

Good morning

Please find below Council's submission on this application:

Vehicle Crossing, Driveway & Parking

1. The minimum width of the driveway shall be 5.5m wide clear of walls, edges from property boundary to Lower Ground floor facilitate the two-way movement as per AS2890.1 (Clause 3.2.2)
2. Parking spaces and aisle widths are satisfactory.
3. Driveway gradients - No driveway profile has been provided. The floor levels provided, minimum clear height on ramp and lower ground floor, driveway grades and transitions cannot be assessed against AS2890.1 without a driveway profile.
4. The vehicle crossing and corresponding layback in the road reserve shall comply with Council standard drawing SD-R10 Sheets 1 & 2.
5. The Waste management plan doesn't clearly specify the waste collection strategy,
6. An MRV vehicle is nominated for waste collection - swept paths for an MRV servicing the site shall be provided. Paths and driveway grades for an MRV shall comply with AS2890.2.

Stormwater

1. No stormwater calculations have been provided. Calculations shall be provided as per Council's Engineering design guide and may require redesign of the stormwater configuration.
2. Stormwater shall comply with Council's Engineering Design guide for developments.
3. The applicant shall demonstrate limiting post-development flow to pre-development flow, and this may require provision of an On-site detention system.
4. The pipeline in the road reserve shall be reinforced concrete minimum (375mm diameter class 3 minimum).
5. The proposed piped connection from the boundary to the existing kerb inlet pit will require adjustment / relocation of services (Sydney Water, Telecommunication, Electricity). This shall be undertaken at the applicant's cost and to the satisfaction of Council and relevant utility authority.
6. The applicant shall provide a dual pump system for the basement in line with Council's Engineering Design Guide for Development.
7. The proposed pump-out system in the basement is to have a backflow prevention device installed.
8. It is noted that there is a drainage easement adjacent at the front property boundary however it is unclear why. It may be related to the sub-division of the parent lot into lots 6 & 6A.

9. A condition preventing any signs being placed within the drainage easement adjoining Watsford Rd without Council approval is required.

Traffic

The submitted traffic and parking report states that the students attending Warakirri College are typically from disadvantaged backgrounds where students are issued with Opal cards to assist with travel cost. Council has reviewed the submitted traffic and parking report in the light of the above statement and noting that the proposed college will be funded by State and Federal Governments' Special Assistance Schools program. Given Warakirri College already operates two campuses in Fairfield and Blacktown; Council assumes this to be reasonable and based on the operational dynamics of the existing colleges. It is also noted that the provided on-site parking is not sufficient for the staff numbers indicated, but as with the students, the staff have good access to public transport with Campbelltown Station in close proximity. Should any of these assumption be incorrect, the applicant would need to submit revised traffic and parking report for the assessment and approval by Council prior to the SSD being determined.

Acoustic

It is recommended a condition be included requiring all windows to have a minimum acoustic R_w value of 31, as recommended in the applicant's acoustic report.

Building

The most serious non-compliance of the proposed design is the fact the entire school (ground floor and first floor levels with 120 students and staff) has only one exit, discharging from one point, at the front of the building. There is no alternative exit from building proposed. The applicant's BCA report has deferred assessment of this issue by stating that they will do a separate Fire Safety Report, as a performance solution.

Council is of the view that this matter is of enough significance that the performance solutions report be completed prior to approval of the project, as the non-compliance is a serious public risk to fire safety. Also, the site constraints are not conducive to a readily available deemed to satisfy solution, should the performance solution report fail to adequately address this non-compliance.

Other comments

- Some clarity around access arrangements to open space/sporting fields is required.
- 4 bike racks for 120 students appears to be inadequate
- A CPTED assessment should be undertaken as an industrial area with limited passive street surveillance may not be ideal for a school for disengaged students.