



File no: SSD 9368; MC-19-00004.

24 November 2020

Social and Infrastructure Assessments
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Nick Hearfield

Dear Mr Hearfield,

**Re: SSD9368 - Farmland Drive SCHOFIELDS – Modification Application for
Alex Avenue Public School Mod 3 - Staging**

Thank you for the opportunity to comment on the modification application to the State Significant Development proposal lodged under Part 4 of the Environmental Planning and Assessment Act 1979 ("the Act").

We have reviewed the modification documents and staging plans and we strongly object to this modification application on the basis that key aspects of the proposal as outlined in Attachment A have not been addressed satisfactorily. We request the items listed in Attachment A be addressed by way of amended or additional details and referred back to us for reconsideration before any final determination is made by the Department.

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

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

ATTACHMENT A

Matters to be considered and addressed:-

Recreation Planning and Design

1. There is no mention of the basketball/multi-purpose courts in the staging plan. When they will be constructed?
2. We cannot deliver the cricket nets at R885 until Easement A is extinguished as levels will be required to be resolved between the 2 sites in this location.
3. Clarification is sought as to what the notation "Proposed Council Easement to ensure existing bushland remains undeveloped" on the SE corner of the site which is hatched means.

Development Engineers

Details of the following are required:-

4. The proposed temporary turning head at the western end of Farmland Drive must be amended to comply with Council's Engineering Guide for Development, specifically section 3.27. The proposed temporary turning area radius shall be a minimum of 9.0m. This cannot encroach onto the northern existing private property, nor negatively impact their access. The turning heads must provide for the safe movement for vehicular and pedestrian traffic.

Drainage

5. We strongly disagree with the proposed staging plan as presented. To ensure no adverse impact, the on-site stormwater detention tank including water quality and the separate rainwater tank must be completed in Stage 1.

Traffic

6. It is noted that the Easement Management Plan refers to Disability Parking (Section 3.2.2). "Disabled parking available in the temporary carpark as illustrated in figure 9" however Figure 9 does not show any disabled parking spaces.

Open Space Infrastructure

7. Access to Easement A must not affect any existing trees required to be retained for this development. This includes the proposed Council easement (bushland remains undeveloped easement) at the south end of Easement A.
8. Any impacts on trees to be retained near Easement A must be reported to Council in the form of an Arboricultural Impact Assessment (AIA). The AIA must provide

tree protection measures to ensure no damage occurs to the trees within the easement.