

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10420 Warakirri College, Campbelltown
Applicant	Warakirri College
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

12 August 2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including additional teaching facilities and specialised education services which result in the creation of 15 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including:
 - NSW State Priorities;
 - State Infrastructure Strategy 2018-2038;
 - Greater Sydney Regional Plan, A Metropolis of Three Cities; and
 - the Western Sydney District Plan;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions to manage impacts in relation to potential construction and operational impacts on surrounding land uses and the adjacent rail corridor;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 19 March 2020 until 15 April 2020 (28 days) and received 7 submissions, including comments from public authorities and 1 public submission in support of the project.

The key issues raised by public authorities and considered in the Department's Assessment Report and by the decision maker include access, noise impacts, the waste collection strategy for the site and stormwater management requirements. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Access</i></p> <ul style="list-style-type: none"> Council provided comments in relation to the dimensions of the proposed driveway, including requesting that the driveway ramp to the proposed basement carpark be widened to enable the two-way movement of vehicles. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department has reviewed the Applicant's Traffic and Parking Report and support's Council's comments. The Applicant has committed to widening the top of the proposed driveway ramp by 2.5m to enable the movement of two vehicles, to address Council's comments. A safety convex mirror has also been proposed at the bottom of the ramp for additional safety measures. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The conditions of consent require the layout and design of all on-site car parking to comply with the latest Australian Standards of AS2890.1 and AS 2890.6 to ensure that Council's comments are addressed and upheld.
<p><i>Noise Impacts</i></p> <ul style="list-style-type: none"> Council recommended a condition confirming the Applicant's commitment that windows would achieve internal sound reduction values (Rw valued of 31) as specified in the submitted acoustic report for the site. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department's assessment acknowledged the need to implement sufficient noise mitigation measures to protect its users from rail corridor noise. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Consistent with Council's request, the Department has conditioned the Application to ensure that appropriate noise reduction windows and structures are included in the building.
<p><i>Waste Collection Strategy</i></p> <ul style="list-style-type: none"> Council raised concerns relating to the site's waste management strategy and requested further clarity relating to the access arrangements to the site for waste collection vehicles. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department agreed with Council's concerns and requested further information from the Applicant to provide clarity relating to the nominated waste collection strategy. The Applicant addressed these concerns in its RtS and included a revised Commercial Waste Management Plan. It clarified that waste collection for the site would be undertaken once a week by a medium rigid vehicle (MRV), however, direct access of the MRV to the site has not been proposed. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The Department has imposed conditions to require the Applicant to prepare and implement a waste management plan during operation of the development, and require Council to agree to the design of the operation waste storage area prior to construction where Council will be responsible for undertaking waste collection.
<p><i>Stormwater management</i></p> <ul style="list-style-type: none"> Council identified the need for an on-site detention system and reinforced pipeline in the road reserve to connecting the site to the nearby drainage basin. Specific design requirements were provided for these structures. 	<p><i>Assessment and Conditions</i></p> <ul style="list-style-type: none"> The Department's acknowledged Council's comments and the development consent includes specific conditions to ensure these stormwater management structures are finalised in consultation with Council and in accordance with specified design requirements.