Blacktown
City Council

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

12 September 2019

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

Attention: Jason Maslen

Dear Mr Maslen,

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

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

We have reviewed the Supplementary Response to Submission Report (SRtS) and we maintain our objection on the basis that some key aspects of the proposal as outlined in Attachment A have not been addressed satisfactorily to enable us to impose conditions. We request the items listed in Attachment A be addressed by way of amended or additional details and referred back to us for reconsideration and conditions before any final determination is made by you.

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

ATTACHMENT A

Matters to be considered and addressed:-

Recreation Planning and Design

1. The shared plaza layout is still to be agreed between the School Infrastructure NSW (SINSW) landscape architect and us. In summary, the layout proposed on the SINSW submission is:

   (a) Not compatible with what we are trying to achieve with access to the car park and sportsfields at R885

   (b) The pathways encroach onto our land. No coordination for retaining walls, access, pathway and even proposed cricket nets is given.

   (c) The drawings show the easement for Catalina, but they do not propose how the shared use zone will be interacting with the easement (levels, fence, etc)

   (d) From the above point, discussions with TSA (SINSW project manager) outlined that a risk of students/teachers parking in the car park, will not be able to walk through the easement to access the school. The easement will be fenced to provide risk of traffic management through the path of travel, so a temporary footpath will be needed from the carpark to the kerb side, where students/teachers can walk across the easement and enter the school grounds. No coordination of this has been undertaken or officially raised with us.

   (e) No updated civil engineering plans are shown in the new package. Discussions with TSA last week noted that the proposed retaining wall for the courts will be approximately 2m high. Between this wall and the school's eastern boundary (shared with Council's Reserve 885) the easement for Catalina will be made. The existing ground conditions has a batter into R885.

   (f) We note no updated landscape plans were provided, in particular, a detailed fencing plan. The fencing layout should be officially presented to us as it can affect the shared use agreement which is yet to be agreed.

2. We also object to the reversing of the garbage truck servicing the school over Council's reserve and carpark into the school site. The school garbage truck must enter and exit the site in a forward direction ideally from the road directly into the school.

Engineers

Details of the following are required:-

3. **On Site Detention**. The applicant is required to consult with our Senior Forward Planning Engineer – Mr Georg Eberl, to determine the monetary amount payable in lieu of providing On-site Detention. We will require written advice from the

Department of Education stating the agreed upon amount payable by the Department through Section 7.1.1 contributions before consent conditions on drainage and water quality matters can be provided. Where the contribution is not paid, a permanent OSD is to be provided on site as per A(BS) 175M standard drawings. Size the OSD using the Blacktown City Council – On-site Detention Deemed to Comply Tool. (EXCEL spreadsheet).

WSUD

4. Provide the MUSIC model used to achieve the water treatment targets. Incorporate rainwater tank usage on 5 days per week and 41 weeks per school year for a 130 kl tank in MUSIC (160 kl in ground). The landscape usage allowed for by Meinhardt is too high for our acceptance. For MUSIC modelling allow maximum 1000 kl/yr.

5. It is unclear what roof areas are directed to the RWT. Currently it appears only B3 and B4 got the RWT. All the roof areas are to be directed to the RWT to ensure the 160 kl tank has sufficient catchment.

6. The proposed Gross Pollutant Trap (GPT) CDS 0708M is undersized. The minimum 6 month flow (75% of the 1 year ARI) is considered as approximately160 l/s. This equates to a CDS 1012 with 700 mm weir or a CDS 1015. The device must contain an oil/floatables baffle. Ideally only direct the 3 to 4 months flow to the bioretention. Show Levels on the provided GPT detail including weir level. Show section views of the GPT. The GPT outlet invert level is to be at or above the bioretention EDD level.

7. Flows in excess of the 6 month ARI will need to be diverted around the bio-retention basin using a splitter pit to the discharge point. The splitter pit can be within the GPT (online) system or before the GPT (offline).

8. The submerged zone of the bioretention is to be above the 2 year downstream tailwater level.

9. Provide subsoil drainage within the bioretention at maximum 3m spacing and not 5m as per notation.

10. The BIDIM liner is to be top and bottom of HDPE liner. Fix the notation to state this.

11. Provide levels for the bio-filtration filter detail and label each layer.

12. Provide a MUSIC catchment plan for the bio-retention system, GPT and RWT. All areas, including pervious areas not connected to the bio-retention system are to be treated as by-pass in the MUSIC model.

13. The south-west bioretention is to be designed as per our WSUD drawings for large systems. This will require two upflow pits as per sheet 3 of A(BS)175M.

14. Show proposed bio-retention filter area on plans.

15. Provide Bio-retention Details as below:

a. The Media Filter, Transition and Drainage layer materials to comply with Plan No. A(BS)175M. Annotate these on the drawings.

b. Increase filter media depth to 500mm. Provide minimum 450mm transition layer and 200mm drainage layer.

c. Provide at least 2 cross-sections at right angles to each other.

d. Provide a cross-section through inlet pipe with levels.

e. Provide a cross-section through overflow pit with levels.

f. The bio-retention system shall be modelled as a submerged system as per Plan No. A(BS) 175M.

g. Provide inlet pits rather than a headwall to the bioretention. Refer to sheet 7 of the WSUD standard drawings.

16. The rip rap scour protection is shown in detailed drawings (Section A of C04.03) but not shown on the plan. Also Dwg. No. C04.03 does not exist.

17. Provide an electronic version of MUSIC model.

Drainage

18. The internal drainage system is to be designed to the 20 year design standard.

19. Gross Pollutant Trap (GPT) eductor truck requires a max 3% parking grade for access and cleaning of the GPT with a minimum 1.5 m clearance around the GPT.

20. The proposed vehicle maintenance paths are not adequate. Show turning paths on the proposed maintenance access tracks to the GPT and the proposed bioretention. A 9m service truck will need to be simulated. A minimum 3m wide @ 10% (3% for GPT) maximum grade maintenance access track to the bioretention is required.

21. Reconfigure the shape of the bioretention. For filter media widths < 7.5 m a 4 m wide access track for vehicular maintenance access is required on only 1 side. For widths > 7.5m but < 15 m vehicular access is required on both sides.

22. Rename all pits on the long sections to match plan pit numbers i.e. 1/4 on plans should match the 1/4 on the long section, currently they do not.

23. Pit 1/9 is called for in the drainage long section yet not provided on the plan.

24. On all the long section, provide the HGL design storm in addition of the 100 and 2 year HGL.

25. Pit 4/2 in Dwg. No. DAC04.22 does not have adequate cover. The minimum cover is to be 100mm below a slab.

26. The rainwater tank incorrectly shows the roof drainage line connecting to both an outlet pit (4/1) and the rainwater tank. All roof drainage is to connect directly to the

rainwater tank with the rainwater tank having a separate overflow drainage line to the stormwater system.

27. Provide pit sizes on the drainage long-sections.

28. Provide a pit (call it 7/2 for this document) adjacent to the proposed splay at the south-west corner (below pit 7/1). Connect the bypass from the GPT to this pit. There is insufficient capacity within the approved street drainage plans to convey the school stormwater flows. Extend the pipeline from 7/2 to the SP2 land at the south west of the adjoining site to convey the 20 year flows. This will be covered by a future drainage easement in favour of the school.

29. Delete headwall 8/1 as this will be draining as per above note.

30. A 3m wide drainage easement will be required to drain the undrained low point (located along the southern boundary approximately 40 m from 2/1209060 towards the south west of 4/1244925. The drainage easement is to run all the way downstream to the SP2 land following the gully centreline.

Development Engineers

31. As advised previously, the proposed development shall ensure all land, stormwater drainage and boundary levels along the north and western lot boundaries are compatible and make smooth connection with all road/stormwater drainage and land levels detailed on engineering concept plan approved under SPP-16-04467.

32. It is emphasised that the proposed stormwater system within the future adjoining road toward the western boundary of the school appears to not be able to facilitate the stormwater discharge resulting from the school development. As stated above, "there is insufficient capacity within the approved street drainage plans to convey the school stormwater flows. Extend the pipeline from 7/2 to the SP2 land at the south west of the adjoining site to convey the 20 year flows. This will be covered by a future drainage easement in favour of the school." In this regard, the engineering plans shall be amended to reflect this requirement as well as incorporate an easement to drain water over that pipeline and outlet works in the event of a subdivision.

33. The proposed access locations and internal driveway configuration shall comply with the relevant Australian Standards as well as AS2890. In this regard it appears that the proposed vehicular crossing along Farmland Dr opposite Hyde St is not compliant with section 3.2.3 of AS2890, i.e. located within a prohibited location. Amended engineering plans are required to reflect the above.

Traffic

34 Provide evident that the proposed access/egress locations and driveway configuration shall comply with section 3.2.3 of AS2890.1. This is expected to minimise conflicts due to vehicles turning from north and south of Farmland Dive.

35 The proposed drop off driveway is to be amended so it is restricted to west bound one way traffic only.