

26.09.2018

Sent Via Online Submission and Post

Dear Sir or Madam,

Re: Planning Submission at 134 Carnarvon Road Schofields

Being Lot 481 DP 775476

Please see attached Documents.

Yours Faithfully,

C. Azzopardi; Mary Azzopardi

Christopher and Mary Azzopardi

25.09.2018

Ref: 32864/78804_L1

Attn:
Ursula Azzopardi
Email: ursula_azzopardi@outlook.com

**Re: Planning Submission at 134 Carnarvon Road Schofields
Being Lot 481 DP 775476**

Title Folio Identifier: 481/775476
Proprietors: Christopher & Mary Azzopardi

Further to your enquiry in relation to the Draft DCP Blacktown City Council Growth Centre Precinct Schedule 9 – West Scofields Precinct, on exhibition, and the effect on the abovementioned property we make the following comments.

The purpose of your enquiry is to review the current proposed zoning and site constraints and comment on possible amendment of the Zoning to permit some form of Residential use on all or part of the property.

Proposed Zoning of the Property: RU6:

This essentially will permit the existing agricultural uses to remain. The LEP outlines proposed Development that may be carried out with Council consent. This proposed Zoning will not permit Residential Subdivision of the Land.

Flood Prone Land:

The Mapping of the Property identifies that the land is flood prone. A copy of Blacktown City Council Flood Risk Map (see Appendix A) shows that approximately 2/3 of the site, being the eastern portion, is within a High Flood Risk Precinct. A small portion at the south east corner of the site is in a Low Flood Risk Precinct. The remaining, approximately 1/3 of the site, is within the Medium Flood Risk Precinct. This Map is indicative and subject to a formal land survey to identify the actual levels on the land. We have done this Survey and comment below on the actual flood prone areas of the subject site.

Flood Level Verification:

The Flood Risk Map identifies that the 1:100 year flood level at the northern end of the site abutting Burfitt Road is R.L. 16.0m AHD, and at the southern boundary of the site is RL 16.5m AHD.

Site Levels have been taken over the property by Burton & Field and are shown on the Level & Contour Plan (Appendix B). The 1:100 year Flood Level has been plotted on the Contour Plan.

LIVERPOOL

a 343 Hume Highway, Liverpool NSW 2170
p PO Box 242 Liverpool 1871
t 02 9602 1199 f 02 9821 2620

e survey@burtonandfield.com.au w burtonandfield.com.au

ABN 24 065 371 550

EPPING

a Suite 202, 2 Pembroke Street, Epping NSW 2121
p PO Box 1150 Epping 1710
t 02 9868 4660 f 02 9868 6035

e epping.reception@burtonandfield.com.au

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This identifies that a small but significant portion of the site stands above the 1:100 year flood level. This area occupies about 7000m² of the total; site area of 2.231Ha, or about 30% of the site.

We would conclude this to mean that this portion of the site along the western part of the property would be considered to be not flood affected and therefore be available for Residential purposes.

Any proposed building platform or floor level will still be required to stand a minimum of 0.5m above the 1:100 year Flood Level.

Flood Controls over Development:

There are two important aspects relating to Flood Prone Land in the Draft DCP.

Clause 6.1 Flood Evacuation. An escape route should be provided in the event of flooding.

Clause 6.2 Built Form Controls. There are construction standards for building in the area between the 1:100 years flood and the the Probable Maximum Flood (PMF). There are minimum floor levels required being 0.5m above the 1:100 year Storm. An escape route must be available to residents in the event of flooding.

Proposed Amendment to Land Use:

From the level and detail survey of actual ground levels and mapping of the 1:100 year Storm event (Appendix B), we propose the following possible options to maximise the future development of the land.

The adjoining land to the west is proposed to be Zoned E4 Environmental Living with a minimum Lot area of 700m² and a minimum width of 15m.

We propose that the same constraints can be imposed on the land within the subject property that stands above the 1:100 year Storm event.

We propose two possible options:

Option 1:

Amend the Indicative road layout to include a distance of approximately 40m from the western boundary of the subject site within the E4 Zone. This will require some minor compensatory cut and filling of the land. The northern portion of the site will require approximately up to 400mm of fill, the fill requirement will diminish by about 80m from the northern boundary. Estimated fill requirements are indicated on the proposed plan. A preliminary assessment identifies a volume of approximately 900m³ is involved.

An indicative road and lot layout is provided on the plan identified as option 1. The 1:100 year flood levels are shown along the site, interpolated from the Flood Risk Map.

It is envisaged that the front 20m of the lots with the subject property be filled to 0.5 m above the 1:100 year flood level.

The proposed road pattern will permit an escape route during an excessive storm event.

Option 2:

This option does not envisage alteration of the Indicative Road Pattern.

The same area of land would be made available for residential E4 development as option 1. The same minor compensatory cut and fill requirements as per Option 1 are envisaged.

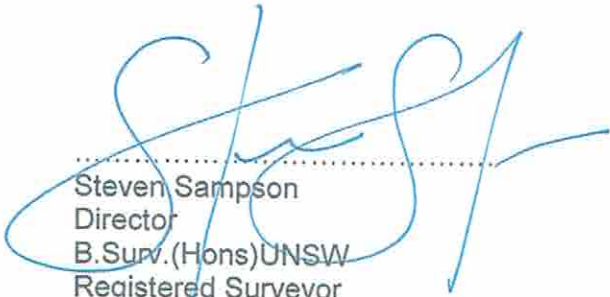
The proposed properties will be accessed by a Private Driveway. We envisage the better option for the driveway maintenance would be to make the development of this portion of the land by Community Title.

This way the driveway can be maintained by the Owners Corporation.

An escape route is still available to the North onto Burfitt Road during an excessive storm event.

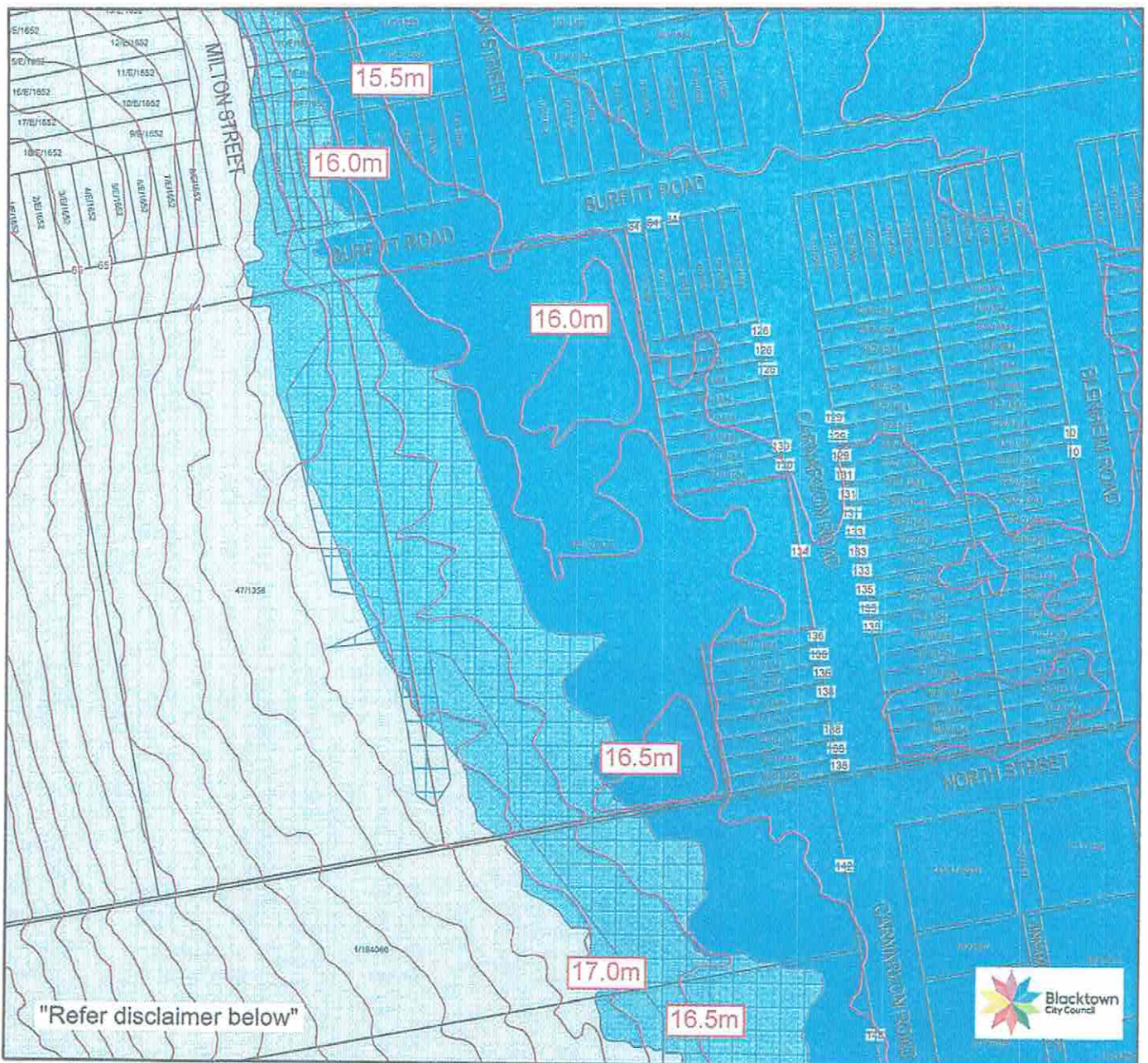
Alternatively, it may be conducive to locate the Driveway along the western boundary, This would make the rear of the properties face the RU6 Land.

We trust these comments are of assistance with your submission to Council.



Steven Sampson
Director
B.Surv.(Hons)UNSW
Registered Surveyor
Grad. Dip. Urban & Reg. Planning UNE





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Plot Date: 24/09/2018

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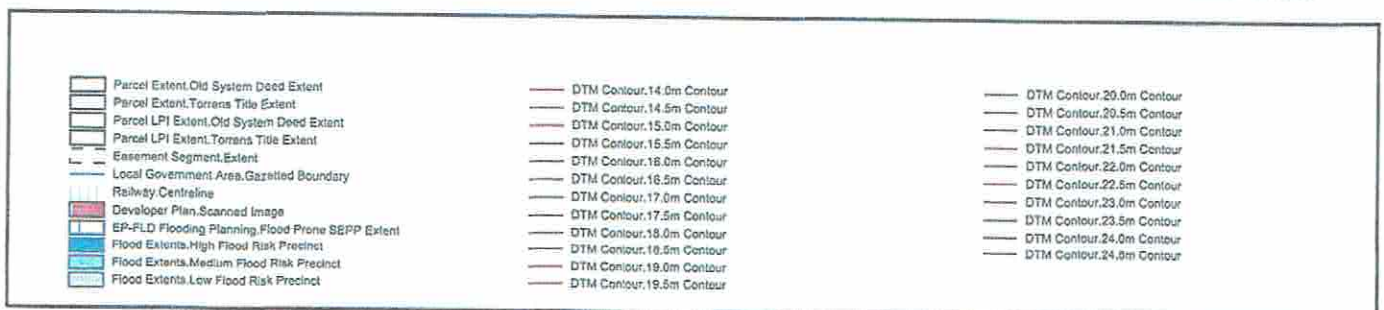
BLACKTOWN CITY COUNCIL Flood Risk Map

This is Council's current flood map. However Council is currently reviewing the flood modelling in this area. Finalisation of this modelling work may result in a variation to the quoted flood levels and amendments to Council's current flood mapping extents.

DISCLAIMER: The flood risk precincts shown are based on information available to Council and should be regarded as an indicative guide only. A more accurate indication of the extent of the respective flood risk precincts can be determined by relating surveyed ground levels at Australian Height Datum (AHD) to the hydraulic and/or flood level criteria determining flood risk precinct boundaries. This information may be obtained by a written request to Council accompanied by a ground level survey to AHD prepared by a Registered Surveyor. Should flood risk precinct extents be required for the purpose of a financial transaction of any nature, then the parties to that transaction should apply to Council for formal certification and/or seek independent legal or professional advice.



Scale 1:2500



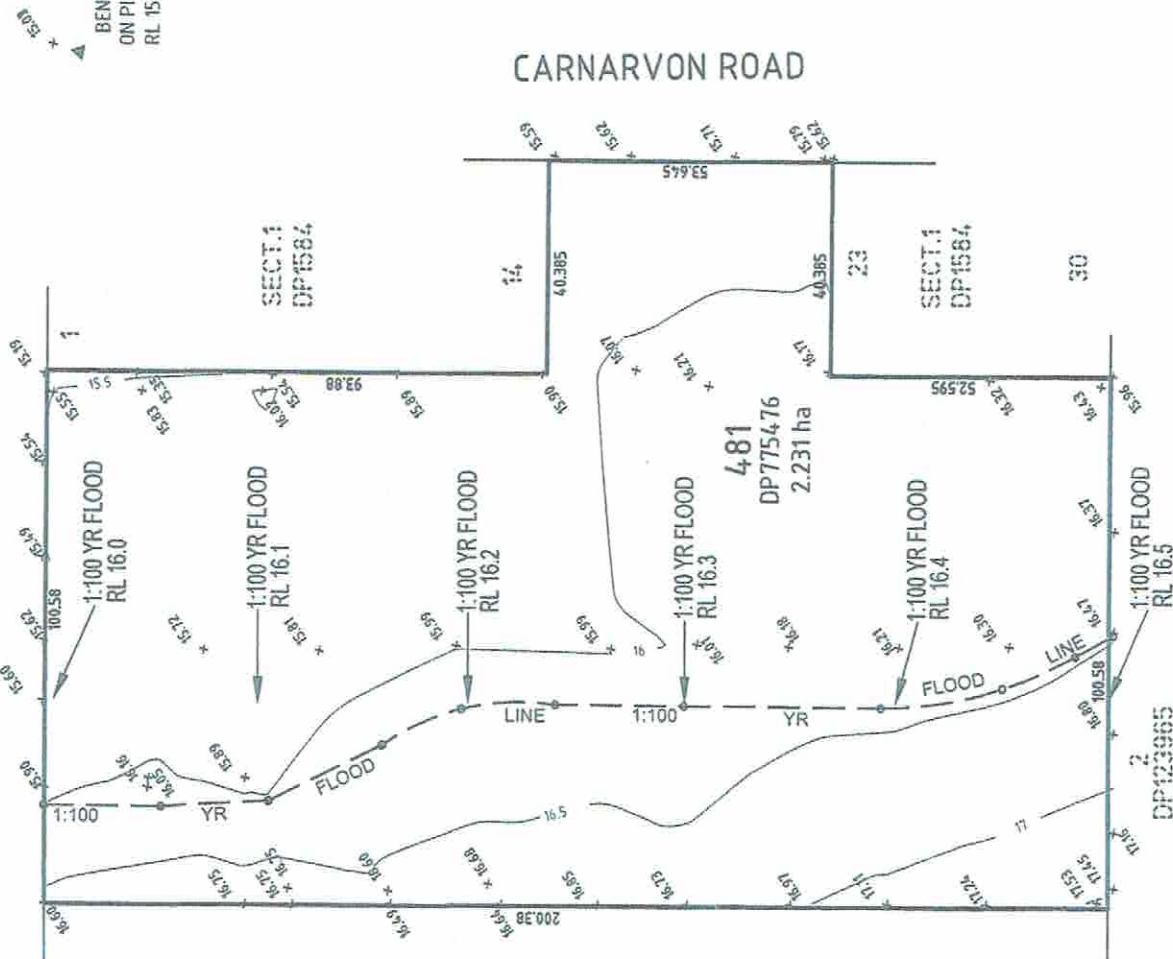
Plotted by: swadmin

APPENDIX 'A'

a4_bcc_flood_portal_external.xml

BURFITT ROAD

CARNARVON ROAD



1:100 YR FLOOD LINE

APPENDIX 'B'

- NOTES :-
- 1) The purpose of this plan is to identify AHD site levels.
 - 2) Flood levels obtained from Blacktown City Council Flood Risk Map.
- NOTES 1:-
- 1) This survey has been carried out in accordance with Clause (9) of the Surveying & Spatial Information Regulation 2017.
 - 2) Bearings, Area & Distances are by Title and / or deeds only.
 - 3) No boundary or improvement is shown on this plan. Diagrammatic only. Where effects are critical they should be confirmed by further survey.
 - 4) Contours shown depict the general topography. Except at spot levels shown they do not necessarily represent the exact level at any particular point.
 - 5) Services have not been investigated. Prior to any design, demolition, excavation or construction on site the relevant authority should be contacted to establish detailed location and depth.
 - 6) These notes form an integral part of this plan & should not be separated.
 - 7) Location of sewer subject to confirmation from Sydney Water or relevant authority.
 - 8) The Symbols are not to scale and are indicative only.
 - 9) Verification Height Datum (AHD) was established from GNSS RTK CORSnet.
 - 10) The bearings on these plan boundaries are from Land Titles Office plans. They are indicative MGA. If accurate true North is required a further survey would be necessary.

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OPTION 1 AMEND D.C.P.

BURFITT ROAD

BENCH MARK
ON PBL PH57266
RL 15.007 (AHD)

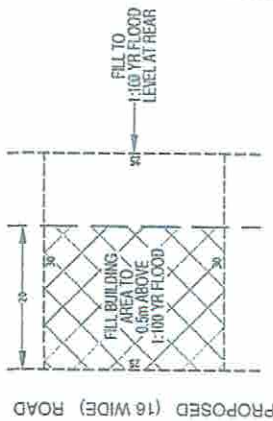
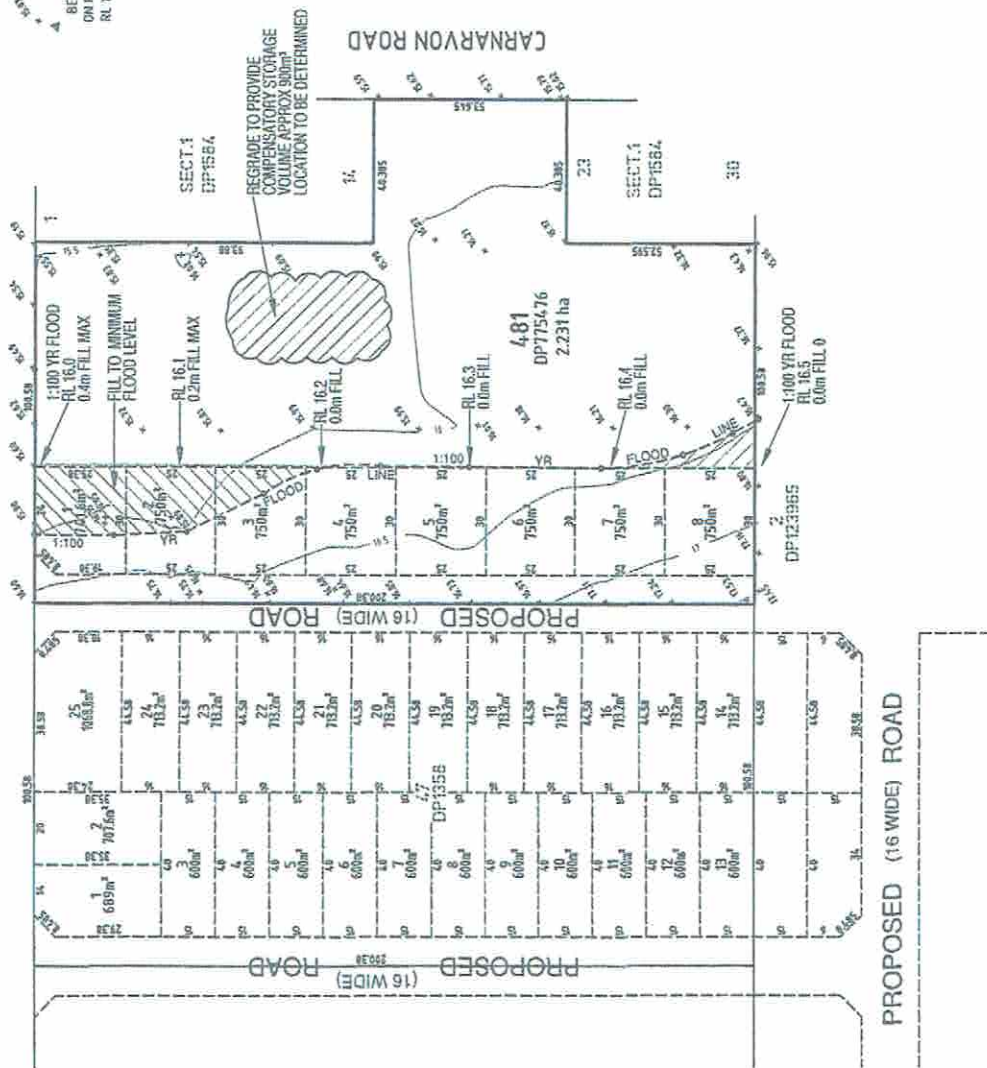


DIAGRAM 'A' - CONCEPT LOT FILL

NOTES:-
1. The purpose of this plan is to identify and indicate levels.

2. This survey has been carried out in accordance with Clause 111 of the Surveyors Act 1992 and the Surveyors Regulation 2001.

3. The survey was carried out on the 15th day of October 2019.

4. The survey was carried out in accordance with the Surveyors Act 1992 and the Surveyors Regulation 2001.

5. The survey was carried out in accordance with the Surveyors Act 1992 and the Surveyors Regulation 2001.

6. The survey was carried out in accordance with the Surveyors Act 1992 and the Surveyors Regulation 2001.

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All Correspondence to:

343 Hume Highway, Liverpool, N.S.W. 2170

P.O. Box 21, Liverpool, N.S.W. 2170

TEL (02) 9682-2679 FAX (02) 9682-2620

Email: survey@burtonandfield.com.au

Suite 202, 2 Penrose Street, Epping, N.S.W. 2121

P.O. Box 155, Epping 1710

Tel (02) 9868-4669 Fax (02) 9868-6035

Email: reception@burtonandfield.com.au

Web: www.burtonandfield.com.au

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CLIENT: URSULA AZZOPARDI

PROJECT: PLAN SHOWING PROPOSED AMENDMENT TO INDICATIVE LAYOUT

IN THE D.C.P. OVER LOT 481 DP 7754.76 & ADJOINING PROPERTIES

LGA: BLACKTOWN

DATE: 25.09.2018

SCALE: 1:1000

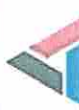
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CHECKED: SJS

REF: 32864-78804-MAM

SIZE: A2

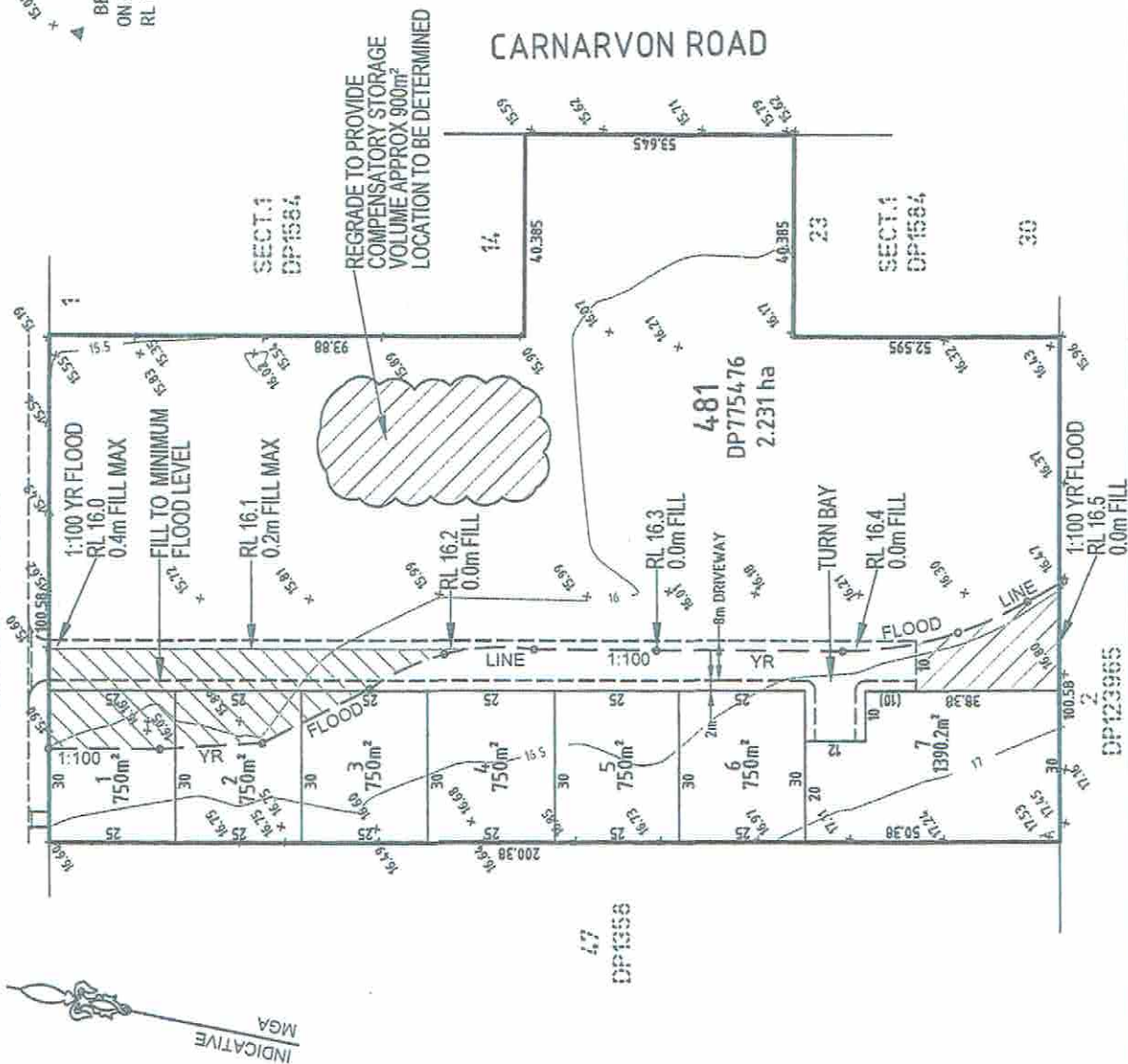
SHEET 1 OF 1

**BURTON & FIELD**
surveying & land development

BURFITT ROAD

OPTION 2 PRIVATE DRIVEWAY

BENCH MARK
ON PIN, PM57206
RL 15.007 (AHD)



PROPOSED FILL TO RL 16.1 MINIMUM
VOLUME (APPROX 900m³)



PROVIDE COMPENSATORY EXCAVATION
WITHIN THE HIGH RISK FLOOD ZONE
(ie. BELOW 1:100 YR FLOOD LEVEL)
LOCATION TO BE DETERMINED



NOTES

1) The purpose of this plan is to identify AHD site levels.

NOTES 1:-

- This survey has been carried out in accordance with Clause (9) of the Surveying & Spatial Information Regulation 2017.
- Bearings, Area & Distances are by Title and 7 or deeds only.
- No boundary investigation has been carried out.
- Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
- Contours shown depict the general topography, except at spot levels shown they do not necessarily represent the exact level at any particular point.
- Survey data has been investigated and found to be reliable.
- Any design or construction on site the relevant authority should be contacted to establish detailed location and depth.
- These notes form an integral part of this plan and should not be separated.
- Location of sewer subject to confirmation from Sydney Water or relevant authority.
- The Symbols are not to scale and are indicative only.
- Australian Height Datum (AHD) was established from GNSS RTK CORSnet.
- Verification Marks PM57206, RL15.007, source - SCIMS Survey Mark Report.
- The bearings on these plan boundaries are from Land Titles Office plans. They are indicative MGA. If accurate True North is required a further survey would be necessary.

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ALL Correspondence to:
34-3 Hume Highway, Liverpool NSW 2150.
P.O.Box 242 Liverpool NSW 1571
Tel: (02) 9602-1199 Fax: (02) 9602-2620
Email: survey@burtonandfield.com.au
Suite 202, 2 Penrith Street, Epping NSW 2121
P.O.Box 1150 Epping NSW 2120
Tel: (02) 9608-4560 Fax: (02) 9608-6035
E-mail: topping@burtonandfield.com.au
Web: www.burtonandfield.com.au

PROJECT:
**PLAN SHOWING PROPOSED AMENDMENT TO
INDICATIVE LAYOUT IN THE D.L.P. OVER LOT 481 DP 7754.76
134 CARNARVON ROAD, SCHOFIELDS**

LGA: BLACKTOWN

COMP REF: JAX78804...78804-PS.DWG

REVISION

CLIENT: URSULA AZZOPARDI	DATE: 25/09/2018	SCALE: 1:1000	SHEET
REF: 32864-78804-PS.DWG			1 of 1

Furthermore to this submission, Schedule 9- West Schofields Precinct page; 33 says: Land below the 1 in 100 chance per year flood level can only be filled if it demonstrated that there is no net loss of flood storage and flood way in a 1% AEP flood event as a result of the proposed development on surrounding properties as well as the floodplain. In addition, it must be demonstrated that there are no adverse changes in the flood levels and velocities caused by alterations to the flood conveyance as a result of the proposed development in the 1% AEP and PMF flood events.

May i refer you to (Appendix C), From the Schedule 6 Marsden Park Precinct Page; 45. It is shown that the Marsden Park Precinct has large amounts of cut and fill. And were able to provide a building platform required to not be in the 1:100 floodplain and to also demonstrate the above.

In addition It is shown that there are fill sites located in the West Schofields Precinct that encroach into the 1:100 Flood plain.(Appendix D)

The cut and fill required for this site would be a relatively small and from the existing boundary of the property. Which intern should not effect the 1% AEP.

The development should not increase flood hazard or damage to other properties or adversely affect them in any way.

Flows onto the property will also be minimized by surrounding development.

The proposed water cycle management is already proposed for around the property.(Appendix E)

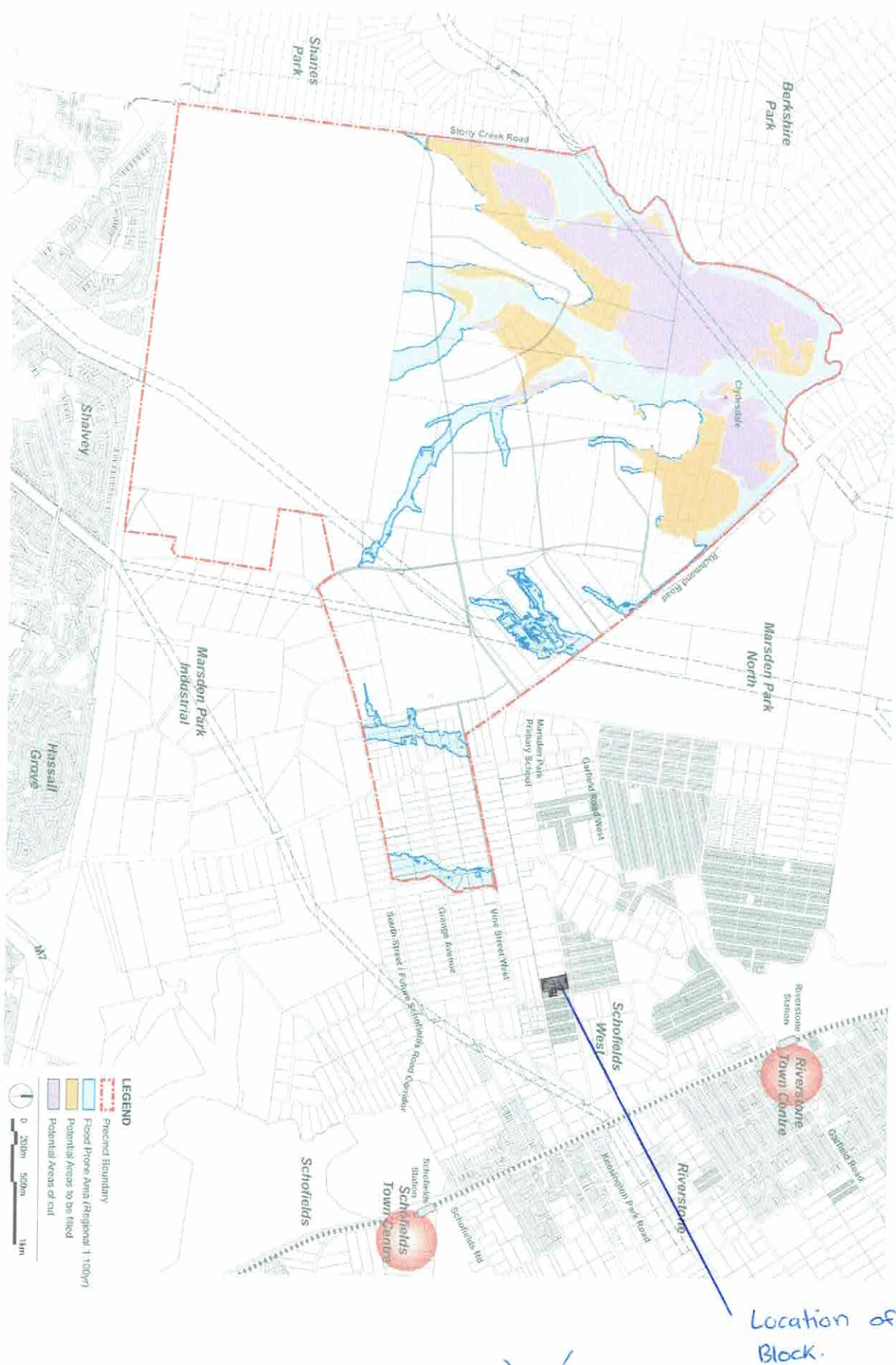
There is a proposed Bio- Basin Located on Carnarvon Road and in front of the property, which may also help in water management. (Appendix F)

The Current Housing Market Analysis 2.1.2 page; 22 of the West Schofields- Exhibition Discussion paper says: An analysis of current market trends recommends the housing mix should consist of at least 30% larger lots. The precinct only proposes 5% larger lots. This option will provide the precinct with the higher amount of larger lots needed.

We look forward to your response regarding this submission.

Yours Faithfully,

Christopher and Mary Azzopardi



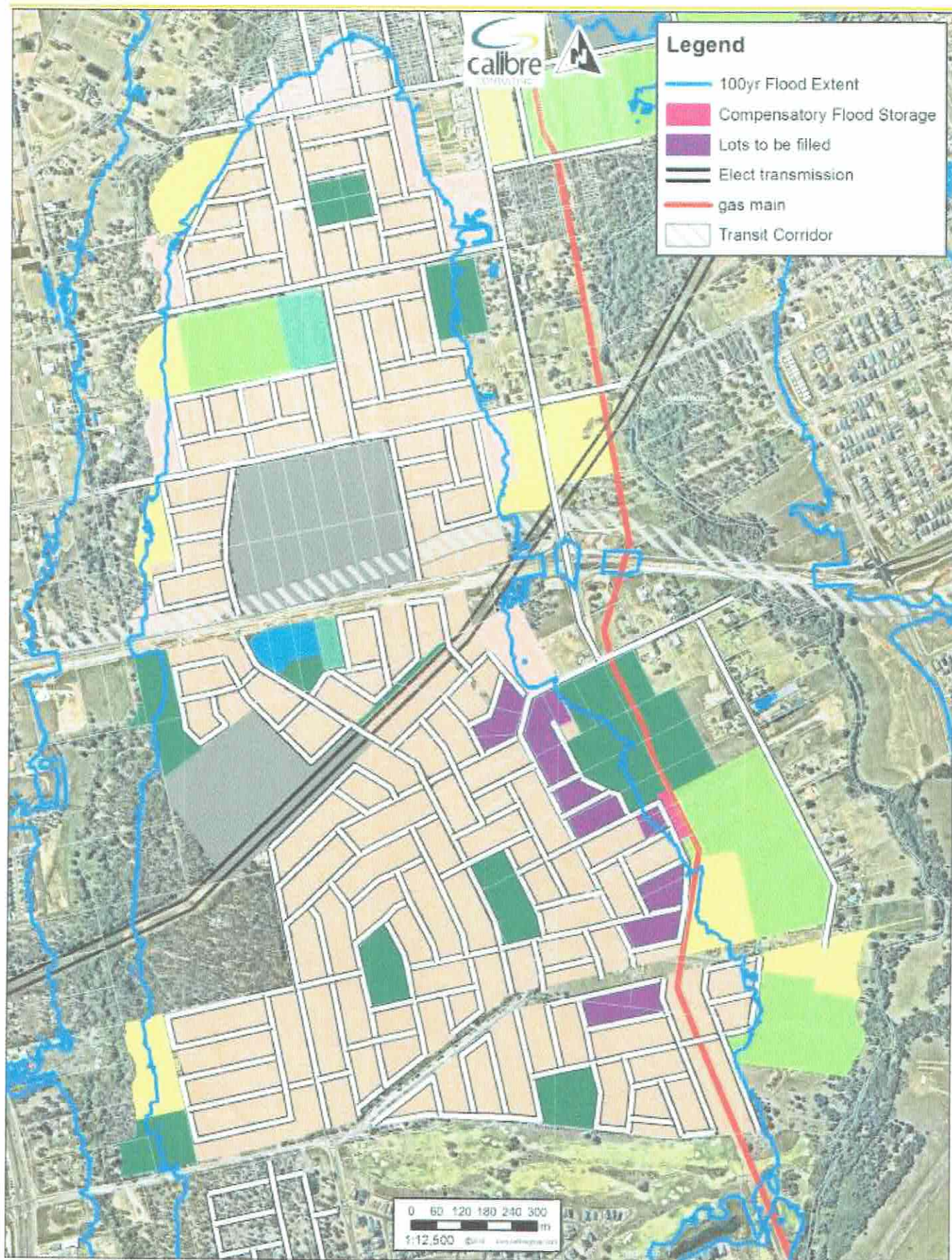


Figure 6.4: Areas Requiring Filling of Lots and Roads

APPENDIX D

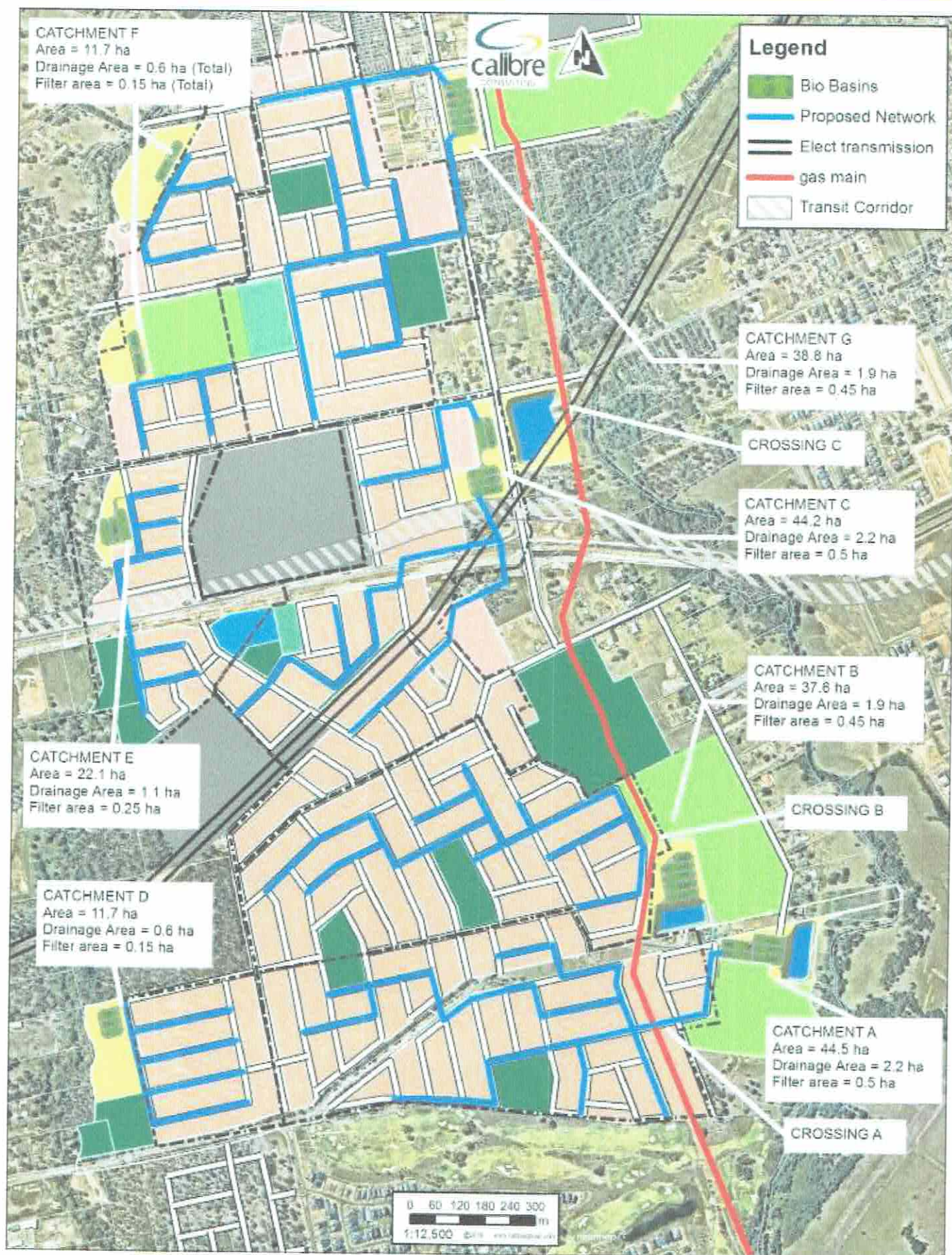


Figure 6.1: Water Cycle Management Features

APPENDIX 'E'

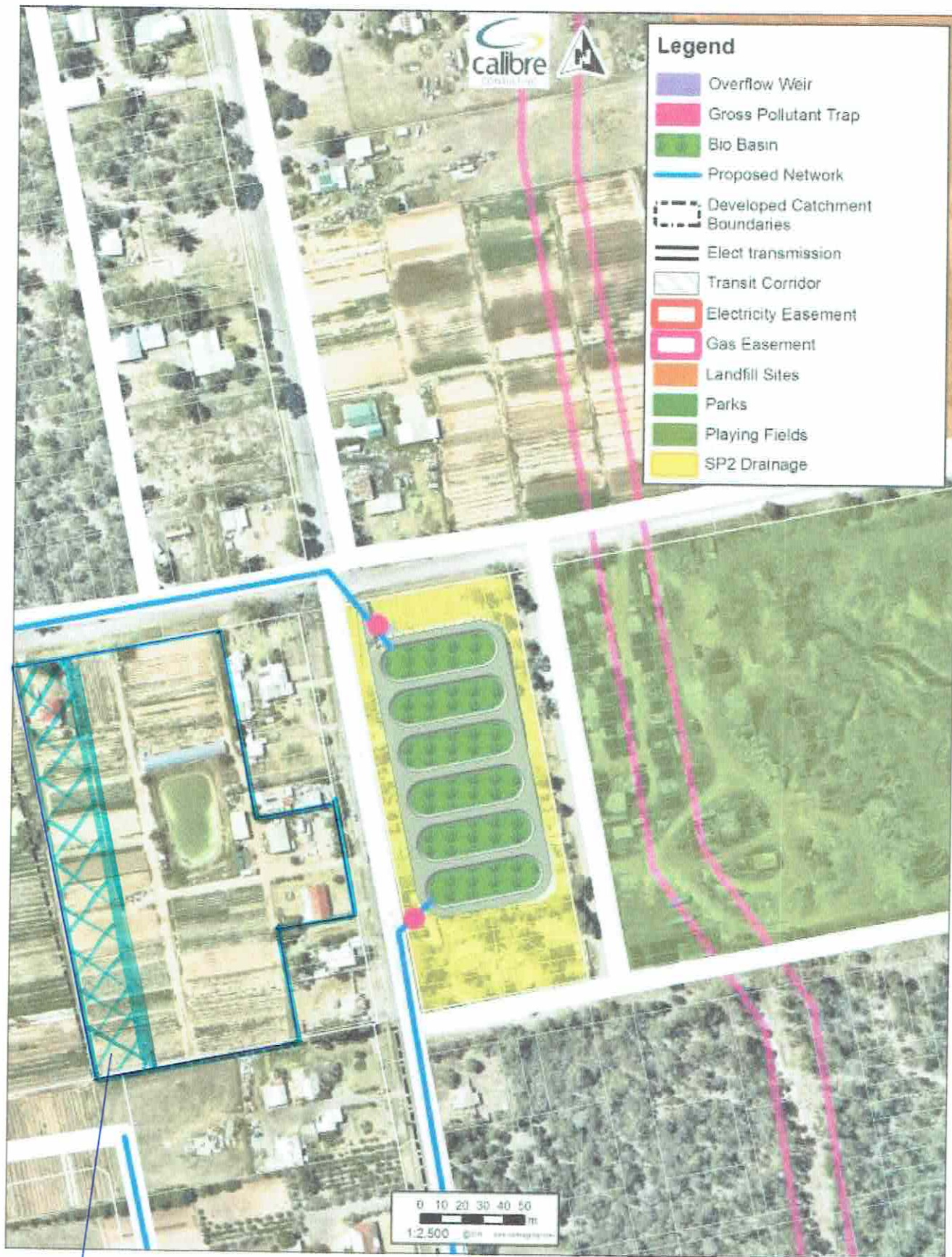


Figure C 11: Basin G

Proposed Development area (not to scale).

APPENDIX 'F'