision for and facilitate future signalised intersection at the North West corner of site at the intersection of fronting road Farmland Dr and future road.
10. Permanent onsite stormwater quality treatment measures are required as per Councils DCP Part J.
11. All roads fronting the proposed site shall be constructed in accordance with BCC GC DCP Road Hierarchy (Alex Ave Precinct) and Engineering Guide for Development. This includes the extension of Farmland Drive to the west end of existing Farmland Drive and New road toward the north western frontage of site.
12. Permanent Water conservation requirements must be met under Councils DCP Part J.
13. The proposed concept discharge point is not supported. The proposed development shall discharge stormwater into Councils existing stormwater system. Note the proposed development shall ensure the internal stormwater configuration can facilitate a legal point of discharge and demonstrate that the ultimate configuration shall make smooth connection with future roads to be constructed toward the south western area of site.