



09 December 2022

Ms Prity Cleary
The Department of Planning and Environment
Submitted via Portal

Your Ref: SSD-35715221

Concept and Stage 1 application for redevelopment of William Clarke College

The following comments are provided for consideration of the Department in assessment of the subject application.

Height

- Given the surrounding context being primarily two storey detached single dwellings, consideration should be given to the appropriateness of the built form, specifically the height proposed.

Parking and Traffic

- Concerns are raised with allowing right turn movements from Wrights Road into the proposed redeveloped car park as it may result in queuing on La Vista Grove/Wright's Road thereby impacting residents access. Further queuing may result in Kings Road/Emily Clarke Dr intersection being impacted and therefore Sidra Modelling should be undertaken at these key intersections.
- The Traffic report identifies a LOS of F at the intersection of Wright's Road/Green Road intersection. Council strongly advises consideration towards a left in left out arrangement onto Green Road from Morris Grove as this would significantly alleviate traffic flow.

Stormwater

- The capacity of the stormwater system into which stormwater from the development discharges into, must be checked/analysed. Please note that the check/analysis shall be carried out to the legal point of discharge to ensure that the street pits will not be surcharged during minor events up to the 10 years ARI storm event and up to the 20 years ARI storm event for sag pit.
- Any proposed work on council's land/road due to the proposed development shall be prepared and provided in accordance with Council's Design Guidelines Subdivisions/ Developments and Works Specifications Subdivisions/Developments.
- Any proposed work on council's land/road due to the proposed development shall be subject/ requires separate approval from Council beforehand via Section 138 of the Roads Act 1993,

- When OSD, Water sensitive urban design elements and Rainwater tanks are provided for the development Positive Covenant/Restriction-as-to-use – legal protection placed on a property title requiring owners to repair and maintain the OSD systems
- Catchment plan (including internal and external), pipe sizes, design and existing levels shall be shown on the plans.
- The Water sensitive urban design elements must demonstrate a reduction in annual average pollution export loads from the development site in line with the following environmental targets:
 - 90% reduction in the annual average load of gross pollutants
 - 85% reduction in the annual average load of total suspended solids
 - 65% reduction in the annual average load of total phosphorous
 - 45% reduction in the annual average load of total nitrogen
 - All model parameters and data outputs are to be provided.
- Any proposed retaining wall shall be designed to such that it accepts and caters for any surface runoff from the up slope adjoining land in a 'failsafe' manner without affecting any other property. No diversion or concentration of stormwater surface flows will be permitted. Any proposed retaining wall including footing and subsoil drain shall be design and constructed fully inside the property boundary.
- Existing easements and restriction shall be shown on the plans. No structure is permitted over the existing stormwater easement draining though the site

Contributions

- The proposed development is subject to The Hills Section 7.12 Contributions Plan. A contribution of 1% of the cost of works will be applicable prior to the issue of any construction certificate.

Should you have further enquiries regarding this matter, please contact me on 9843 0267.

Yours faithfully



Robert Buckham

PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT