



REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

ALEX AVENUE PUBLIC SCHOOL

MAY 2018
SA6418
PREPARED FOR NSW DEPARTMENT OF EDUCATION



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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this document is a request for Secretary's Environmental Assessment Requirements (SEARs) to guide the development of Alex Avenue Public School (the School) at the corner of Farmland Drive and the yet to be constructed Pelican Road in Schofields. The site is yet to be subdivided and registered however it is situated between Railway Terrace, Alex Avenue and Schofields Road.

The development of the new Alex Avenue Public School by the Department of Education (The Department) reflects the significant need for additional public education infrastructure in Western Sydney. Across New South Wales, the Department is funding new schools, upgrades to existing schools and improved facilities as public school enrolments are anticipated to be 40,000 students higher in 2019-20 than 2015-16. The Schofields area is a location where significant residential growth will result in a concentration of new student enrolments. To meet the future demand, The Department is required to provide a school at this location with the modern facilities required for a contemporary teaching and learning environment.

The proposed development of Alex Avenue Public School is intended to comprise the following:

- Construction of a two-storey admin, library and staff building (Block A) comprising:
 - Canteen;
 - Library with various reading spaces;
 - Staff room and offices; and
 - Reception and administration offices.
- Construction of a two-storey classroom building (Block B) comprising:
 - Collaborative learning spaces;
 - Learning studios;
 - Covered outdoor learning spaces;
 - Practical activity areas; and
 - Amenities.
- Construction of a single storey assembly hall (Block C) with a performance stage and integrated covered outdoor learning area (COLA). The assembly hall will have OOSH facilities, store room areas and amenities;
- Associated site landscaping and open space including associated fences throughout and games courts;
- Pick-up and drop-off zone from Farmland Drive;
- Pedestrian access points along both Farmland Drive and Pelican Road;
- Construction of an at-grade car park for staff accessible from Pelican Road;
- Substation on the south west corner of the site; and
- School signage.

The layout and built form of the buildings may be subject to change as a result of design development prior to formal lodgement of the application. The design intent and capacity of the school will remain the same.

This development is for the purpose of a new school. Pursuant to Schedule 1 Clause 15(1) of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of a new school is state significant development. The proposed development is a new school and is therefore a state significant development, regardless of CIV.

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

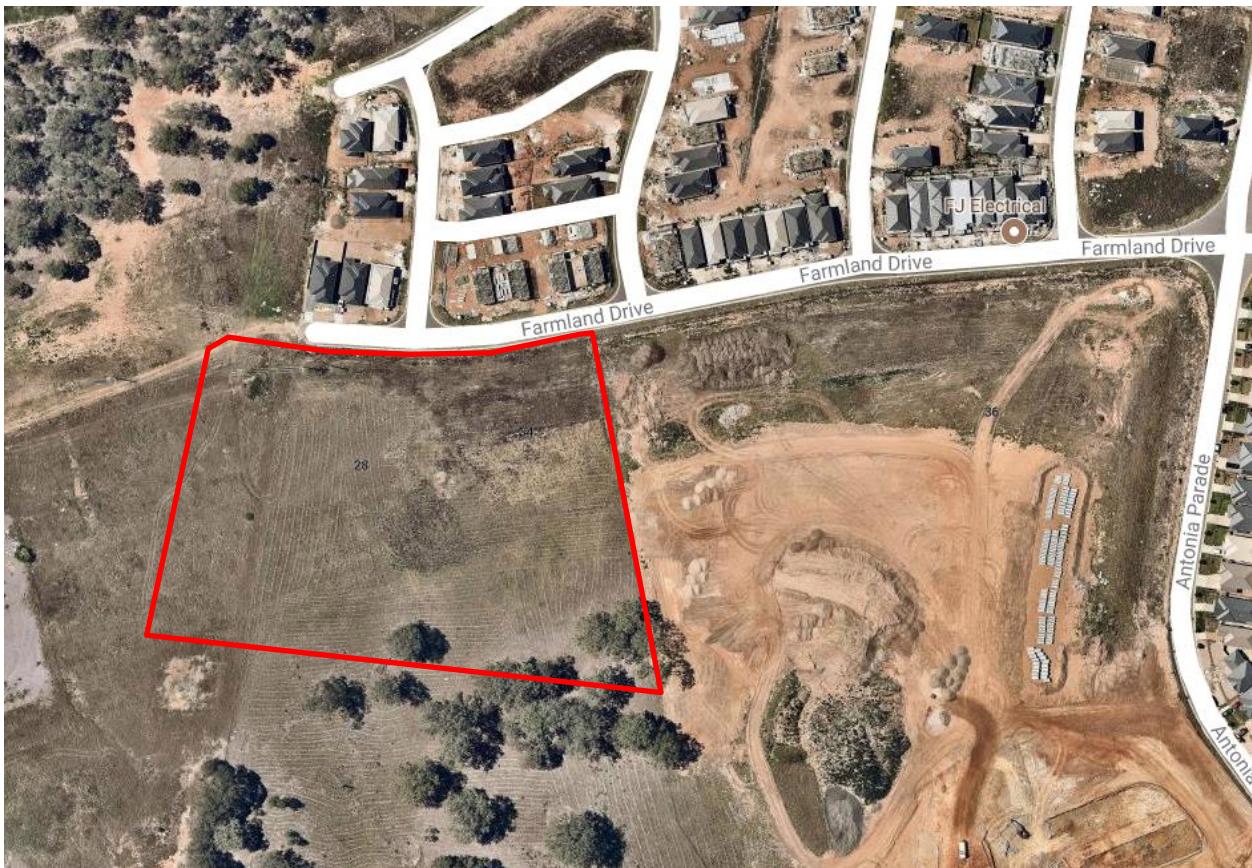
This request for SEARs report should be read in conjunction with the supporting concept plans provided at **Appendix A**.

2. SITE AND LOCALITY

2.1. SITE LOCATION AND DESCRIPTION

Alex Avenue Public School is to be located in the rapidly developing residential suburb of Schofields. The site is yet to be subdivided and registered however it is situated between Railway Terrace, Alex Avenue and Schofields Road (approximate site extent outlined in red in **Figure 1**). The site has an existing frontage to Farmland Drive and a future frontage to Pelican Road (proposed road). The site is currently vacant cleared land consisting of several trees in the south-eastern portion of the lot.

Figure 1 – Site Location



Source: NearMaps

2.2. SURROUNDING DEVELOPMENT

The site is located in the Blacktown Local Government Area (LGA) in the suburb of Schofields. Schofields is located 45km west of Sydney Central Business District. The Westlink M7 and M2 Hills Motorway provide road access to the suburb from both the south and east. The surrounding area is also well serviced by public transport with Schofields Train Station located less than 1km to the west of the site. Schofields Train Station is on the Richmond branch of the Western railway line of the Sydney Trains network.

The site is in the North West Growth Centre and the surrounding area is in transition, reflecting a shift from rural landscape to low and medium density residential. The surrounding development is as following:

- Directly to the north and south of the site is vacant rural land that is currently undergoing a rezoning process to 'R3 Medium Density Residential'.
- Directly to the east of the site is a parcel of land zoned RE1 Public Recreation, and further east is a collection of new low density residential dwellings as part of the 'R2 Low Density Residential' zoning.
- Directly to the west of the site is largely vacant undeveloped land.

3. PROPOSED DEVELOPMENT

The proposed development of Alex Avenue Public School is intended to comprise the following:

- Construction of a two-storey building (Block A) comprising:
 - Canteen;
 - Library with various reading spaces;
 - Staff room and offices; and
 - Reception and administration offices.
- Construction of a two-storey classroom building (Block B) comprising:
 - Collaborative learning spaces;
 - Learning studios;
 - Covered outdoor learning spaces;
 - Practical activity areas; and
 - Amenities.
- Construction of a single storey assembly hall (Block C) with a performance stage and integrated covered outdoor learning area (COLA). The assembly hall will have OOSH facilities, store room areas and amenities;
- Associated site landscaping and open space including associated fences throughout and games courts;
- Pick-up and drop-off zone from Farmland Drive;
- Pedestrian access points along both Farmland Drive and Pelican Road;
- Construction of an at-grade car park for staff accessible from Pelican Road;
- Substation on the south west corner of the site; and
- School signage.

The proposal will accommodate approximately 500 students and approximately 30 staff at completion. The proposed site plan is shown in **Figure 2** and within the concept plans attached at **Appendix A**.

The layout and built form of the buildings may be subject to change as a result of design development prior to formal lodgement of the application. The design intent and capacity of the school will remain the same.

Figure 2 – Proposed Site Plan



Source: Hayball Architects

4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017*;
- *State Environmental Planning Policy No. 55 Remediation of Land*;
- *State Environmental Planning Policy No. 64 Advertising and Signage*;
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*;
- *Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (No. 2 1997)*; and
- Blacktown Growth Centre Precincts Development Control Plan.

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

State Environmental Planning Policy (State and Regional Development) 2011 identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under the *State Environmental Planning Policy (State and Regional Development) 2011*:

(1) *Development for the purpose of a new school (regardless of the capital investment value).*

(2) *Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*

(3) *Development for the purpose of a tertiary institution (within the meaning of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*), including associated research facilities, that has a capital investment value of more than \$30 million.*

The proposal is a new school and is therefore a state significant development.

4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENT AND CHILD CARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) aims to (amongst other things) streamline the planning system for education and child care facilities including changes to exempt and complying development. Of relevance to this proposal are Clause 42 and Schedule 4.

4.2.1. Consultation with public authorities other than councils

Schedule 3 'Traffic generating development to be referred to the RTA' stipulates that development for the purposes of an 'educational establishment' with 50 or more students and with access to any road will be referred to the RTA. Consultation with RMS will be undertaken in accordance with this provision.

4.2.2. Schedule 4 – Design Quality Principles

Schedule 4 of the Education SEPP outlines the design quality principles that are proposed for consideration. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The proposal involves the construction of a new school. The site does not have a building height limit as outlined in the *Growth Centres SEPP 2006*. Notwithstanding this the proposal is considered an appropriate scale for the surrounding residential context. A Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, a ESD Report will accompany the EIS. The proposal will also provide positive social and economic

benefits for the local community particularly in terms of job creation and reducing pressure of surrounding public schools.

- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report and BCA Report will accompany the EIS.
- **Principle 4 – health and safety:** CPTED measures will be incorporated into the design and management of the site to ensure a high level of safety and security for students and staff. A range of open spaces and sports facilities will be available for students to encourage passive recreation. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves the construction of new school buildings, these will be designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics:** The proposal will have high quality external finishes, which will be aesthetically pleasing. The proposal is an appropriate scale and form for the residential context.

4.3. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a DA. Accordingly, geotechnical and contamination investigations will be undertaken and addressed as part of the EIS.

4.4. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 ADVERTISING AND SIGNAGE

State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64) applies to all signage and advertisement, which can be displayed with or without development consent under environmental planning instruments and is visible from any public place or public reserve. New school signage will be assessed against the Assessment Criteria set out under Schedule 1 of SEPP 64 as part of the EIS.

4.5. STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) is the principle environmental planning instrument applying to the site. The Growth Centres SEPP identifies the site within the Alex Avenue and Riverstone Precinct Plan 2010 (Appendix 4 of the Growth Centres SEPP). As such, development controls relating to the site are outlined in this Precinct Plan.

Zoning and Permissibility

Under the Growth Centres SEPP, the site is zoned predominately SP2 Educational Establishment, while the western portion is zoned R3 Medium Density Residential (based on current understanding of site boundaries). Educational Establishments are permitted with consent in the SP2 and R3 zones. The proposal is therefore permissible with development consent.

The relevant objectives of the SP2 zone are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure*
- *To ensure that development does not have an adverse impact on the form and scale of the surrounding neighbourhood.*

The relevant objectives of the R3 Medium Density Residential zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To support the well being of the community, by enabling educational, recreational, community, and other activities where compatible with the amenity of a medium density residential environment.*

The proposal will provide an additional school and important infrastructure for the growing population of Schofields. The provision of a new school on the site will enhance the social infrastructure of the suburb. The proposal will have no significant adverse impact on surrounding residential land uses. The proposal promotes the wellbeing of the community with new school facilities that will be available for community use as needed. The development is therefore consistent with the objectives of the applicable zones.

Height of Buildings

Under the Growth Centres SEPP, a maximum height of building standard has not been prescribed for the portion of the site zoned SP2 while a maximum height of 16m is prescribed for the portion of the site zoned R3 Medium Density Residential. The scale of the development will be within the maximum 16m height control as well as a merit-based consideration for the remainder of the site and will need to have regard to the surrounding development context.

Floor Space Ratio

Under the Growth Centres SEPP, a maximum floor space ratio standard has not been prescribed for the portion of site zoned SP2 while a maximum floor space ratio of 1.75:1 is prescribed for the portion of the site zoned R3 Medium Density Residential. The scale of the development will be compliant with the maximum 1.75:1 FSR control as well as a merit-based consideration for the remainder of the site and will need to have regard to the surrounding development context.

Heritage

The site is not located in a heritage conservation area and is not identified as a heritage item.

Flooding

The site is not flood affected, however, the adjacent land to the south is identified as 'flood prone and major creeks land'. Flooding advice will be sought and detailed in the EIS.

Native Vegetation Protection

The site is not identified as an area of native vegetation protection. However, the adjacent land to the south is identified as 'existing native vegetation' and a 'native vegetation retention area'. Flora and fauna advice will be sought and detailed in the EIS.

Riparian Protection

The site is not identified as a riparian protection area.

Minimum Lot Size

No minimum lot size controls apply to the site.

4.6. SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 20 – HAWKESBURY NEPEAN RIVER (NO. 2 1997)

The *Sydney Regional Environmental Plan No 20 – Hawkesbury - Nepean River* (No. 2 – 1997) (SREP) aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in the regional context; the SREP applies to the Blacktown Local Government Area.

The proposal will not have any adverse environmental impacts on an environmentally sensitive area, areas of high scenic quality, wetland areas, areas of high cultural heritage or impact on the water quality of the

Hawkesbury-Nepean River. The development controls outlined in Part 3 of the SREP have been reviewed and do not relate to this development application as there are no controls for educational establishments.

4.7. BLACKTOWN GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN

The site is located within the North West Growth Centre and is therefore subject to the provisions outlined in the Blacktown Growth Centre Precincts Development Control Plan. For educational establishments, Parts 1, 2 and 4 of the DCP apply. Furthermore, the site is identified as being located within the Alex Avenue Precinct and is therefore subject to additional controls under Schedule 1 of this DCP.

The EIS will assess the proposal against all relevant controls within the Growth Centres SEPP. Notwithstanding, we note that in accordance with clause 11 of the State and Regional Development SEPP, Development Control Plans do not apply to state significant development. A summary of key matters in the DCP that will need to be addressed in the EIS are:

Flood prone land

The site is not identified as flood prone land under the DCP, however the adjacent land to the south is identified as flood prone land comprising a water course/ creek line. Flooding advice will be sought and detailed in the EIS.

Salinity and Soil Management

A portion of the site is identified as an area of 'potential salinity risk' and 'aggressive soils'. A comprehensive Salinity Management Plan will be prepared and submitted as part of the EIS based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004.

Aboriginal and European Heritage

A portion of the site is identified as an area with 'potential Aboriginal heritage constraints'. Further Aboriginal archaeology reporting will be undertaken to identify any areas with potential Aboriginal heritage value and will be submitted as part of the EIS.

Bushfire risk and asset protection zone requirements

A portion of the site is identified as Level 1, 2 and 3 Construction. Levels 1, 2 and 3 reflect the level of bushfire attack and are classified as 'medium', 'high', and 'extreme' respectively. A Bushfire Impact Assessment will be prepared and submitted as part of the EIS.

4.8. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposed development comprise of the following:

- NSW State Priorities;
- State Infrastructure Strategy 2018;
- Greater Sydney Region Plan;
- Western City District Plan;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles; and
- Healthy Urban Development Checklist, NSW Health.

The EIS will assess the proposal against these relevant strategic planning policies.

5. LIKELY PLANNING IMPACTS

5.1. BUILT FORM AND URBAN DESIGN

An Urban Design Report will be prepared as part of the EIS. The report will explain the design principles of the proposed development and how it addresses the surrounding locality. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

5.2. ENVIRONMENTAL AMENITY

The proposed site is predominately surrounded by vacant land earmarked for the development of low to medium density residential dwellings. Solar access, overshadowing, visual privacy and view loss will be addressed within the EIS.

Shadow diagrams, perspectives, and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on neighbouring properties and open space areas.

5.3. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.4. ABORIGINAL HERITAGE

Aboriginal heritage investigations will be undertaken to identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and will identify the management protocols for these).

5.5. BUSHFIRE

A Bushfire Impact Assessment will be prepared that addresses the requirements for Special Fire Protection Purpose Development as detailed in *Planning for Bush Fire Protection 2006* guidelines.

5.6. CONTAMINATION AND GEOTECHNICAL

As discussed in relation to SEPP 55, geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

5.7. TRANSPORT AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points. The report will also outline a preliminary Sustainable (Green) Travel Plan. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport.

5.8. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the School, and recommendations to mitigate these impacts.

5.9. STORMWATER MANAGEMENT

A Stormwater Management Plan will be prepared and submitted, detailing proposed flood risk management strategies and water sensitive urban design measures incorporated into the development.

5.10. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed school will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.11. WASTE

A Construction and Demolition Waste Management Plan and an Operational Waste Management Plan will be prepared and accompany the EIS. The plans will detail proposed waste practices. Where possible, all demolition, construction and operational waste will be reused or recycled.

5.12. CONSTRUCTION MANAGEMENT

A Construction Management Plan will be prepared and provided as part of the EIS to detail proposed construction management strategies. A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

5.13. CIVIL ENGINEERING

Civil engineering matters will be addressed within the relevant Civil Engineering Plans to be attached as part of the EIS.

5.14. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- The new school will create significant new direct and indirect jobs during both the construction and operational phases;
- The new school will alleviate pressure on surrounding schools and cater for future population growth;
- The new school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students; and
- The design of the new school will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

A separate social and economic impact assessment should not be required. Impacts will be addressed within the EIS planning report.

5.15. SAFETY AND SECURITY

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles have been integrated into the design of the school to deter crime, manage space and create a safe environment.

5.16. CONTRIBUTION

Section 4.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) sets out specific provisions relating to the determination of Crown DAs. It states:

- (1) A consent authority (other than the Minister) must not:
- (a) refuse its consent to a Crown development application, except with the approval of the Minister, or
 - (b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

On this basis, the consent authority has no power to issue a refusal or issue an approval subject to conditions of consent to which the DoE does not agree. The limitation on the power to impose a condition of consent extends to the consent authority's ability to require contributions to be paid, including contributions

pursuant to Section 7.11 and 7.12. Contributions occur by way of conditions of consent therefore neither Council nor DPE can impose conditions relating to contributions without the DoE's consent.

The following planning policies support the best practice of exempting community infrastructure from paying contributions:

Circular D6 – Crown Development Applications and Conditions or Consent

Exemption from contributions is supported by Planning Circular (Circular D6) relating to Crown Development Applications, issued by the then Department of Urban Affairs and Planning. Circular D6 sets out the circumstances in which it is appropriate for a consent authority to seek the approval of the applicant or the Minister to impose conditions of consent. Circular D6 notes that where a consent authority intends to levy contributions on Crown Development, they must be justified and consideration should be given to the Crown's role in providing a community service, the cost of which is accountable to all taxpayers in the State. The currency of Circular D6 is confirmed in the Draft Development Contributions Practice Note – July 2005, which states *"the current limitation on imposition of levies on Crown Developments as outlined in Circulate D6...remain in force."*

Draft Local Development Contributions Guidelines

The Guidelines outline the best practice approach to developer contributions on the public sector:

8.3 Public sector development

The current limitations on the imposition of development contributions on public sector developments as outlined in Circular D6 – Crown Development Applications and Conditions of Consent remain in force.

Public sector development generally falls into the following 2 categories:

- Development that is carried out with an underlying philosophy of community service such as a courthouse, school, hospital or social housing; or
- Development that is carried out on a profit-making basis.

Council can, in its Contribution Plan, identify those types of developments that are exempt from contributions. In this regard it is considered best practice to exempt those developments provided by the Crown with an underlying philosophy of community service. Services such as a courthouse, school or community centre should not be levied a contribution as the material public benefit that is derived from the development exceeds any demand that it creates on existing infrastructure.

Where development is carried out by the public sector on a profit-making capacity they should pay a level of contribution equal to that applicable to the private sector.

DPE must acknowledge that to impose a contribution on this project, it would need to have the agreement of the Minister. Planning Circular D6 notes that consideration should be given to the Crown's role in providing a community service (not provided for by Council).

5.17. CONSULTATION

The following stakeholders will have an interest in the proposal and will be consulted with:

- DPE;
- DoE;
- Blacktown City Council;
- RMS;
- RFS;
- OEH;
- Transport for NSW (TfNSW);
- Sydney Water;

- Ausgrid; and
- Community stakeholders.

6. CONCLUSION

This report provides support to the request for SEARs made for the proposed development - Alex Avenue Public School. The development of this new school is driven by the ongoing residential growth in the surrounding area and the need for the Department of Education to provide contemporary school facilities to meet population demand and education requirements.

The site is identified for a school in the SEPP (Growth Centres) 2006.

Precinct planning guidelines outlined in the Blacktown Growth Centre Precincts DCP will integrate with the surrounding residential development and the proposed new roadways.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

This report is dated May 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of NSW Department of Education (**Instructing Party**) for the purpose of Request for SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CONCEPT PLANS



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