

Statement of Environmental Effects

State Significant Development Application

6a Watsford Road, Campbelltown

Construction of a two-storey building with basement for use as
a campus of a secondary school (educational establishment)



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Accompanying Design and Reports

This Statement of Environmental Effects Report relies on the following architectural plans and specialist advice which have been prepared as accompanying technical reports. These reference documents are to be read in full as the relevant primary source of advice for that specialist area of expertise, and in conjunction with this SEE. Each of these referenced attachments is lodged with this DA.

1. Access Assessment Report – BCA Logic
2. Acoustic Assessment – Acoustic Logic
3. Architectural drawings, location plan/site context analysis, site plans, floor plans, sections, elevations, material and finishes references, shadow diagrams, site management plan – Koturic+Co
4. BCA Assessment Report – BCA Logic
5. Landscape Plan – Impact Planners
6. Preliminary Geotechnical Investigation Report – Consulting Earth Scientist
7. Preliminary Site Investigation – Consulting Earth Scientist
8. Section J Report – BCA Energy
9. Concept Stormwater Plans – Harris Page & Associates
10. Traffic and Parking Impact Assessment – GTK consulting
11. Waste Management Plan – Waste Tech Services

Summary

This Statement of Environmental Effects (SEE) has been prepared to accompany a State Significant Development (SSD) Application for the property at 6a Watsford Road, Campbelltown ('the site'). The proposal is for the construction of a new two-storey building comprising learning spaces, occupant facilities, and basement car parking for use as a secondary school campus in Campbelltown for the educational institution 'Warakirri College'.

Warakirri College operates three existing campuses which are located in Fairfield, Blacktown, and Campbelltown. The Colleges are State and Federal Government funded Special Assistance Schools (SAS) serving young people between the ages of 15 and 22 who have disconnected from mainstream education. Warakirri College provides a supportive adult educational environment for students to obtain their Year 10 Record of School Achievement and the Higher School Certificate (HSC). Warakirri College is a public benevolent institution.

Students attending Warakirri are typically from disadvantaged backgrounds and do not pay fees to attend the College and are issued with School Opal cards to assist with travel costs. Students at Warakirri Colleges rarely access the campus by private vehicle making proximity to public transport important for students. The proposal contains 11 dedicated off-street parking spaces for staff, located in the basement, and 2 off street spaces, located at grade, to be used as pick up and drop off spaces before and after classes, and as short-term visitor parking during the school day. The parking arrangement includes access to 2 accessible parking spaces.

Warakirri College operation as public benevolent institution, operating from government grants, requires that the College minimise costs such as superfluous parking spaces or unnecessary landscaping. The proposed location at 6a Watsford Road, Campbelltown is well situated to accommodate the College's needs by being in close proximity to public transportation hubs, public open space and the Campbelltown town centre. To this end, landscaped open space is not required directly on the campus and minimal parking is needed.

The provision of an additional education establishment in the Campbelltown LGA is beneficial to both the local and wider community by increasing opportunities for disadvantaged young people to pursue education. The site is ideally located close to public transport and other facilities minimising traffic impacts and increasing access for students.

Having assessed the proposal against the relevant matters outlined in Section S4.15 of the *Environmental Planning and Assessment Act 1979*, this SEE finds that the proposal generally satisfies the relevant objectives and provisions of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, Campbelltown LEP 2015 and the Campbelltown DCP 2015.

The proposal is strongly recommended for approval as it is generally compliant with the relevant planning instruments and is in the public interest.

Site Location and Context

The proposal relates to the property at 6a Watsford Road, Campbelltown ('the site') which is formally recognised as Lot 113 DP 1183297. The site is rectangular in shape and encompasses an area of 1748.2m².

The site is currently vacant and covered by grass and some minor vegetation. It experiences a fall of about 1.7m from the rear to the front of the site. The local footpath does not extend to the site as it currently terminates at 4 Watsford Road.

The site is located within an industrial business park and is adjoined by a radio station to the south-west, a Pedders Suspension workshop to the north east, and backs onto the T8 railway line to the south-east. Refer to Figure 1 for an aerial image of the site.

The site is in close proximity to public transport being about a 370m walk from Campbelltown Railway Station and within easy walking distance of numerous bus services. It is similarly close to the Campbelltown Town Centre where a range of services are available. Campbelltown showgrounds are located 400m to the south of the site which is about a 20min walk using the Campbelltown train station overpass. Refer to Figure 2 for a locality map of the local area.



Figure 1 - Aerial image identifying the site (Six Maps).

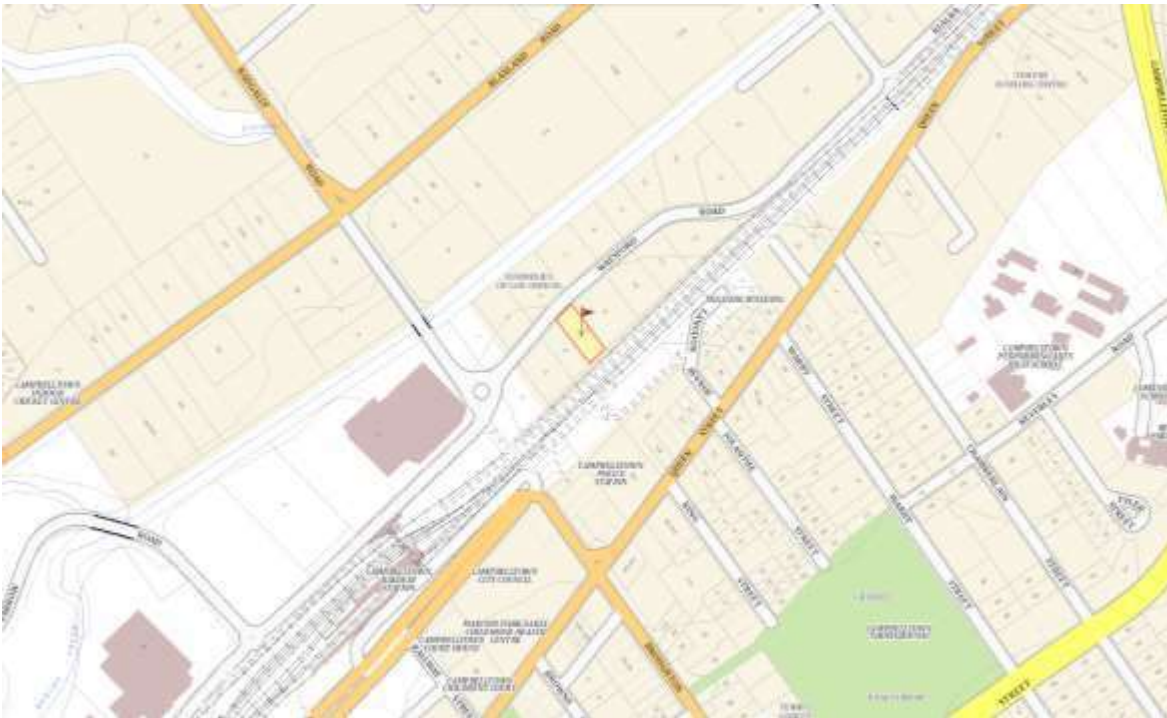


Figure 2 - Locality map identifying the site (Six Maps).



Figure 3 - The site viewed from Watsford Road (Google Maps)



Figure 4 - The site viewed from the Langdon Avenue commuter car park across the train line (Google Maps)



Figure 5 - View from Watsford Road looking north east, with the site visible on the right hand side of the image



Figure 6 -View from Watsford Road looking south west, with the site visible on the right left side of the image

Proposal Summary

This DA proposes the construction of a two-storey building with basement car parking and indoor sport/recreational area for use as a new secondary college campus to be operated by the existing schooling institution 'Warakirri College'.

The proposal does not seek consent for the establishment of a new school, but a new campus of an existing and specialised educational facility (Warakirri College) providing schooling opportunities for students who have disconnected from mainstream education or don't feel comfortable in a traditional school.

The college is intended to have a maximum occupancy of 120 students and 14 staff members. Regular staff include 9 full time teachers, a head of campus, 2 counsellor, and 2 part-time receptionists. Standard operating hours are between 8am-5pm for staff and 9am-3 pm for students.

More specifically, the proposed building will comprise the following:

- Basement: 11 car parking spaces for staff, including 1 disabled car parking space, bin room, bulk storage room, and an indoor recreational area (290m²), lift, and 2 stairs.
- Ground floor (internal): reception room, staff lunch room, collaborative learning area, bathrooms, function room, headmaster's office, Food Technology and Science room with storage room, an external terrace for collaborative learning, stairs and lift.
- Ground floor (external): the ground floor level extends out to a garden area to the rear with places to sit, BBQ facilities, and a vegetable garden. Vehicular access to the site is provided by a 5.3m wide driveway connecting to 2 at grade car spaces and a down ramp to the basement. Pedestrians access is via a separate pathway located in the middle of the site and adjoined by landscaped front gardens.
- First floor: 8 learning spaces (classrooms), staff area with 2 offices, a quiet break out space, storage room, building services room, bathrooms, stairs and lift.
- Signage: An illuminated pylon sign (1.2m x 2.4m) is proposed within the front setback adjoining the pedestrian entrance to the site. 2 school identification signs are proposed, 1 on the north west elevation and 1 on the south west elevation, both located on the roof of the covered entrance way.

Refer to Figures 7, 8, 9 for extracts of the accompanying architectural plans.



Figure 7 – Extract of the ground floor plan (source: accompanying architectural plans prepared by Koturic+Co)

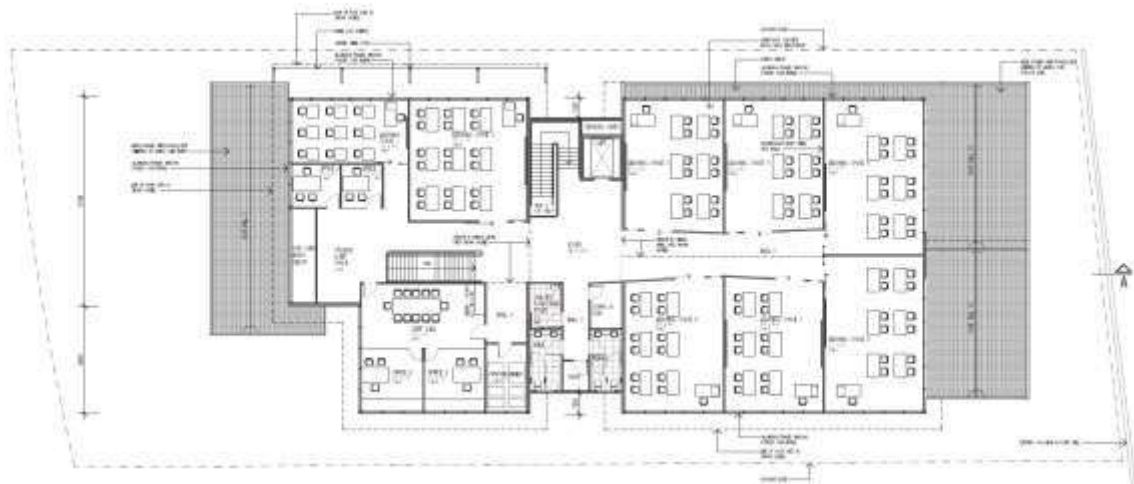


Figure 8 - Extract of the first floor plan (source: accompanying architectural plans prepared by Koturic+Co)

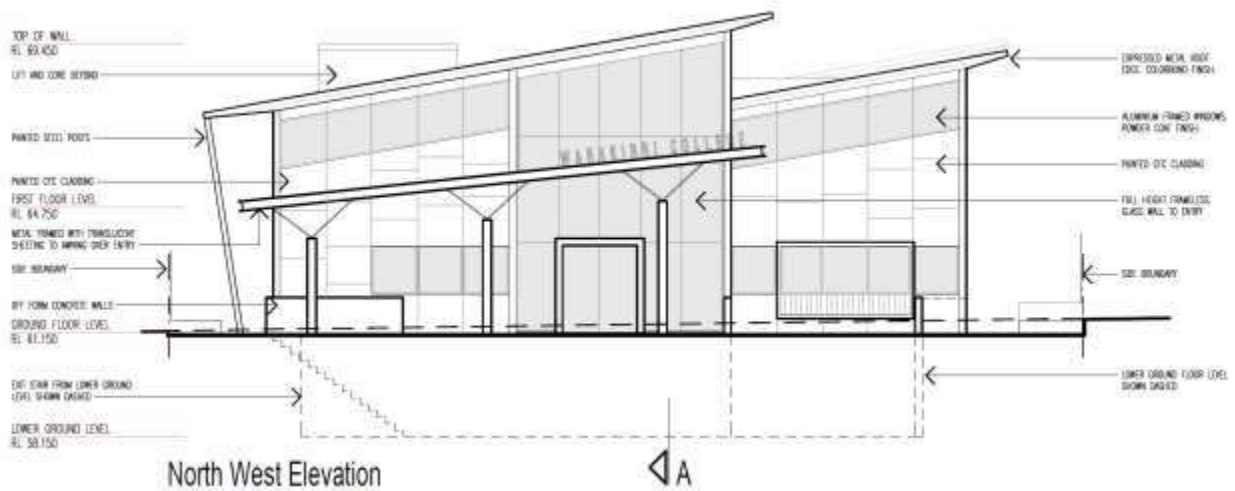


Figure 9 - North west elevation (streetscape view) of proposed building (source: accompanying architectural plans prepared by Koturic+Co)

State Environmental Planning Policy (State and Regional Development) 2011

The State and Regional Development SEPP informs what types of development are considered State Significant Development (SSD). Educational Facilities are listed under Clause 8(1) of Schedule 1 which states that *“Development for the purpose of a new school (regardless of the capital investment value)”* is SSD.

The proposal relates to a new campus of an existing school (Warakirri College) and Clause 8(1) of the State and Regional Development SEPP applies.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The Education SEPP applies to the development of child care centres, schools, TAFEs and universities. Under Clause 8, the Education SEPP overrides any controls which would otherwise apply to the site under the Campbelltown LEP 2015 and DCP 2015 where they contradict the provisions of the Education SEPP.

The site is located in a B5 zone under the Campbelltown LEP 2015 which does not permit the development of Educational Facilities. Under Clause 33 of the Education SEPP, a B5 Business Development Zone is listed as being a “prescribed zone”. Under Clause 35(1) *“Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone”*. The Education SEPP prevails and Educational Facilities are permitted within the B5 zone.

The consent authority for the development of a new school campus on site would be required under Clause 35(6) to consider:

“(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and

(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.”

Schedule 4 provides detailed descriptions of 7 design principles with which any proposal would need to comply. The design of the proposed development has been considered against these requirements in the table below.

¹ <https://educationstandards.nsw.edu.au/wps/portal/nesa/regulation/school-registration/registered-non-government-nsw-schools/non-government-registered-schools-list-w>

Table 1 - Compliance with the relevant clauses of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

CLAUSE	SPECIFIC PROVISIONS	COMPLIANCE
35(1)	<i>Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.</i>	Complies. The site is located within a B5 zone which is a prescribed zone under the SEPP.
35(5)	<i>A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.</i>	Complies. The proposal is for use of the site by Warakirri College which is a public benevolent institution with charity status. No use of the site other than by Warakirri College is proposed.
35(6)	<i>Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration:</i> <i>(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and</i> <i>(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.</i>	Complies. a) The proposal generally complies with the principles of Schedule 4. As shown in the table below, to the extent that the proposal varies from the requirements of the Schedule, it is contextually appropriate and justified by the nature of the School as a Special Assistance School run as an adult learning environment. b) The design and operation of the development will enable opportunities for the community to use school facilities. Existing Warakirri colleges regularly share facilities by making space available for community uses such as meetings, training sessions and conferences for the youth workers Network, Local Community Groups, indigenous community groups.
35(9)	<i>A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.</i>	Complies. The Campbelltown DCP 2015 does not provide guidance for school developments.

Table 2 - Compliance with Schedule 4 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

PRINCIPLE	SPECIFIC PROVISIONS	COMPLIANCE
1	<p><i>Principle 1—context, built form and landscape</i></p> <p><i>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</i></p> <p><i>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</i></p> <p><i>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</i></p>	<p>Complies.</p> <p>The development responds appropriately to the shape and orientation of the block, and to neighbouring developments providing 3m side setbacks.</p> <p>The internal layout and organisation of the building has been designed carefully for use as a learning centre and is considered to achieve an appropriate balance of maximising solar access whilst minimising heat gain through use of a south-north descending skillion roof form and supporting large glazed windows to the learning spaces.</p> <p>Landscaping is integrated into the design of the building and will provide appropriate streetscape amenity and affords adjoining properties with a greater level of privacy.</p>
2	<p><i>Principle 2—sustainable, efficient and durable</i></p> <p><i>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</i></p> <p><i>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</i></p>	<p>Complies.</p> <p>The building has been designed to minimise consumption of energy and improve water capture through use of a skillion roof design directed into accompanying water tanks on the southern side of the building, and climate considered placement of windows.</p> <p>The proposal is demonstrated to satisfy Section J of the National Construction Code, in terms of building energy efficiency requirement. Refer to the accompanying Section J report.</p> <p>The building would be theoretically capable of being converted towards an alternative permissible use, such as commercial office or child care centre use, in the future.</p>

3	<p><i>Principle 3—accessible and inclusive</i></p> <p><i>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</i></p> <p><i>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</i></p>	<p>Capable of complying.</p> <p>The entrance is clearly visible from the street, and the building incorporates a reception desk directly next to the entrance in support of site visitor wayfinding. For the remainder of the building, the proposed design and placement of the separate building uses ensures wayfinding remains be simple and straightforward for the building users.</p> <p>The proposed design of the building for use of a secondary college has been demonstrated as being capable of satisfying accessibility standards. Refer to the accompanying Accessibility and BCA reports.</p> <p>By virtue of providing schooling opportunities to disadvantaged and disconnected students, the proposal supports the realisation of greater inclusiveness schooling within the community.</p> <p>The building includes a function room which is connected to an external terrace. This area could theoretically be used by the community outside of school hours for a variety of purposes.</p>
4	<p><i>Principle 4—health and safety</i></p> <p><i>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</i></p>	<p>Capable of complying.</p> <p>The proposal includes a security fence on the perimeter of the site to promote the safety of students and staff.</p> <p>Landscaping is proposed within the setbacks of the lot which softens the visual appearance of the proposed building and ensures it will become a positive element within the Watsford Road streetscape.</p>
5	<p><i>Principle 5—amenity</i></p> <p><i>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities,</i></p>	<p>Capable of complying.</p> <p>The building's frontage is setback appropriately from Watsford Road and the neighbouring developments.</p>

	<p><i>while also considering the amenity of adjacent development and the local neighbourhood.</i></p> <p><i>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</i></p> <p><i>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</i></p>	<p>An existing acoustic wall is being retained between the development and the rail line in order to provide acoustic protection.</p> <p>Please refer to the accompanying Acoustic Report highlighting the proposals compliance with the applicable acoustic standards and suitability in terms of local acoustic amenity subject adoption of recommended construction standards.</p> <p>Warakirri College services students of 15-22 years in age and does not require large outdoor play areas. The design includes multiple spaces for students to use during breaks including an indoor sport/recreational area, student lounge, external terrace and an outdoor garden area.</p>
6	<p><i>Principle 6—whole of life, flexible and adaptive</i></p> <p><i>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</i></p>	<p>Capable of complying.</p> <p>Multi-use is as per Principle 3.</p> <p>Sustainable approach as per Principal 2.</p>
7	<p><i>Principle 7—aesthetics</i></p> <p><i>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</i></p> <p><i>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</i></p>	<p>Not applicable</p> <p>The Design presents a frontage which is appropriate to the context of the surrounding development and which will make a positive contribution to the streetscape.</p> <p>As illustrated in the accompanying landscape plan the proposal will incorporate an aesthetically pleasing landscape design.</p> <p>The site is located within close proximity to a variety of public transport, public open spaces and commercial facilities.</p>

In addition to the design principles outlined in Schedule 4, the Education SEPP provides controls under Schedule 2 for complying development where existing schools make alterations or additions. While the development of a new school is not complying development, these controls have been used to guide design and assessment. The proposed development is considered against the relevant controls from Schedule 2 in the table below.

Table 3 - Compliance with Schedule 2 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Clause	Control	Compliance								
2 Building height	<i>The building height of a building (whether a new building, or an existing building as a result of an addition or alteration):</i> <i>(a) must not exceed 4 storeys, and</i> <i>(b) must not exceed 22m from ground level (mean).</i>	Complies. The building design is two storeys and 9.3m in height.								
3 Side and rear setback	<table><tr><th>Building height</th><th>Side and rear setback</th></tr><tr><td>12m or less</td><td>1m</td></tr><tr><td>12m-15m</td><td>2.5m</td></tr><tr><td>15m-22m</td><td>10m</td></tr></table>	Building height	Side and rear setback	12m or less	1m	12m-15m	2.5m	15m-22m	10m	Complies. Concept design is less than 12m in height and requires a minimum side and rear setbacks of 1m. The side setbacks are 3.25m. The rear setback is well over 1m.
Building height	Side and rear setback									
12m or less	1m									
12m-15m	2.5m									
15m-22m	10m									
4 Front setback	<i>(1) A new building must have a front setback:</i> <i>(a) that is not less than the average distance of the front setbacks of all existing development that is located within 70m of the building</i>	N/A The relevant front setback control will be as applied by the Campbelltown DCP 2015 which requires a 10m setback. A building setback of greater than 10m has been applied in the design of the proposal.								
5 Design and materials	<i>A new building or an alteration or addition to an existing building must comply with the following:</i> <i>(a) any new external walls or roof of the building must be constructed of non-reflective material,</i> <i>(b) any external walls of the building that face a public road or reserve must contain windows.</i>	Complies. (a) The building is proposed to be constructed of non-reflective materials, including colourbond roof pre case concrete off-form finish walls. (b) Windows to Watsford Road are proposed.								
6 Noise	<i>A new building or (if the development is an alteration or addition to an existing building for the purpose of changing its use) an existing building that is to be used for the purpose of a school or school-based child care must be</i>	Complies. The proposal is demonstrated to be capable of complying with applicable acoustic controls subject to use of								

	<p><i>designed so as not to emit noise exceeding an LAeq of 5 dB(A) above background noise when measured at any lot boundary.</i></p>	<p>select building materials. Refer to the accompanying acoustic report.</p>
<p>10 Waste</p>	<p><i>(1) A garbage and waste storage area for recyclable and non-recyclable waste materials and receptacles for those materials must:</i></p> <p><i>(a) be provided as part of the development, and</i></p> <p><i>(b) be located entirely within the lot on which the development is being carried out and not on a road or road reserve, and</i></p> <p><i>(c) comply with the following appendices in the document titled Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (ISBN 978 1 74293 944 5), published by the NSW Environment Protection Authority in December 2012:</i></p> <p><i>(i) Appendices A and B, for the size and location of garbage and storage areas and the size of waste receptacles,</i></p> <p><i>(ii) Appendices C and D, for the design of openings of waste storage areas and loading bay turning circles for waste removal vehicles,</i></p> <p><i>(iii) Appendix E, for standard signs for waste storage areas,</i></p> <p><i>(iv) Appendix F, for the design and operational capacity of waste storage areas.</i></p> <p><i>(2) The waste storage area must:</i></p> <p><i>(a) be screened, and</i></p> <p><i>(b) be located behind the primary road frontage building line, and</i></p> <p><i>(c) not be located in any car parking, loading or landscaped area, and</i></p>	<p>Complies.</p> <p>A bin room and bulk storage room are provided within the basement level in proximity to lift access.</p> <p>A 'bin cupboard' drop-off area is provided on the western boundary adjacent to the basement ramp.</p>
<p>11 Earthworks</p>	<p><i>(1) Earthworks for the purposes of the development must:</i></p> <p><i>(a) be structurally supported in accordance with subclause (2), and</i></p> <p><i>(e) if the works are on a lot adjacent to a rail corridor—have a setback at least 3m from the corridor.</i></p> <p><i>(2) Structural support for earthworks more than 1m above or below ground level (existing) must take the form of a retaining wall or other form of structural support that:</i></p> <p><i>(a) has been certified by a professional engineer, and</i></p>	<p>Capable of Compliance.</p> <p>(1) The proposed earthworks are setback greater than 3m from the lot's rear boundary with the rail corridor.</p> <p>(2) Construction of the proposed retaining walls can be subject to certification by a professional engineer as prescribed within a development consent.</p> <p>(3) The development is designed in</p>

	<p><i>(b) has adequate drainage lines connected to an existing stormwater drainage system for the site, and</i></p> <p><i>(c) does not redirect the flow of any water or cause sediment to be transported onto an adjoining property, and</i></p> <p><i>(d) is not higher than 3m, and</i></p> <p><i>(e) is separated from any other structural support on the site by at least 2m, measured horizontally.</i></p> <p><i>(3) Fill, for the purpose of the development, must:</i></p> <p><i>(a) not raise the ground level (existing) more than 2m, and</i></p> <p><i>(b) be wholly contained by structural support in accordance with subclause (2), and</i></p> <p><i>(c) be located at least 40m from any waterbody (natural).</i></p>	<p>with the site contours in mind. Ground level is not sought to be raised.</p>
12 Drainage	<p><i>(1) All stormwater drainage collecting as a result of the development must be conveyed by a gravity fed or charged system to:</i></p> <p><i>(a) a public drainage system, or</i></p> <p><i>(b) an inter-allotment drainage system, or</i></p> <p><i>(c) an on-site disposal system.</i></p> <p><i>(2) All stormwater drainage systems within a lot and the connection to a public or an inter-allotment drainage system must:</i></p> <p><i>(a) if an approval is required under section 68 of the Local Government Act 1993, be approved under that Act, or</i></p> <p><i>(b) if an approval is not required under section 68 of the Local Government Act 1993, comply with any requirements for the disposal of stormwater drainage contained in a development control plan that is applicable to the land.</i></p>	<p>Complies.</p> <p>The proposed concept stormwater drainage system uses a gravity fed system and connects to the street drainage system of Watsford Road.</p> <p>Refer to accompanying stormwater plans.</p>

State Environmental Planning Policy No 64 – Advertising and Signage

SEPP 64 requires the consent authority, prior to granting development consent for a signage, to be satisfied that the signs will be consistent with the objectives of this Policy and that it satisfies the assessment criteria contained in schedule 1.

The proposed development includes the 1 business identification sign and two 2 building identification signs, as described below:

Pylon sign, located in the middle of the site, adjacent to the front boundary. The sign is 1.2m wide and 2.4m high, and will be back lit.

- 1) Building identification sign (displaying Warakirri College) located on the entrance awning on the north west elevation. The sign is less than 2.5m² in size.
- 2) Building identification sign (displaying Warakirri College) located on the entrance awning on the south west elevation. The sign is less than 2.5m² in size.

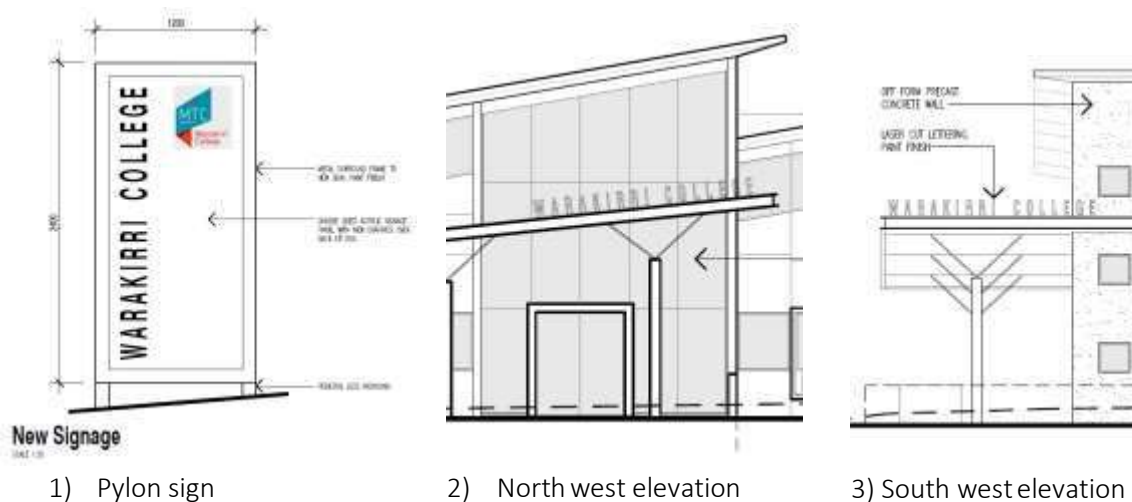


Figure 10 - Proposed Pylon business identification sign (left image), and building identifications (middle and right images) (source: accompanying architectural plans)

The proposed signage satisfies the Policy aims of SEPP 64, as demonstrated by the following:

- The signage is compatible with the industrial character of the local area wherein building and business identification signs are already heavily featured,
- The signs effectively highlight the presence to the college, and
- The signs are of a high quality design in support of the overall design of the college and sympathetic to the signage character present in the Watsford St streetscape.

The design of the proposed signage has further been assessed against these requirements Schedule 1 and is found to satisfy the applicable signage assessment criteria.

Table 4 - Compliance with Schedule 1 of the State Environmental Planning Policy No 64 – Advertising and Signage

Criteria	Requirement	Compliance
1 Character of the area	<ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>Complies.</p> <p>The proposed signage is of a design, style and quality that is compatible with the existing character of the business park in which the proposal is located.</p> <p>The signs further conform to the established</p>

		theme of clutter free and clear visual identification of the business within the park.
2 Special areas	<ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>Complies.</p> <p>The signage will be located in a newer portion of the Campbelltown industrial / business park.</p> <p>The signs are proposed on a site which is not located on a ridge or highly visible within the business park or extended area. Accordingly, the proposal will not impact on any high visual quality vistas or landscapes.</p>
3 Views and vistas	<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<p>Complies.</p> <p>The proposal is sensibly located within the site and of appropriate scale to ensure the views to and from adjoining properties are not unduly impacted.</p>
4 Streetscape, setting or landscape	<ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? Does the proposal require ongoing vegetation management 	<p>Complies.</p> <p>The scale and placement of the proposed pylon sign is coherent with the existing signage in the business park streetscape.</p> <p>The high quality design and finished proposed for the building identification signs will contribute to the overall visual interest of the college building and therefore contribute positively to the Watsford Road streetscape.</p> <p>The pylon sign is designed to ensure ease and clear identification of the subject site whilst being set in sympathetically the established business park environment.</p> <p>The signs are clear of vegetation and do not require ongoing management.</p>
5 Site and building	<ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>Complies.</p> <p>The proposed signs are designed to be secondary to the main use of building and this is illustrative of the scale and proposed use of high quality materials and colouring in the construction of the signs.</p> <p>The signs appropriately reflect the future feature of the site, being its use as a specialised secondary college campus.</p>

6 Associated devices and logos with advertisements and advertising structures	<ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	<p>Not applicable.</p> <p>No safety devices or the like are required to support the proposed signs.</p>
7 Illumination	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew 	<p>Complies.</p> <p>The pylon sign will be back lit. The scale and illuminance of this sign is appropriate to the applicable business park.</p> <p>The soft illumination of this sign will not impact the safety of pedestrians, vehicles or aircrafts.</p>
8 Safety	<ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<p>Complies.</p> <p>The scale of the pylon sign, being limited in height and set back over a metre from the property boundary, and static non-lit nature of the building identification, the safety of the Watsford Road users will not be impacted by distracting elements or obscuring of sightlines.</p>

State Environmental Planning Policy 55 (Remediation of Land)

SEPP 55 requires that the consent authority must consider whether the land is contaminated and is suitable for its proposed use when determining a DA.

A Preliminary Site Investigation (PSI) was undertaken on the site by Consulting Earth Scientist and accompanies this DA. The PSI determined that there is a low risk of contamination having occurred at the site arising from the site's history prior to the current land use and considered the current land use has a low risk of contamination. Additionally, the PSI recommended that where the development requires that soils are to be disposed of offsite, that it be appropriately classified in accordance with the NSW EPA Waste Classification Guidelines (2014), and disposed of at a suitably licenced waste facility, capable of accepting the waste.

Accordingly, the provisions of SEPP 55 are considered to have been satisfied.

State Environmental Planning Policy (Infrastructure) 2007

Subdivision 2 of the Infrastructure SEPP requires development in or adjacent to rail corridors to consider the impact of rail noise or vibration on the future site users of the subject site.

More specifically,

- Clause 86 (Excavation in, above, below or adjacent to rail corridors) requires any development that involves the penetration of ground to a depth of at least 2m below within 25m of a rail corridor to be referred to the Rail Authority for review and comment
- Clause 87 (Impact of rail noise or vibration on non-rail development) requires development for the purpose an educational establishment to take into consideration the likely adverse impact cause by rail noise or vibration, and any guidelines issued by the Secretary.

In terms of internal noise levels, the Educational Facilities Standards and Guidelines (EFSG) states that rail noise for general learning areas shall be assessed consistent with the requirements of Clause 87 of the SEPP (Infrastructure) 2007, and that the internal noise level requirements for school classrooms presented in NSW DoECC Interim Guidelines for Assessment of Noise from Rail Infrastructure Projects is to be used in the assessment. To this end, an Acoustic Assessment was obtained. This Acoustic Assessment considered the proposed development would be able to provide acceptable internal noise levels subject to the adoption of construction material and standard recommendations, including:

- Glazed windows and doors with minimum 6.38mm glazing laminated thickness and supported with acoustic seals
- Roof and ceiling construction with specified internal and external roof lining thickness, and truss system
- External wall construction with specified internal and external roof lining thickness, and truss system

In terms of vibration comfort, the train vibration measurements conducted and illustrated in assessment report identified that the vibration dose experienced at the site when a train passes is within comfortable and acceptable levels prescribed by the applicable British and Australian Standards.

Accordingly, the provisions of SEPP (Infrastructure) 2007 are considered to have been satisfied by the proposal.

Campbelltown Local Environmental Plan 2015

As demonstrated below in Table 2, the proposal is consistent with the requirements of the Campbelltown LEP 2015.

Table 5 - Compliance with the Campbelltown Local Environmental Plan 2015

LEP ASPECT	SPECIFIC PROVISIONS	COMPLIANCE
Part 2 Land Use	Zone B5 – Business Development	Non-compliant, however overridden by Education SEPP. Educational Facilities are not permitted in the B5 zone under the CLEP 2015. This is overridden by the Education SEPP which lists B5 zones as prescribed zones under Clause 33 in which educational Facilities are permitted with consent under Clause 35.
4.3 Height	15m	Complies. The proposed development reaches a height of 9.3m.

4.4 FSR	None Applied	N/A.
5.1 Land Reservation Acquisition	The site is not identified on the Land Reservation Acquisition Map.	N/A
5.10 Heritage	Neither the site nor any surrounding sites are identified as being heritage listed sites.	N/A. Noting the location of the site, the topography of the local area, and the distance to the nearest heritage listed item, the proposed development impact on any heritage values.

Campbelltown Development Control Plan 2015

The CDCP 2015 is divided into parts applying to specific types of development. There is no part which specifically applies to the development of a school or educational establishment with the most relevant controls being listed under Part 6 which contains controls relevant to commercial development and the B5 zone. The proposed development is considered with the most relevant commercial provisions below.

Clause	Control	Compliance
6.3 Desired Character of B5 Zones	<p><i>“The areas zoned B5 shall be characterised by:</i></p> <ul style="list-style-type: none"> <i>• well designed and articulated facade treatments addressing the primary streets.</i> <i>• buildings with active street level frontages.</i> <i>• large expanses of visible/assessable creeper with adequate access and manoeuvring provisions.</i> <i>• easily accessible loading dock facilities that are designed to operate separately to any public/retail function.</i> <i>• landscaping that softens car parking areas and enhances the streetscape.</i> <i>• street trees.”</i> 	<p>Complies.</p> <p>The proposed development addresses the street and incorporates vertically and horizontally articulated elements comprising a range of materials providing visually appealing façade.</p> <p>The design includes large windows to the street frontage. To the extent that the use and required setbacks allow, an active frontage is provided.</p> <p>The driveway, supported by a stop and wait space, and parking zones will allow for forward entry and exit and affords sufficient space for manoeuvring vehicles.</p> <p>A landscaped setback is included in the proposal which will soften the visual appearance of parking areas.</p> <p>The proposal does not affect any street trees.</p>
6.4.1 Building	Buildings are to be designed to ensure that they	Complies.

Form and Character	are architecturally treated and visually interesting. Building entries are to be easily identified from the street and expansive blank walls are to be avoided.	The design addresses the street and is vertically and horizontally articulated using a range of materials to create a visually interesting façade. The building entrance will be readily apparent from the street.
6.4.1.1	a) The maximum gross floor area of any single retail premises within any business in areas zoned B1, B2 and B5 shall not exceed 500 square metres unless the proposal has been supported by an economic impact assessment, prepared by a suitably qualified person.	N/A The proposal is not for a retail premises and therefore this section will not apply.
6.4.1.2 Building Setbacks	A 10m front setback is required from the primary street frontage. Development is to be setback a minimum of 30m to the main southern railway corridor. Council may consider a reduction in the rear railway setback from 30m to 5m where a vegetated screen/landscaped area is provided to Council's satisfaction. No side setback control is given.	Complies. A front setback in excess of 10m has been provided. The building is setback greater than 30m from the Commuter Rail Line. An existing high concrete acoustic wall and stepped retaining walls provide a significant screen against the noise of the rail corridor.
6.4.1.3 Fencing	<i>a) Commercial fencing shall be a maximum 2.4 metres in height.</i> <i>b) The use of sheet metal fencing is not permitted.</i>	Capable of compliance. Security fencing will be provided on the perimeter of the site. A condition of consent can be applied ensuring the fence is not higher than 2.4m or constructed of sheet metal.
6.4.2 Car Parking and Access	Car parking must be designed to accommodate forward entry and exit of vehicles and be in accordance with the relevant Australian Standards. Required rates of parking are addressed in the Campbelltown DCP 2015, however, no relevant rate is provided in relation to Educational Facilities.	Complies. Cars can enter and exit in a forward direction. A total of 13 parking spaces are provided, with 2 spaces for persons with a disability. The Traffic and Parking Assessment, prepared by GTK consulting which accompanies this DA, considers the provision of 13 car parking spaces (including 2 spaces for persons with a disability) to be sufficient to meet College requirements. Furthermore, the Traffic and Parking Assessment concluded the proposal is suitable in relation to Council's DCP, Australian Standards, RMS guidelines and the likely traffic impacts on the surrounding road network.
6.4.4 Landscaping	A landscape plan is required with all new commercial developments.	Complies. A Landscape Plan prepared by Impact Planners

		accompanies this DA.
6.7 Commercial Waste Management	Commercial Development is required to ensure that appropriate facilities are provided for the storage and collection of waste.	<p>Complies.</p> <p>A bin room and bulk storage room are provided within the basement level in proximity to lift access.</p> <p>A 'bin cupboard' drop-off area is provided on the western boundary adjacent to the basement ramp.</p>

Environmental Planning and Assessment Act 1979 S4.15 Assessment

Section 4.15(A) Relevant Planning Instruments

The relevant planning instruments are the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, State Environmental Planning Policy 55 (Remediation of Land), State Environmental Planning Policy (Infrastructure) 2007, the Campbelltown LEP 2015 and the Campbelltown DCP 2015. They have been considered in detail throughout this SEE.

Section 4.15(B) Likely Impacts of the Development

The primary likely environmental impacts resulting from the proposed development have been addressed earlier in this report. Notwithstanding this, the greatest of impacts likely to be caused by the development on the locality, are considered to be acoustic and traffic impacts, and are therefore discussed in greater detail below.

Acoustic

The proposed secondary campus is proposed to accommodate 120 students (limited to year 10, 11 and 12 students) and 15 staff. No large open recreational areas are proposed. An indoor recreational space is proposed within the basement level of the development, however by virtue of being underground, the noise emission caused by use of this recreational space will be greatly suppressed.

In this regard, as the noise impacts generated by the proposal are predominantly contained within the proposed building, and due to the context of the local area, being zoned for business development uses, the proposal is considered to have an acceptable noise impact within the immediate acoustic environment.

External noise emission criteria have been established within the accompanying Acoustic Assessment in the satisfaction of the requirements outlined in the Campbelltown DCP 2015 and the Environmental Protection Agencies Noise Policy for Industry policy.

Traffic

Students attending Warakirri are typically from disadvantaged backgrounds and do not pay fees to attend the College and are issued with School Opal cards to assist with travel costs. Students at Warakirri Colleges rarely access the campus by private vehicle making proximity to public transport important for students.

A Traffic and Car Parking Assessment has been prepared in support of the proposed development. This assessment has identified that, based on the provision of 13 car parking spaces, the maximum traffic generation in peak periods will be 13 vehicles in am and PM peak periods, and concluded that this generation rate will have a negligible impact on existing traffic flows and intersection capacities and is suitable.

Section 4.15(C) Suitability of the Site for the Development

The site is considered to be ideal for the proposed development as it is located in a business zone in close proximity to rail and bus transport options, public open space, and commercial retail premises in Campbelltown town centre.

As illustrated in this report the site is determined to be suitable for use as an educational establishment.

Section 4.15(E) Public Interest

The proposal will result in an additional educational pathway being available to young people within the Campbelltown LGA. It is highly consistent with the public interest to approve this proposal.

Conclusion

The proposal for use of the site as an educational establishment is assessed in this SEE and found to generally satisfy the relevant objectives and provisions of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, Campbelltown LEP 2015 and the Campbelltown DCP 2015.

In accordance with the Education SEPP, the proposed use is permissible with consent in a prescribed zone, of which the B5 Business Development zone is included. The site is ideally situated for the proposed development due to its proximity to public transport, public open space and commercial retail. It's use as an educational establishment will provide an additional opportunity for young people living within the Campbelltown LGA to further their educations and is therefore in the public interest.

The proposal is strongly recommended for approval as it is generally compliant with the relevant planning instruments and is in the public interest.