

Statement of Environmental Effects

Alterations and Additions to
Jerrabomberra High School

101 Envirova Drive, Jerrabomberra

PREPARED FOR
NSW DEPARTMENT OF EDUCATION

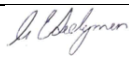
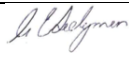
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*This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Table of Contents

1	Introduction.....	4
1.1	Supporting Materials.....	5
2	The Subject Site	6
2.1	Location and Description	6
2.2	Poplars Precinct.....	6
2.3	Surrounding Development	7
2.4	Summary of Key Features	7
2.5	Site History	8
3	The Proposal.....	9
3.1	Summary	9
3.2	New Building	10
3.3	Carpark Extension	15
3.4	Internal Changes to Block B	16
3.5	Ancillary Works	17
3.6	Landscaping	18
3.7	Civil Works.....	20
3.8	Materials and Finishes.....	21
3.9	Waste	21
4	Planning and Environmental Assessment	23
4.1	Environmental Planning and Assessment Act.....	23
4.2	Environmental Planning & Assessment Regulations 2021	24
4.3	Environmental Planning Instruments.....	25
4.4	Applicable Draft Environmental Planning Instruments	31
4.5	Development Control Plans.....	31
4.6	Applicable Planning Agreements.....	31
4.7	Applicable Provisions of the Regulations	32
4.8	Community Consultation and Public Submissions	32
4.9	Additional Matters	32
5	Impacts	33
5.1	Built Form and Urban Design	33
5.2	Traffic Transport and Parking	33
5.3	Bushfire.....	34
5.4	Biodiversity	34
5.5	Aboriginal Heritage	35
5.6	Acoustic	36
5.7	Stormwater	37
5.8	Waste Management.....	38
5.9	Economic	38
5.10	Social	39
6	Site Suitability and Public Interest	40
6.1	Site Suitability	40
6.2	Public Interest	40
7	Conclusion	41



Schedule of Figure and Tables

Figure 1: Subject Site.....	6
Figure 2: Proposed Site Plan	9
Figure 3: 3D Visual Representation of the Development.....	11
Figure 4: Height Plane Diagram.....	11
Figure 5: Lower Ground Floor Plan.....	12
Figure 7: Ground Floor Plan	14
Figure 8: Carpark Extension	15
Figure 9: Existing and Proposed Block B Ground Floor	16
Figure 10: Public Domain Works Plan	17
Figure 11: General Arrangement/Site Plan.....	18
Figure 12: Landscape Sections 1 & 2	19
Figure 13: Landscape Sections 3 & 4	19
Figure 14: Bulk Earthworks Layout Plan.....	20
Figure 15: Materials and Finishes	21
Table 1: Supporting documentation	5
Table 2: Summary of Key Features	7
Table 3: Proposal Summary Table	10



1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Mecone Group NSW Pty Limited on behalf of the NSW Department of Education (DoE) to support a Development Application (DA) to Queanbeyan-Palerang Council (Council) for alterations and additions to the approved Jerrabomberra High School located at 101 Environa Drive, Jerrabomberra (the subject site).

The proposal is for alterations and additions to the approved Jerrabomberra High School including:

- construction of a new school building containing general learning spaces, kitchen, workshops and ancillary facilities;
- extension to the existing carpark with provision for an additional 34 parking spaces;
- provision of 114 bicycle parking spaces;
- construction of a large outdoor play space for student use;
- associated civil and landscape works; and
- internal alterations to the ground floor of Block B (already approved and constructed under SSD-24461956) to replace the existing kitchen, food and textiles facilities with a new science lab, general learning spaces, and ancillary facilities.

The objective of the proposal is to accommodate project demand for high school spaces in the area.

This application is made under Section 4.12 of the Environmental *Planning and Assessment Act 1979* (EPA Act), and this SEE has been prepared in accordance with the Approved Form as required by section 24 of the *Environmental Planning and Assessment Regulation 2021* (Regulations). This SEE includes an assessment of the proposed development in relation to the matters for consideration set out under section 4.15 of the EPA Act and should be read in conjunction with the accompanying documentation submitted under separate cover.

Specifically, this SEE provides the following information:

- analysis of the site and context;
- description of the proposal;
- assessment of the proposal against relevant environmental planning instruments and development control plans;
- assessment of the proposal's environmental impacts; and
- identification of mitigation measures where required.

The development is Crown development with a capital investment value of more than \$5 million, and therefore it is “regionally significant” under section 2.19 and Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). The Southern Regional Planning Panel (SRRP) is the relevant consent authority for the application.

On balance, it is considered that this application is reasonable, will result in positive environmental planning outcomes, and results in no unacceptable impacts. Therefore, it is requested that the SRRP exercise delegated authority to approve the proposed development subject to appropriate conditions of consent.



1.1 Supporting Materials

This application is supported by and should be read in conjunction with, the following specialist drawings and reports identified in Table 1.

TABLE 1: SUPPORTING DOCUMENTATION

ITEM	AUTHOR	REFERENCE
Access Report	Group DLA	Project No. GDL230295 Rev B dated 28 July 2023
Architectural Design Report	TKD Architects	July 2023
Architectural Drawings	TKD Architects	Job No. 220119 dated 26 July 2023
Building Code of Australia 2022 Report	Group DLA	Project No. GDL230294 dated 13 July 2023
Bushfire Protection Assessment	EcoLogical	Project No. 23HUS5553 Ver. 1 dated 28 July 2023
Civil Engineering Works Plans	NDY	Dated 28 July 2023
Clause 4.6 Variation	Mecone	Rev B Dated August 2023
Construction Waste Management Plan	EcCell	Version 1 dated 31 July 2023
Cost Plan	Turner & Townsend	Rev 1 dated 31 July 2023
CPTED Report	Mecone	Revision B dated August 2023
Environmental Noise and Vibration Assessment	Acoustic Logic	Document Reference 20230612.1/0108A/R1/GC Rev 1 dated 1 August 2023
Flood Statement	Martens & Associates	Ref. P2108170JC02V01 dated 21 July
Landscape Design Plans	Context	Rev A dated 27 July 2023
Landscape Design Report	Context	Project No. 20575 Issue A dated 27 July 2023
Operation Waste Management Plan	EcCell	Version 1 dated 30 July 2023
Preliminary Site Investigation (Contamination)	Douglas Partners	Project No. 94188.06 dated June 2023
Stormwater Management Strategy	NDY	Ref. rp230510m0007 Rev 2 dated 28 July 2023
Transport and Accessibility Impact Assessment	TTW	Ref. 231314 TAAA Rev 1 dated 28 July 2023



2 The Subject Site

2.1 Location and Description

The subject site is legally described as Lot 2 DP1277158 and is known as 101 Environa Drive, Jerrabomberra.



FIGURE 1: SUBJECT SITE

Source: MetroMap

The subject site is an irregular shape and has an area of approximately 4.5ha. The site has two road frontages—one to the west (Environa Drive) and one to the north (Lexcen Avenue). Lexcen Avenue provides direct access into the school site. The subject site is located in the Southern Tablelands region of NSW and is approximately 10km southeast of Canberra.

2.2 Poplars Precinct

The subject site is located within a development area called the Poplars Precinct, which forms part of the South Jerrabomberra Regional Job Precinct under the NSW Government's Regional Job Precincts program. The Regional Job Precincts is an extension of the Special Activation Precinct program, which provides planning support to drive growth, investment and development opportunities within regional NSW. The Poplars Precinct is a joint venture between the NSW State Government, Council and Poplars Developments (a consortium of developers and investors). The precinct includes a 35ha Innovation Precinct (business park), 10ha of retail and services precinct, over 100ha of conservation area (grasslands reserve) and a Learning Precinct. The subject site is located within the Learning Precinct portion.



A referral to the Commonwealth Department of Agriculture, Water and Environment (DAWE) for assessment of matters of national environmental significance under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was carried out separately for the overall Poplars Development site. Refer to Section 5.4 of this SEE for further discussion.

2.3 Surrounding Development

The site adjoins David Madew Regional Park to the southeast and is located 100m east of an existing co-use recreational field associated with Jerrabomberra Public School.

Jerrabomberra Creek is located approximately 150m to the southwest of the site, and adjoining land to the southeast includes a small dam that forms part of a watercourse and broader wetland. Approximately 200m south of the site is Lake Jerrabomberra (artificial lake).

Existing surrounding development generally includes low density residential developments to the south, local sports facilities to the east, Jerrabomberra Public School to the northeast, and grazing land and natural grasslands to the north, further south and west. The areas north and west of the site are proposed to become an innovation precinct for business park uses.

2.4 Summary of Key Features

A summary of the key site features and characteristics are summarised in **Error! Reference source not found.**Table 2.

TABLE 2: SUMMARY OF KEY FEATURES

ITEM	DESCRIPTION
Address	101 Environa Drive, Jerrabomberra
Legal Description	Lot 2 DP1277158
Total Area	Approx. 4.5ha
Street Frontage	Approx. 115m to Lexcen Avenue Approx. 140m to Environa Drive
Shape	Irregular
Access	Vehicular access is provided via Lexcen Avenue
Vegetation	The majority of the site has been cleared for the approved high school. A grassed area with scattered shrubs remains in the southern portion of the site. The proposed new building is located on cleared land.
Zoning	Part B7 Business Park Part RE2 Private Recreation



2.5 Site History

2.5.1 State significant development

2.5.1.1 Main Approval

On 13 July 2022, the Director Social and Infrastructure Assessments, as delegate of the Minister for Planning, granted consent to a State significant development application (SSD-24461956) for the construction and operation of a new high school comprising:

- site preparation including bulk earthworks;
- construction of school buildings up to three storeys in height; including administration/staff areas, library and hall;
- covered outdoor learning area, general learning spaces and amenities;
- car parking and bicycle parking;
- associated works including site landscaping, walkways, central plaza, outdoor games courts, fencing and signage;
- drainage works and school signage; and
- associated infrastructure upgrades including bus bays, drop-off/pick-up facility, on-street car parking and pedestrian infrastructure.

Detailed investigations were carried out as part of the SSD application, including biodiversity, Aboriginal heritage and non-Aboriginal heritage investigations that covered the entire school site.

2.5.1.2 Modifications

On 18 May 2023, a delegate of the Department of Planning and Environment, as delegate of the Minister for Planning, granted consent to Mod-1 for minor internal alterations to the science faculty relating to SSD-24461956.

The applicant also lodged a second modification of SSD-24461956 for minor miscellaneous changes, including the extension of the carpark area to allow for support learning pick-up/drop-off to occur. This modification is under assessment at the time of writing.

2.5.2 Subdivision

On 10 March 2021, Council granted consent (DA 332-2015) for the subdivision of Lot 1 DP 1263364 into 2 new lots. The intent of the application was to allow for the DoE to gain ownership of the proposed Lot 2 (the site for the subject application) for the purposes of constructing a high school. The proposed Lot 1 will remain as residual land for the interim with the probability of private recreation and business development in the future. The development consent includes conditions relating to biodiversity, infrastructure and site servicing. The conditions of the development consent were complied with, and Council subsequently issued a Subdivision Certificate on 4 November 2021. The approved subdivision plan was registered on 31 March 2022, and the 2 new lots are identified as Lots 1 and 2 in DP1277158.



3 The Proposal

The proposal is for alterations and additions to the approved Jerrabomberra High School including:

- construction of a new school building containing general learning spaces, kitchen, workshops and ancillary facilities;
- extension to the existing carpark with provision for an additional 34 parking spaces;
- provision of 114 bicycle parking spaces;
- construction of a large outdoor play space for student use;
- associated civil and landscape works; and
- internal alterations to the ground floor of Block B (already approved and constructed under SSD-24461956) to replace the existing kitchen, food and textiles facilities with a new science lab, general learning spaces, and ancillary facilities.

The proposed physical works are detailed under the following sub-sections.

3.1 Summary

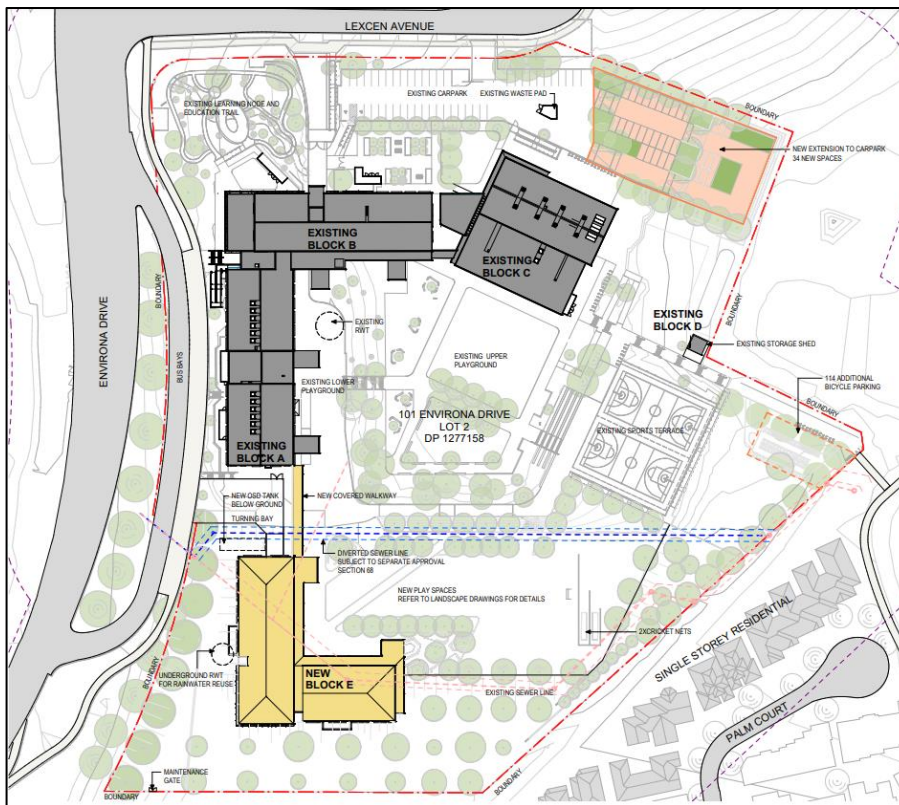


FIGURE 2: PROPOSED SITE PLAN

Source: Proposed Site Plan (Job No. 220119 Drawing No. JHS-TKD-ZZ-ZZ-DR-AR-1001 Rev D)



TABLE 3: PROPOSAL SUMMARY TABLE

ITEM	DESCRIPTION
Use	Education Establishment (High School)
Capacity	Approved : 470 students and 44 staff Proposed: Approximately 1000 students and 78 staff
Height of new building	9.473m from finished ground level – Two storeys
GFA of new building	New building: 2,753m ² School total including new building: 6,645m ² + 2,753m ² = 9,398m ²
Trees	No trees to be removed. 102 trees to be planted.
Parking	44 spaces approved under SSD-24461956 34 new parking spaces proposed.

3.2 New Building

The proposed school building provides a total of two storeys, consisting of a lower ground floor and a ground floor, and is identified as Block E. The total gross floor area of Block E is 2,753m² and the maximum height above existing ground level in the area subject to the 8.5m height control is 15.298m. However, the overall maximum height of building from the existing ground level is 17.495m as shown on the accompany architectural plans prepared by TKD (Drawing No. JHS-TKD-BE-ZZ-DR-AR-3101 Rev D). It is noted that the significant building height is primarily the result of the steep slope on the southern portion of the site, and the proposed building is only two-storeys.

The built form and materials are informed by the setting and cultural heritage of the subject site and surrounding area. The façade addresses bulk and scale by providing articulation in the form of breaks in the building, stairs and shade structures. Details of the rooms and uses contained in the lower ground floor and ground floor are provided following sub-sections.

3.2.1 Sustainability

The proposed development will align with the principles of ecologically sensitive development. The DoE mandates that all new school buildings, whether for an existing or a new school, must attain at least a 4 Star Green Star rating. Therefore, Block E of the proposed development will be designed to achieve the same rating.





FIGURE 3: 3D VISUAL REPRESENTATION OF THE DEVELOPMENT

Source: Perspectives (Job No. 220119 Drawing No. JHS-TKD-BE-ZZ-DR-AR-9100 Rev D)

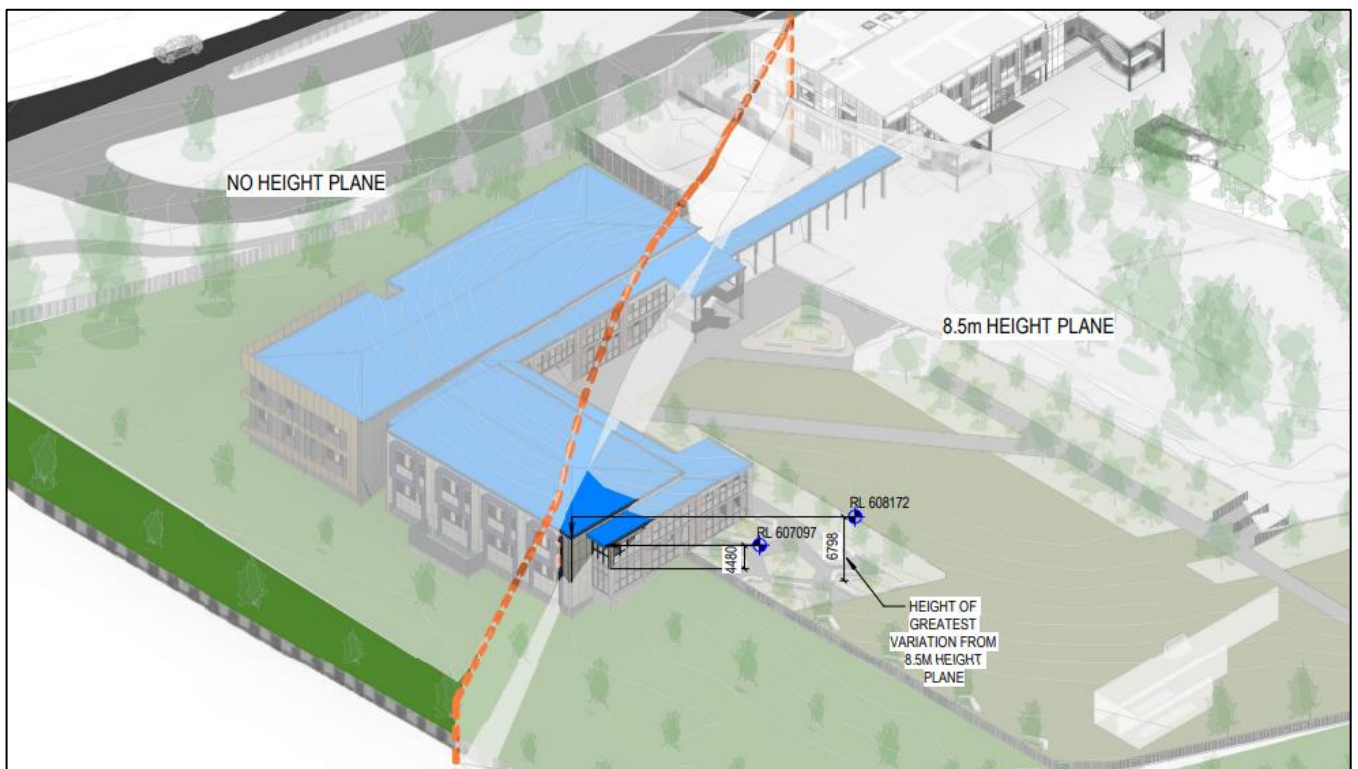


FIGURE 4: HEIGHT PLANE DIAGRAM

Source: TKD Architects



3.2.2 Block E - Lower Ground Floor

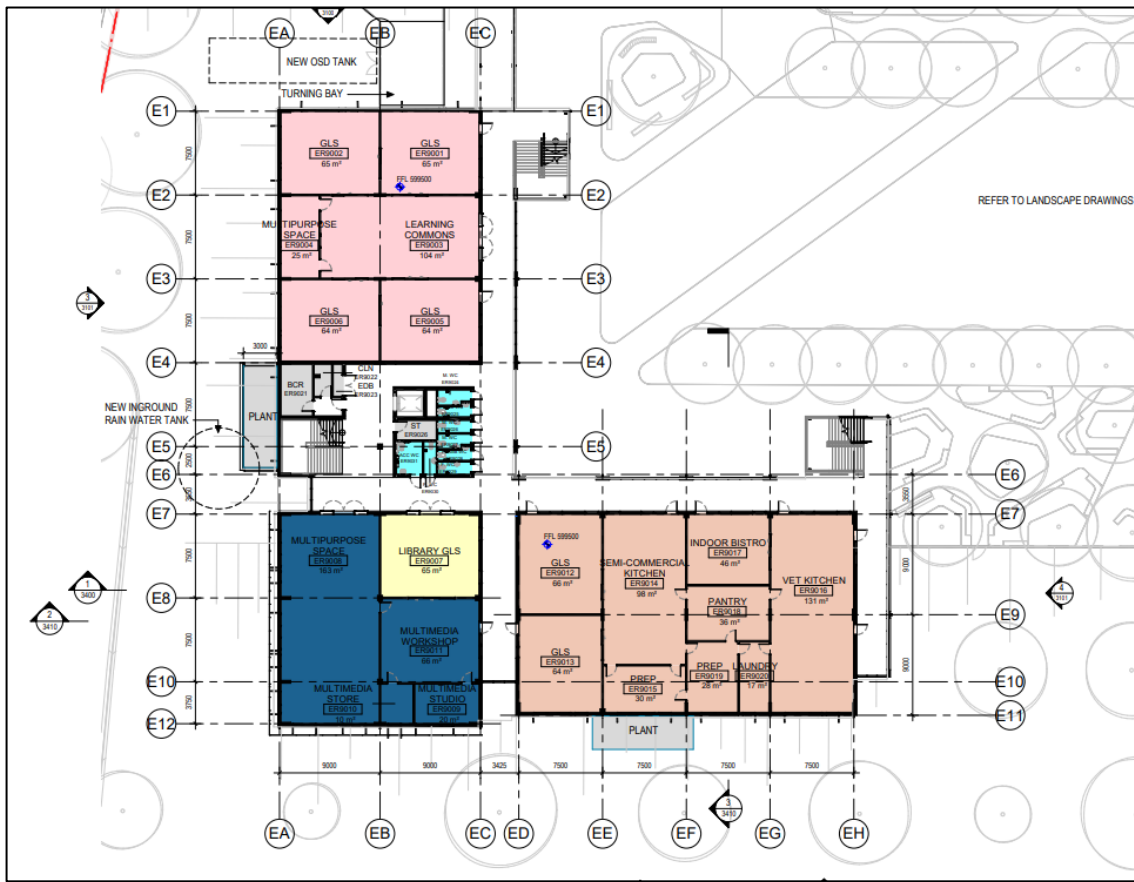


FIGURE 5: LOWER GROUND FLOOR PLAN

Source: GA – Lower Ground Floor Plan – Block E (Drawing No. JHS-TKD-BW-LG-DR-AR-2100 Rev D)

The proposed lower ground floor of Block E contains:

- General Learning Facilities
 - 4x 'general learning' rooms
 - 1x 'learning commons' room
 - 1x 'multipurpose space' room
- Student Amenities
 - 8x student bathrooms (including 1x accessible bathroom)
- Multimedia Facilities
 - 1x multipurpose space
 - 1x multimedia store
 - 1x multimedia studio
 - 1x multimedia workshop



- Library Facilities
 - 1x library 'general learning' room
- Food and Textiles Facilities
 - 2x 'general learning' rooms
 - 1x semi-commercial kitchen
 - 2x food and textile 'prep' rooms
 - 1x 'indoor bistro'
 - 1x pantry
 - 1x laundry room
 - 1x 'vocational education kitchen'
- Services and storage facilities (including 2x plant rooms)
- Stairwells and an elevator shaft

Additionally, ground-level pedestrian pathways are provided to enable student and staff circulation, and a covered pedestrian pathway connecting Block E to Block A is proposed.

For further detail, please refer to the Lower Ground Floor Plan (Drawing No. JHS-TKD-BW-LG-DR-AR-2100 Rev D) prepared by TKD Architects.



3.2.3 Block E - Ground Floor

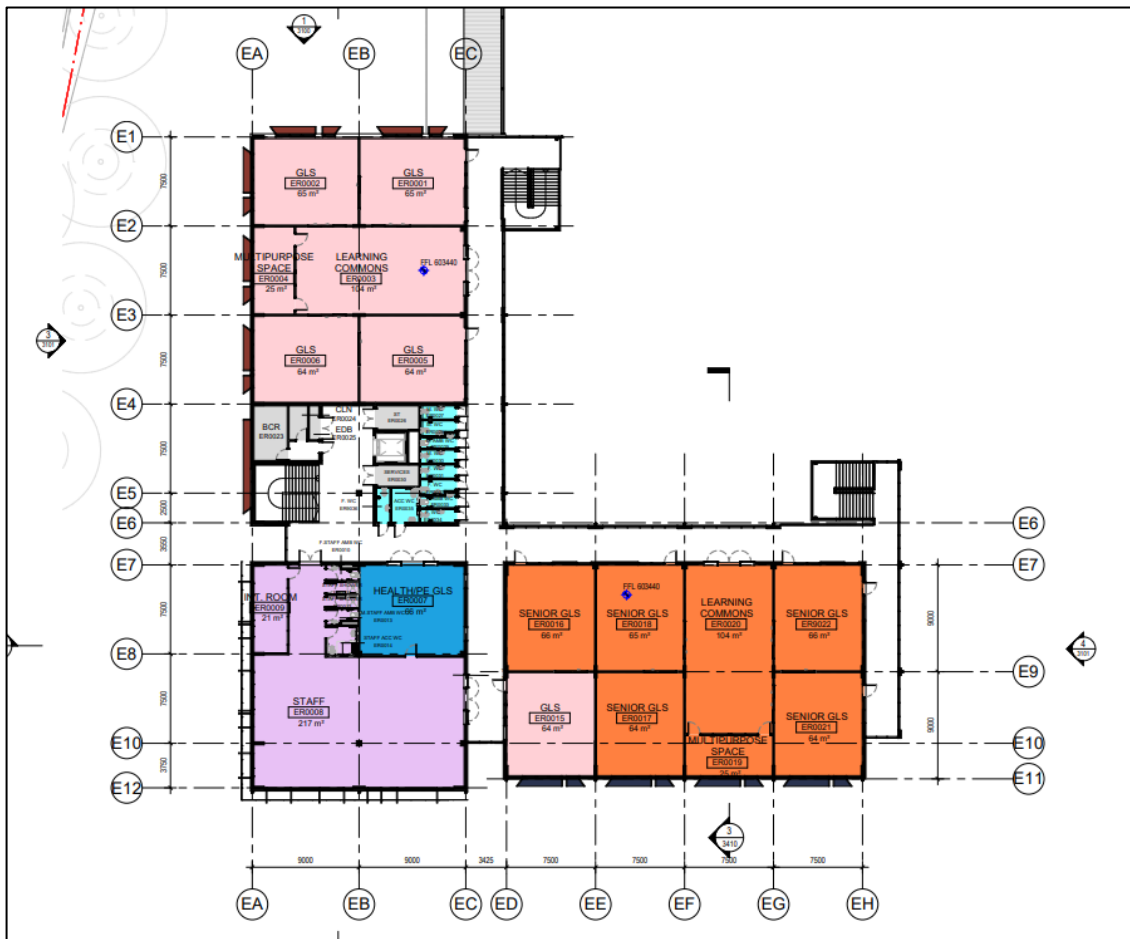


FIGURE 6: GROUND FLOOR PLAN

Source: GA – Ground Floor Plan – Block E (Job no. 220119 Drawing No. JHS-TKD-BW-LG-DR-AR-2101 Rev D)

The ground floor contains:

- General Learning Facilities
 - 5x 'general learning' rooms
 - 1x 'learning commons' room
 - 1x 'multipurpose space' room
- Student Amenities
 - 10x student bathrooms (including 1x accessible bathroom)
- Staff Facilities
 - 3x bathrooms (including 1x accessible bathroom)
 - 2x staff showers
 - 1x Int. room



- 1x Staff room
- Library
 - 1x library general learning room
- Seniors Learning
 - 5x seniors general learning rooms
 - 1x learning commons room
 - 1x multipurpose space
- Sports and Performance
 - 1x Health/PE general learning room
- Services and storage facilities
- Stairwells and an elevator shaft

Additionally, pedestrian pathways are provided on the second-storey deck to enable student and staff circulation.

For further details, please refer to the Ground Floor Plan (Drawing No. JHS-TKD-BW-LG-DR-AR-2101 Rev D) prepared by TKD Architects.

3.3 Carpark Extension

A new carpark extension providing an additional 34 spaces is proposed to the east of the existing car park in accordance with the proposed site plan prepared by TKD Architects. The carpark extension has been designed to accord with the amendments to the carpark as proposed in the second modification of SSD-24461956. Refer to Section 2.5.1.2 of this SEE for further detail.



FIGURE 7: CARPARK EXTENSION

Source: Extract of Proposed Site Plan (Job No. 220119 Drawing No. JHS-TKD-ZZ-ZZ-DR-AR-1001 Rev D)



3.4 Internal Changes to Block B

The internal changes to Block B (approved under SSD-24461956) involve the demolition of the existing food and textiles facilities and the construction of:

- Science Facilities
 - 1x Science lab
 - 2x Science 'general learning' rooms
 - 1x Prep room
 - 1x Seminar Room
 - 1x Chemical storage room

For further details, please refer to the GA Ground Floor Plan – Block B (Drawing No. JHS-TKD-BA-L0-DR-AR-2103 Rev A) prepared by TKD Architects. It is noted that construction of Block B is currently underway and is anticipated to be completed in the coming months (approximately September 2023), prior to the finalisation of the assessment of this Application. Therefore, the internal modifications to Block B are able to be included and approved under this Application.

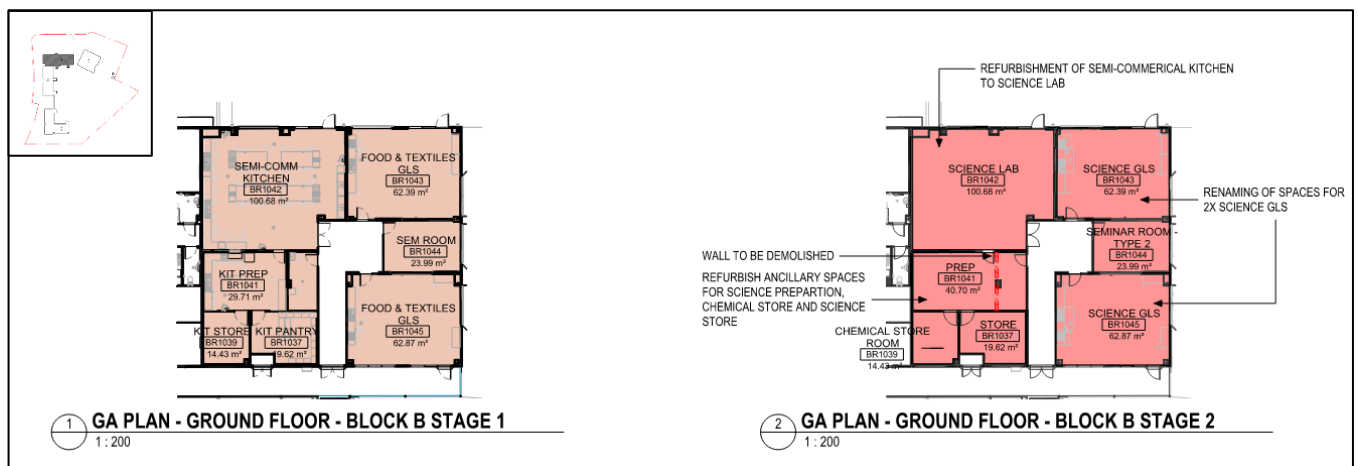


FIGURE 8: EXISTING AND PROPOSED BLOCK B GROUND FLOOR

Source: GA Ground Floor Plan – Block B (Job No. 220119 Drawing No. JHS-TKD-BA-L0-DR-AR-2103 Rev A)



3.5 Ancillary Works

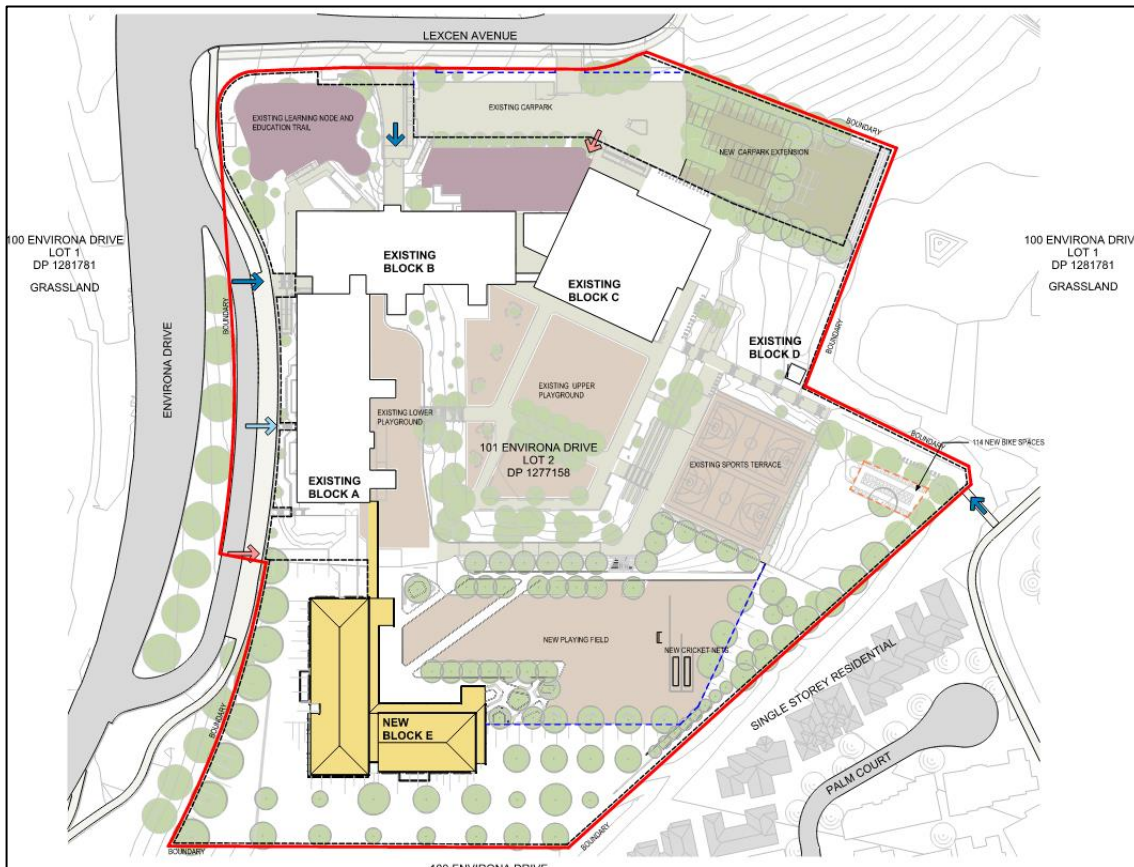


FIGURE 9: PUBLIC DOMAIN WORKS PLAN

Source: Proposed Public Domain Works (Job no. 220119 Drawing No. JHS-TKD-ZZ-ZZ-DR-AR-1002 Rev D)

Other works proposed include:

- 114 bicycle parking spaces.
- The reconfiguring of the existing vehicle layback and gate providing access to Environa Drive.

It is noted that the following items shown on the Proposed Public Domain Works plan (Drawing No. JHS-TKD-ZZ-ZZ-DR-AR-1002 Rev D) already exist on the subject site and do not form part of this application:

- A full height security fence surrounding Blocks A, B, C, D, and E as well as the outdoor play spaces.
- A 1.2m high delineation fence across the frontage of the car park to Lexcen Avenue.
- A 1.2m high delineation fence in the outdoor play space to define the boundaries of the new outdoor play space.
- Three pedestrian gates suited to mass movement from
 - Lexcen Avenue
 - Environa Drive



- The eastern boundary of the subject site
- One single-person pedestrian gate from Environa Drive.
- Two emergency vehicle access gates and associated single-person pedestrian gate from Lexcen Avenue and Environa Drive.

3.6 Landscaping

The landscaping is proposed to be undertaken in accordance with the general arrangement/site plan prepared by Context Landscape Architect (Project no. 20575 Drawing no. L_1001 Rev A) and relates to the car park, Block E, and the outdoor play space. No trees are proposed to be removed, and a total of 102 trees are proposed to be planted, consisting of 69 native canopy trees and 33 exotic canopy trees.



FIGURE 10: GENERAL ARRANGEMENT/SITE PLAN

Source: General Arrangement/Site Plan prepared by Context Landscape Architect (Project no. 20575 Drawing no. L_1001 Rev A) prepared by Context

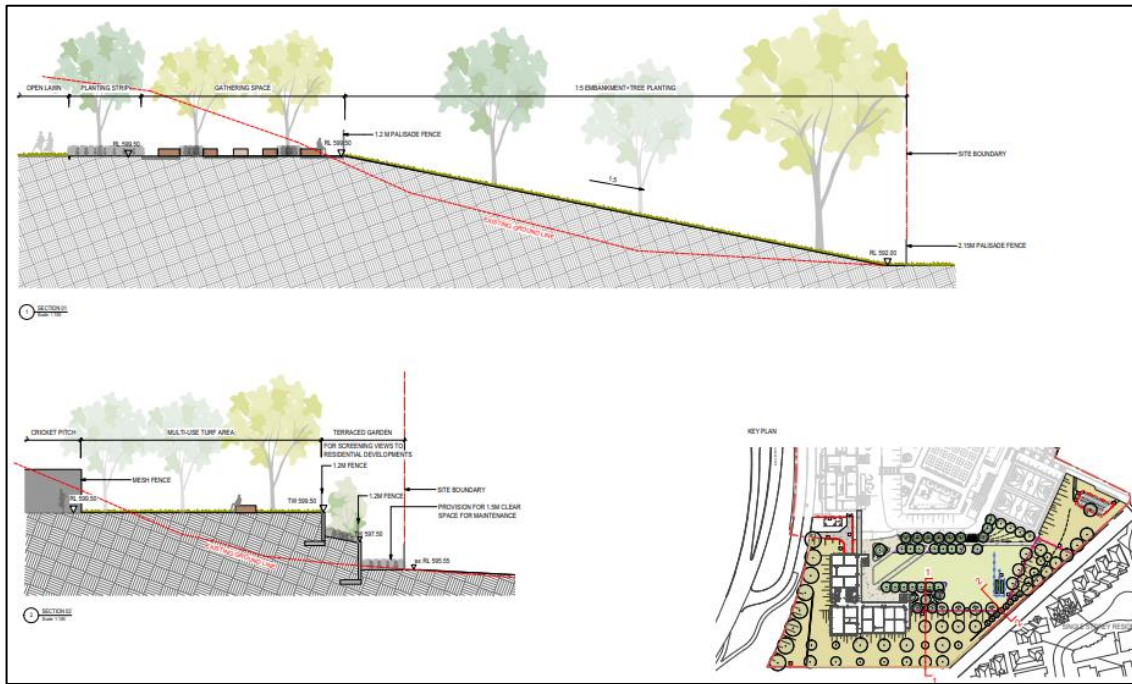


FIGURE 11: LANDSCAPE SECTIONS 1 & 2

Source: Landscape Sections (Project No. 20575 Drawing No. L_6000 Rev A) prepared by Context

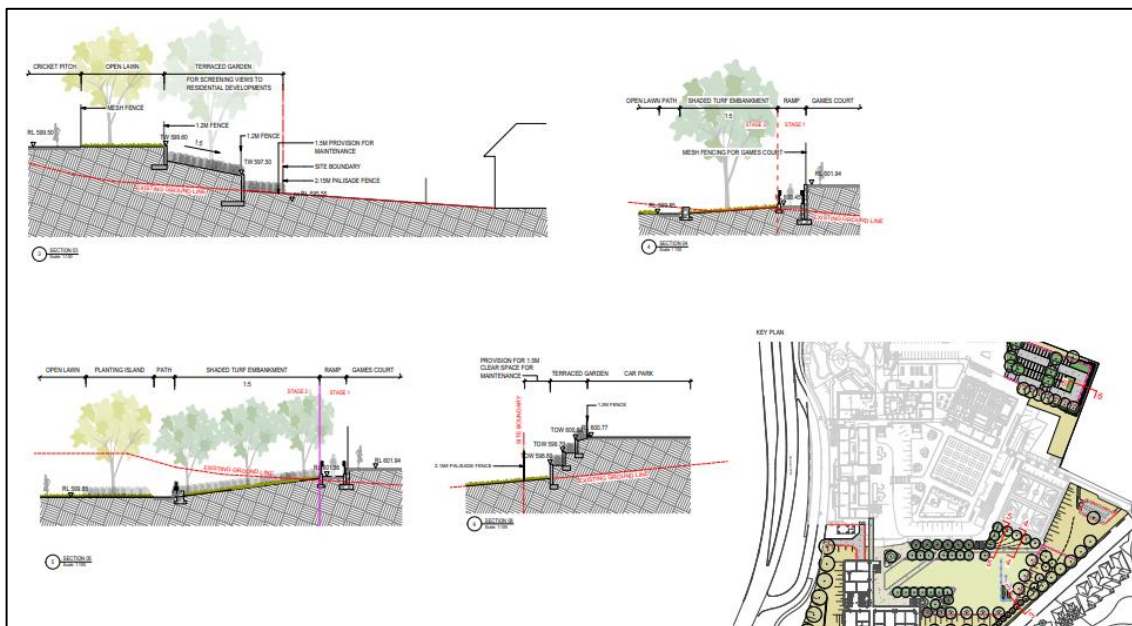


FIGURE 12: LANDSCAPE SECTIONS 3 & 4

Source: Landscape Sections (Project No. 20575 Drawing No. L_6001 Rev A) prepared by Context



3.7 Civil Works

3.7.1 Bulk Earthworks

Ancillary earthworks are required to establish a suitable building pad for Block E and the carpark extension. A total cut of 18,575m³ and a total fill of 14,475m³ is proposed as part of the earthworks.

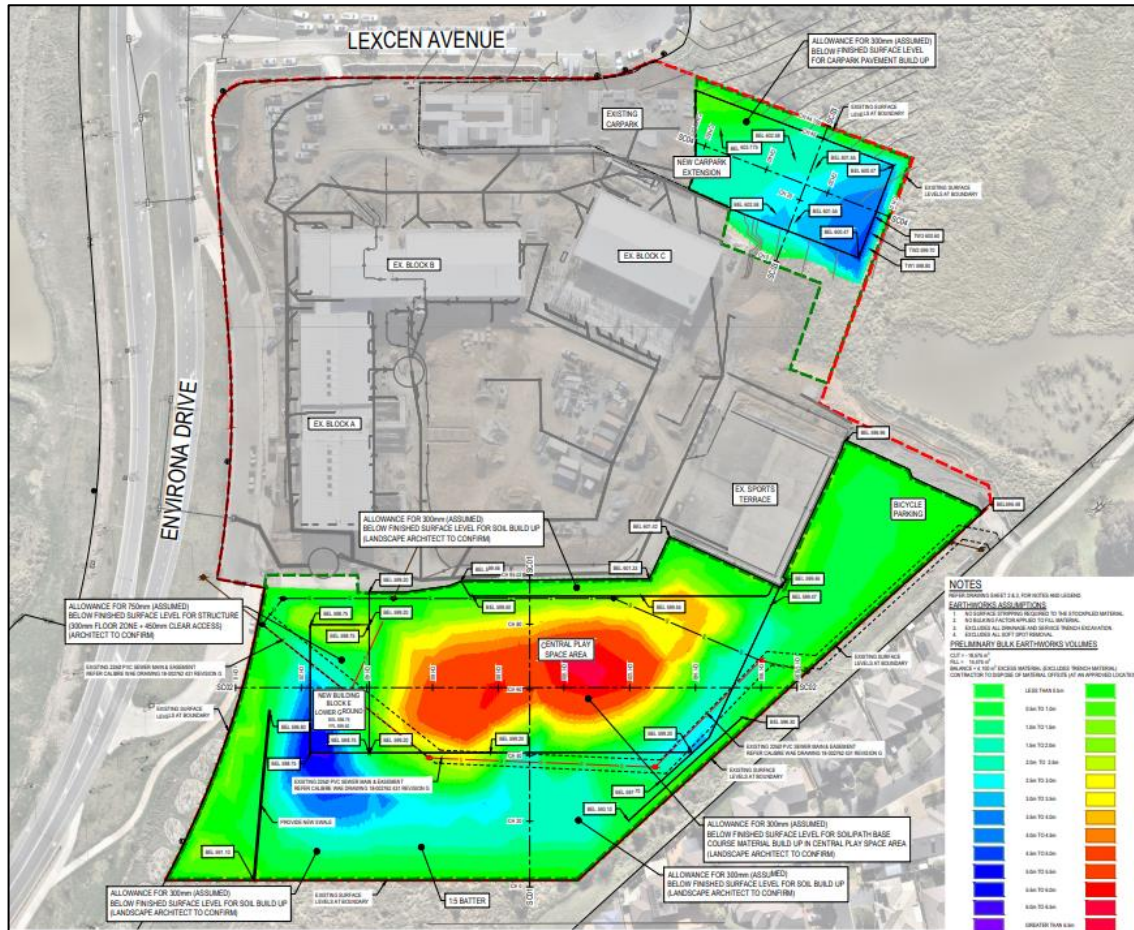


FIGURE 13: BULK EARTHWORKS LAYOUT PLAN

Source: Bulk Earthworks Layout Plan (Drawing No. 0120.0038745.002 Rev D) prepared by NDY

3.7.2 Stormwater Management

A stormwater management system will be installed to ensure stormwater on the site is appropriately captured, treated for pollutants and conveyed to the existing stormwater pit located on Envirova Drive, the existing dam to the northeast of the site, and the existing table drain to the south of the site. Refer to Section 5.7 of this SEE for further detail.

3.7.3 Sewer Realignment

To facilitate the proposed development, the existing sewer line shown on the Existing Site Plan (Drawing No. JHS-TKD-ZZ-ZZ-DR-AR-1000 Rev C) is required to be realigned in accordance with the Proposed Site Plan (Drawing



No. JHS-TKD-ZZ-ZZ-DR-AR-1001 Rev C). The proposed sewer realignment will be subject to a separate section 68 application.

3.8 Materials and Finishes

The materials chosen are based on the local landscapes and how they change through the seasons. The materials and colour proposed are depicted at Figure 14.

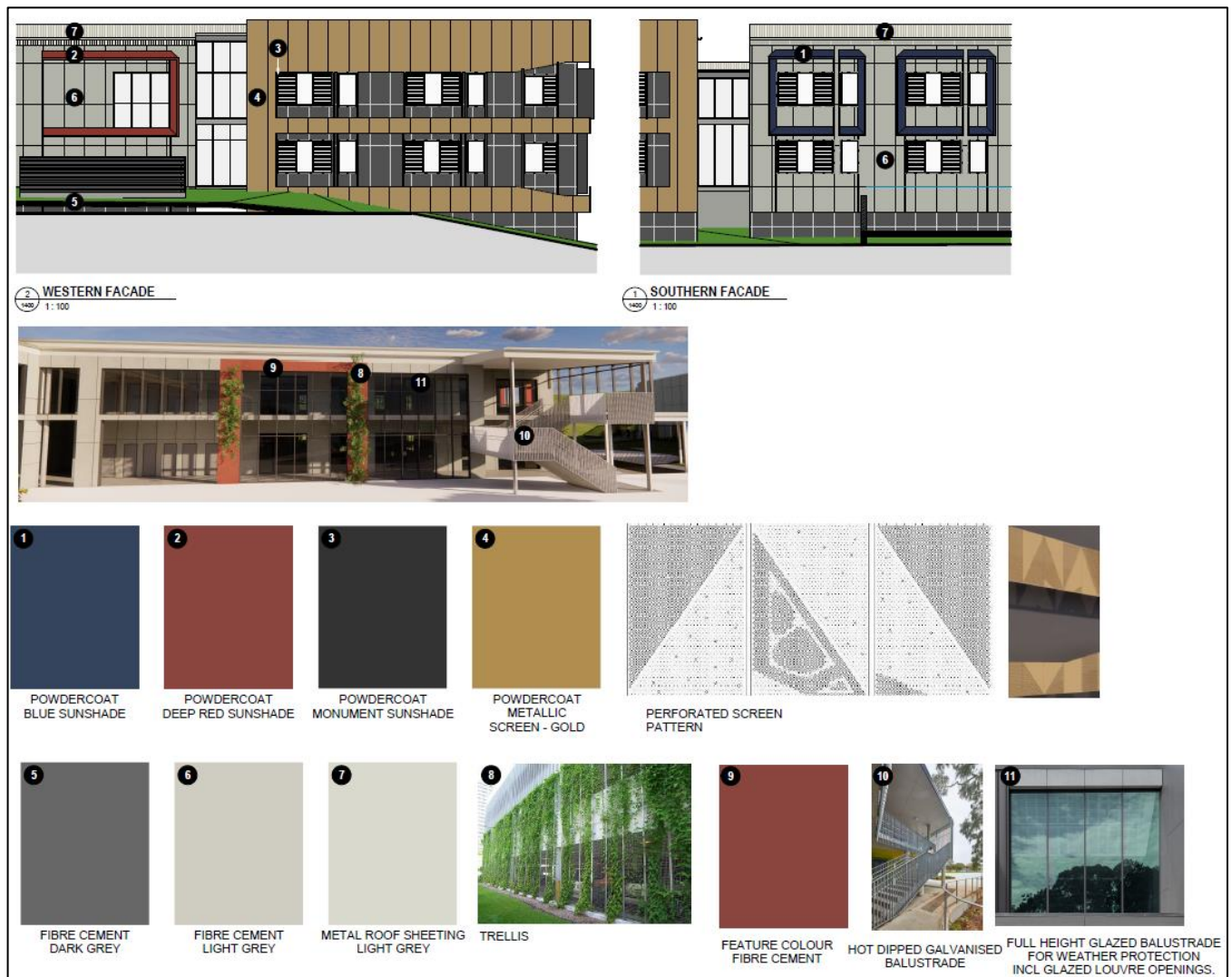


FIGURE 14: MATERIALS AND FINISHES

Source: Materials and Finishes (Job No. 220119 Drawing No. JHS-TKD-BE-ZZ-DR-AR-9000 Rev D)

3.9 Waste

Waste is proposed to be managed in accordance with the Operational Waste Management Plan prepared by EcCell Environmental. Waste will be stored in mobile garbage bins in the nominated waste storage area. Waste



will then be collected at the nominated waste collection point (next to the waste storage area). Collection hours will be scheduled outside of peak school hours from 8:00am to 9:30am and from 2:30pm to 4:00pm. Refer to the accompanying Operational Waste Management Plan for further detail.



4 Planning and Environmental Assessment

This section provides an assessment of the proposal against key relevant provisions contained in the EP&A Act and in relevant planning instruments, including state environmental planning policies (SEPPs) and the applicable development control plan.

4.1 Environmental Planning and Assessment Act

4.1.1 Objects of the Act

In New South Wales (NSW), the relevant planning legislation is the EPA Act. The EPA Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning & Environment (DPE). In 2017, the Act was amended to provide a range of updated objects. The objects of the EPA Act are:

- (a) To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) To promote the orderly and economic use and development of land,*
- (d) To promote the delivery and maintenance of affordable housing,*
- (e) To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) To promote good design and amenity of the built environment,*
- (h) To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is consistent with the objectives of the EPA Act.

4.1.2 Section 4.15 Evaluation

The Application is assessed against the relevant heads of consideration under section 4.15 (1)(a)-(e) of the EPA Act under sections 4.3 to 4.8, section 5, and section 6 of this SEE.

4.1.3 Section 4.46 Integrated Development

The application is integrated development under section 100B of the *Rural Fires Act 1997* requiring concurrence from the NSW Rural Fire Service, as well as under section 92 of the *Water Management Act 2000* requiring concurrence from the Natural Resources Access Regulator.



4.2 Environmental Planning & Assessment Regulations 2021

The SEE has been prepared in accordance with section 24 of the Regulations and in accordance with the requirements of the 'Approved Form' published on the NSW Planning Portal. The requirements for Statements of Environmental Effects are listed under section 1.2 of the 'Approved Form' and are shown below.

- a. The environmental impacts of the development

The environmental impacts of the development have been documented under section 5 of this SEE.

- b. How the environmental impacts of the development have been identified

The methods for identifying potential environmental impacts are specified in section 5 of this SEE.

- c. The steps to be taken to protect the environment or to lessen the expected harm to the environment

The steps to be taken to protect the environment or to lessen the expected harm to the environment have been included in section 5 of this SEE.

- d. Any matters required to be indicated by any guidelines issued by the Planning Secretary

There are no matters known to be required to be indicated by any guidelines issued by the Planning Secretary.

- e. Drawings of the proposed development in the context of surrounding development, including the streetscape.

Excerpts of the drawings of the proposed development in the context of the streetscape have been included under Section 3 of this SEE.

- f. Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations.

Excerpts of drawings of the proposed development's compliance with building heights, building height planes, setbacks and building envelope controls have been included in under Section 3 of this SEE.

- g. Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context.

Details of the proposed landscaping, including species and materials, have been included in Section 3.6 of this SEE.

- h. If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts

The subject site is situated within an area in which the built form is changing. Refer to Section 4.9 of this SEE.

- i. Photomontages of the proposed development in the context of surrounding development



Photomontages of the proposed development have been provided in Figure 3 under Section 3 of this SEE.

- j. A sample board of the proposed materials and colours of the façade

An excerpt of the sample board of the proposed materials and colours of the façade of the development has been provided in Figure 14 under Section 3 of this SEE.

- k. Detailed sections of proposed facades

An excerpt of the section of the proposed façade has been provided in Figure 14 under Section 3 of this SEE.

- l. If appropriate, a model that includes the context.

A model has not been prepared for the proposed development because it is not considered to be appropriate in the circumstances.

4.3 Environmental Planning Instruments

4.3.1 Queanbeyan-Palerang Regional Local Environmental Plan 2022

The subject site is located within the Queanbeyan-Palerang Local Government Area and is therefore subject to the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

AIMS OF PLAN

The application is assessed with regard to the relevant aims of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* as follows.

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

- (a) The application facilitates the use of the land (including the proposed building and open play space) for cultural activities such as music and performing arts in conjunction with the school's extracurricular activities.*to protect and improve the economic, environmental, social and cultural resources and prospects of the community,*

The application seeks to increase vegetation on the subject site, provide educational facilities that service the local community, and integrate the cultural values of the local area into the design of the proposed structures. Moreover, the application will result in the employment of tradespeople as well as educational staff, resulting in positive local economic outcomes. Therefore, the application is considered to be consistent with this aim.

- (b) to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,*

The application facilitates the orderly and economic use of land as the subject site is identified for the purposes of a school in the South Poplars Neighbourhood Structure Plan (refer to Appendix 3 of the SJDGP 2015). Environmental impacts have been addressed as discussed in Section 5 of this SEE, thereby aligning with the ecological principles of sustainability.



(e) to keep and protect important natural habitat and biodiversity,

No vegetation is proposed to be removed as part of this application because the subject site is cleared of vegetation. The application contributes to this aim as it involves the revegetation of the subject site. A total of 102 trees are proposed to be planted, consisting of 69 native canopy trees and 33 exotic canopy trees.

(f) to protect water quality, aquifers and waterways,

Stormwater is appropriately captured, treated for pollutants, and conveyed to appropriate discharge points. Further detail regarding the management of stormwater is provided in Section 5.7 of this SEE. Therefore, the application is considered to be consistent with this aim.

(h) to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,

The site does not contain any items of built or Aboriginal heritage, and as such, the application does not hinder the attainment of this aim.

(i) to protect important scenic quality, views and vistas,

The architectural design aims to preserve existing views from the subject site across the grasslands; the narrow linear form of proposed Block E helps to maintain these views. Moreover, the integrated landscape design maintains the scenic quality of the area.

(j) to facilitate the orderly growth of urban release areas,

The application proposes an extension to the existing school to accommodate increasing demand for public education infrastructure in the urban release area. Furthermore, given that the school already exists, the application does not present any staging issues with regard to the development of the urban release area. As such, the application facilitates the order growth of the urban release area.

(k) to ensure development does not unreasonably increase the demand for public services or public facilities,

The Application aims to increase the capacity of the existing school, thereby reducing strain on surrounding educational facilities and accommodating the future growth of Jerrabomberra.

(l) to identify, protect and provide areas for community health and recreational activities.

Potential community use facilities on the campus include the existing gym and outdoor multi-sports courts and proposed outdoor play area.

CLAUSE 2.5 ADDITIONAL PERMITTED USES FOR PARTICULAR LAND

(1) Development on particular land that is described or referred to in Schedule 1 may be carried out—

(a) with development consent, or

(b) if the Schedule so provides—without development consent,

in accordance with the conditions (if any) specified in that Schedule in relation to that development.

(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.



Development for the purposes of an educational establishment is permissible on the subject site pursuant to Schedule 1, section 24.

CLAUSE 2.7 DEMOLITION REQUIRES DEVELOPMENT CONSENT

The demolition of a building or work may be carried out only with development consent.

This application seeks consent for internal changes to Block B, changes to the existing car park, and vehicle crossovers are proposed as described in Section 3 of this SEE.

LAND USE TABLE

The Subject Site is zoned RE2 Private Recreation and B7 Business Park under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. The area of the proposed new building is in the RE2 portion of the site. Educational establishments are prohibited in the RE2 zone. Notwithstanding, the proposed works within the RE2 zone is permitted with consent on the site pursuant to clause 2.5 and Schedule 1 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*, which permits the additional use of an educational establishment at the site.

CLAUSE 4.3 HEIGHT OF BUILDINGS

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The proposed development is subject to a height control of part 12m, part 8.5m and part N/A (i.e., no height control). The area of the proposed new building is located in the 8.5m and N/A height control areas.

Of the portion of the building situated within the 8.5m height control, the maximum height proposed is 15.298m or 6.798m above the 8.5m height control, resulting in a 79.98% variation. A clause 4.6 variation has been prepared by Mecone and accompanies this application.

CLAUSE 4.4 FLOOR SPACE RATIO

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The site is subject to an FSR control of part 1:1 and part N/A. The proposal is located in the N/A area.

CLAUSE 5.10 HERITAGE CONSERVATION

(2) Requirement for consent Development consent is required for any of the following—

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,



(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

The site is not mapped or described as an item of heritage significance and the site is not located in a heritage conservation area. No adverse impacts on (non-Aboriginal) heritage are anticipated. Furthermore, the site has been found to have low Aboriginal heritage significance. No significant adverse impacts on Aboriginal heritage are anticipated. Refer to Section 5.5 of this SEE for further discussion.

CLAUSE 5.21 FLOOD PLANNING

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

(a) is compatible with the flood function and behaviour on the land, and

(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and

(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

The Application is accompanied by a Flood Statement prepared by Martens & Associates and indicates that the subject site is compatible with the flood hazard of the land. Refer to Section 5.7.2 for further detail.

CLAUSE 6.2 PUBLIC UTILITY INFRASTRUCTURE

(2) Development consent must not be granted for development on land in an urban release area unless the consent authority is satisfied—

(a) the public utility infrastructure essential for the development is available, or

(b) adequate arrangements have been made to ensure the infrastructure will be available when required.

The subject site is situated within the urban release area. Public utility infrastructure for electricity, reticulated water, and management of effluent, currently exist on the subject site and are available for the proposed development.

CLAUSE 6.3 DEVELOPMENT CONTROL PLAN

(2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.

...

The subject site is situated within an urban release area, where the *South Jerrabomberra Development Control Plan 2015* applies. A detailed assessment of the development control plan is provided in Appendix 1.

CLAUSE 7.1 EARTHWORKS



(2) Development consent is required for earthworks unless—

(a) the work is exempt development under—

(i) this Plan, or

(ii) another applicable environmental planning instrument, or

(b) the work is ancillary to other development for which development consent has been granted.

Earthworks are proposed in order to provide a suitable pad for the new building and for the associated works forming part of the application. The proposal will not detrimentally impact drainage patterns or soil stability in the locality of the development; amenity and redevelopment opportunities of adjoining properties; and nearby waterways. We anticipate conditions of consent will be applied to address the management of soil, stormwater, source and quality of imported fill, management of excavated material and unexpected finds during construction.

CLAUSE 7.8 AIRSPACE OPERATIONS

(2) Development consent must not be granted to development that the consent authority is satisfied will penetrate the Limitation or Operations Surface for Canberra Airport unless the consent authority has notified the operator of Canberra Airport of the development.

The proposal is not anticipated to have any adverse impact on airspace operations given the height of proposed Block E will be consistent with the height of the existing buildings on the subject site.

CLAUSE 7.9 DEVELOPMENT IN AREAS SUBJECT TO AIRCRAFT NOISE

(2) Development consent must not be granted to development that the consent authority is satisfied will penetrate the Limitation or Operations Surface for Canberra Airport unless the consent authority has notified the operator of Canberra Airport of the development.

The subject site is situated between the ANEF 20-25 contour shown on the *Noise Exposure Forecast Contour Map*. Refer to Section 5.6 for further discussion.

CLAUSE 7.10 AIRCRAFT NOISE – DEVELOPMENT IN THE SOUTH JERRABOMBERRA URBAN RELEASE AREA

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015.

The proposal is located in the South Jerrabomberra Urban Release Area. The required indoor noise levels can be achieved. Refer to section 5.6 for further discussion.

CLAUSE 7.12 ESSENTIAL SERVICES

Development consent must not be granted to development unless the consent authority is satisfied all of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

(a) the supply of water,

(b) the supply of electricity,

(c) the disposal and management of sewage,

(d) stormwater drainage or on-site conservation,

(e) suitable vehicular access.

All essential services currently exist on the subject site and are available for the proposed development.



4.3.2 State Environmental Planning Policy (Planning Systems) 2021

Part 2.4 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) specifies what development is regionally significant.

SECTION 2.19 REGIONALLY SIGNIFICANT DEVELOPMENT

Section 2.19 of the Planning Systems SEPP states that development listed in Schedule 6 of that SEPP is regionally significant. Schedule 6 states that Crown development with a CIV greater than \$5 million is regionally significant.

The proposal is for Crown development and has a CIV greater than \$5 million and is therefore regionally significant development.

Section 4.5(b) of the EP&A Act states that the consent authority for Crown development is the regional planning panel, which is the Southern Regional Planning Panel in this case.

4.3.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

Part 3.4 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP) contains provisions applicable school development.

SECTION 3.36 DEVELOPMENT PERMITTED WITH CONSENT

Section 3.36(3) of the TI SEPP states that development for the purposes of a school may be carried out with development consent on land that is not a prescribed zone if it is carried out on land within the boundaries of an existing or approved school. The area of the proposed new building is in Zone RE2 Private Recreation, which is not a prescribed zone. However, the area is within the boundaries of the school approved under SSD-24461956. As such, the proposal is permitted with consent under the TI SEPP. (The proposal is also permitted with consent under *Queanbeyan-Palerang Regional Local Environmental Plan 2022* as discussed in Section 4.3.1.)

Section 3.36 of the TI SEPP requires the consent authority to consider, when assessing an application for a school, the eight design quality principles set out in Schedule 8 of the SEPP. The architectural design report prepared by TKD addresses these principles.

Section 3.36 also requires the consent authority to consider whether the development enables the use of school facilities to be shared with the community. The accompanying architectural design report prepared by TKD indicates that that potential community use facilities on the campus include the outdoor multi-sports courts (approved under Stage 1) and the proposed outdoor play area.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains provisions relating to the remediation of contaminated land to reduce risk of harm to human health and the environment.

SECTION 4.6 CONTAMINATION AND REMEDIATION TO BE CONSIDERED IN DETERMINING DEVELOPMENT APPLICATION

Section 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) stipulates that a consent authority must not consent to the carrying out of development on land unless it has



considered whether the land is contaminated, and, if the land is contaminated, whether the land is suitable in its contaminated state or will be made suitable following remediation for the purpose for which the development is proposed to be carried out.

The application is accompanied by a preliminary site investigation undertaken by Douglas Partners and concludes that the likelihood of gross chemical contamination of the site is low but advises that further investigation is required for the stockpiles present on site.

ACT Geotechnical Engineers then conducted a geotechnical assessment of the stockpile and found that the stockpiles are suitable to be used as controlled fill. For further discussion, refer to Section 5.7.4 of this SEE.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

CHAPTER 4 KOALA HABITAT PROTECTION 2021

Chapter 4 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) relates to koala habitat protection.

The site is identified within the Central and Southern Tablelands Koala Management area.

A koala assessment was included in the biodiversity development assessment report (BDAR) as part of the EIS for the high school. The assessment noted that the proposed site would be located over 6km from the nearest koala records and identified that there would be urban development between the site and the records. It determined that vegetation at the site did not resemble any plant community types and does not satisfy the definition of highly suitable koala habitat.

The assessment found that the vegetation is not likely to be core koala habitat under the Koala Habitat Protection SEPP 2021 (now Chapter 4 of the BC SEPP). As such, the assessment considered that the site would unlikely be able to support koala habitat now or in the future.

4.4 Applicable Draft Environmental Planning Instruments

There are no draft environmental planning instruments that are applicable to the Application.

4.5 Development Control Plans

The site is subject to the provisions of the *South Jerrabomberra Development Control Plan 2015*, and an assessment of the application against the *South Jerrabomberra Development Control Plan 2015* (SJDCP 2015) is undertaken in Appendix 1. The assessment found the application is generally compliant with the requirements of the SJ DCP 2015. It is noted that section 3.36(9) of the TI SEPP states that any DCP requirements, standards or controls applicable to schools have no effect. In the case of the SJDCP 2015, there are no requirements directly applicable to schools.

4.6 Applicable Planning Agreements

There are no planning agreements that apply to the subject site or the proposed development. The applicant is not offering to enter into a planning agreement for the purposes of s. 7.4 of the EPA Act.



4.7 Applicable Provisions of the Regulations

There are no applicable provisions under Part 4, Division 1 of the Regulations that apply to the application for the purposes of section 4.15(1)(a)(iv) of the EPA Act.

4.8 Community Consultation and Public Submissions

Community consultation is to be undertaken by Queanbeyan-Palerang Council through the public exhibition of the development application at the time of lodgement. Public submissions made during the exhibition period are to be taken into consideration by Council as part of the evaluation process under section 4.15 of the EPA Act. Should Council require a response to any public submissions by the proponent, one can be prepared and submitted as additional information at a later date.

4.9 Additional Matters

The subject site is situated in the Poplars precinct as identified in the SJDCP 2015. The current context of the area is that it is located on the interface between an existing urban area to the east comprising mostly of low density residential development and largely undeveloped land to west. However, the Poplars precinct is rapidly developing. Part 10 of the SJDCP 2015 states that “The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.”



5 Impacts

The likely impacts of the proposed development have been identified through the consideration of:

- the applicable environmental planning instruments and local policies;
- the existing context and surrounding development;
- site constraints identified via aerial imagery and desktop review;
- topography of the site and surrounding properties;
- the potential for acoustic or visual impacts of the proposed development;
- the traffic generation of the proposed development;
- the waste generation of the proposed development;
- the potential social impact;
- the potential economic benefits;

5.1 Built Form and Urban Design

The proposed development addresses three distinct settings in the local area:

- Low density residential to the south and east;
- “Character in Transition” represented by the business components of Poplars Precinct to the north and north-west;
- Conservation Area to the west of the site and the Jerrabomberra Creek riparian zone to the south.

Proposed Block E responds to the setting by completing the western enclosure of the central outdoor play spaces. The larger grained school buildings along the western boundary provide an appropriate barrier to Environa Drive. The grain of these buildings is in keeping with the anticipated future character of the business park to the north. The location of the outdoor play areas to the east of the subject site provides a suitable transition in built form to the low density residential areas. Moreover, the campus façade to Environa Drive is appropriately scaled and articulated, the landscaping on the southern portion of the campus provides a visual softening of proposed Block E, and when viewed from the residential areas to the south and east, the outdoor play spaces are enhanced by the additional proposed landscaping.

Furthermote, it is important to note that despite the non-compliance with the 8.5m maximum height of building control on the southern portion of proposed Block E, the built form is consistent with the envisaged built form of the area. The 8.5 height of building control indicates that a buildings of two storeys are anticipated. The proposed building maintains a height of two storeys that corresponds with the low-rise character of buildings in the Queanbeyan-Palerang Regional local government area.

Given the above, it is considered that the built form appropriately responds to the existing and future context of the subject site and will have positive impacts on the built form in the locality. Refer to the accompanying Architectural Design Report prepared by TKD and the accompanying clause 4.6 variation prepared by Mecone for additional information.

5.2 Traffic Transport and Parking

A Transport and Accessibility Impact Assessment (TAIA) prepared by TTW accompanies this application. To accommodate the increase in student and staff capacity, a total of 34 additional parking spaces are proposed. Furthermore, the school transport plan will encourage alternative travel modes such as walking, cycling, and public



transport. The TAIA concludes that “the proposed development is considered suitable for approval and is not expected to create adverse or unreasonable impacts in the local area.” Therefore, the application is considered to appropriately manage traffic and parking impacts.

5.3 Bushfire

The proposed development is classified as a “special fire protection purpose” and has been assessed against the requirements of Planning for Bush Fire Protection 2019 in the accompanying Bushfire Protection Assessment prepared by EcoLogical. The Bushfire Protection Assessment recommends that the proposed development be approved with consent conditions based on the following recommendations:

- The BFPL map is updated to reflect present bushfire prone vegetation; and
- The RFS recommendations to the Minister for Planning should specifically exclude the development from PBP along with NCC Part G5 and associated Specification 43 as the development is exposed to BAL-LOW.

Given the findings of the Bushfire Protection Assessment, it is considered that the development has adequately addressed the issue of bushfire risk.

5.4 Biodiversity

No trees are proposed to be removed as part of this application. A BDAR was submitted with the EIS for the high school and provided an assessment of the biodiversity on the subject site in accordance with the *Biodiversity Conservation Act 2016* (BC Act). An updated BDAR was provided as part of the Response to Submissions to reflect the Biodiversity Assessment Method (BAM) 2020 (rather than 2017). The development footprint for the purposes of the BDAR comprised the entire school site. As such, the BDAR is applicable to the subject application. The key findings of the updated BDAR are outlined below.

The school development will result in clearance of:

- 1.46ha of Plant Community Type (PCT) 1334 Zone 4 – low diversity native pasture (BC Act native vegetation, BC Act Box-Gum Woodland);
- 1.46ha of Golden Sun Moth habitat (BC Act endangered, EPBC Act critically endangered), located in PCT 1334 Zone 4; and
- 1.79ha of PCT1334 Zone 5 – low diversity exotic pasture.

PCT1334 Zone 5 is dominated by exotic grasses and forbs, does not meet the definition of BC Act native vegetation, and is not identified as habitat for threatened species. Therefore, this PCT does not require further assessment with respect to ecosystem credits or species credits.

The BDAR noted that the site does not contain habitat of potential significance to any flora species listed as a serious and irreversible impacts (SII) entity. However, the site does support the following biodiversity values, both of which are listed as SII entities:

- Golden Sun Moth; and



- PCT1334 – Box-Gum Woodland.

The BDAR found that the proposal would result in a less-than-significant direct impact on the site's biodiversity as well as minor potential indirect impacts.

Under the BC Act, the biodiversity offset credit calculations determined that the clearance of 1.46ha of the threatened species habitat would generate 9 species credit that would be required to be offset.

The required offset obligation has already been met. As part of the environmental approval processes for the wider Poplars development, it was referred to DAWE under the EPBC Act (Referral No. 2020/8801). The Poplars development was determined to be a controlled action on 20 November 2020. On 13 September 2021, the Poplars development received EPBC approval to implement the staged development of the project, subject to conditions. The EPBC approval also covers the 2-lot subdivision approved under DA 332-2015 (Section 2.5.2 of this SEE) and requires 9 species credits to compensate for the clearance of the Golden Sun Moth habitat at the school site. Condition 4 of the development consent issued by Council for DA 332-2015 (Section 2.5.2 of this SEE) requires evidence that the retirement of credits or payment to the Biodiversity Conservation Fund for 9 Golden Sun Moth credits has been carried out prior to issue of a Subdivision Certificate. To comply with this condition, the required offset obligation was completed by The Village Building Co. Ltd, who purchased and retired the required 9 Golden Sun Moth credits. As such, the offset obligation for the school site has been met. The subdivision was subsequently registered.

Furthermore, the proposed development involves the revegetation of the subject site; a total of 102 trees are proposed to be planted, consisting of 69 native canopy trees and 33 exotic canopy trees. Given the above, it is considered that no further biodiversity investigations are required as part of the application.

5.5 Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared as part of the EIS for the high school. The study area for the purposes of the ACHAR comprised the entire school site. As such, the ACHAR is applicable to, and has been submitted as part of, the subject application. Key findings from the ACHAR outlined below.

The site contains 2 Aboriginal sites listed on AHIMS:

- Artefact scatter (AHIMS ID 57-2-0115) (PPS 5); and
- Potential archaeological deposit (AHIMS ID 57- 2-0977) (Potential archaeological deposit 3).

The ACHAR also identified that the study area has been subjected to varying levels of ground disturbance.

AHIMS ID 57-2-0115 could not be located during the site survey; however, a low-density subsurface artefact scatter was identified during test excavations of AHIMS ID 57-2-0977, which was documented in the ACHAR.

Aboriginal community consultation identified that the 2 listed sites do not have a social or cultural significance. The assessment identified that the site has a low scientific significance as it has low research potential, low representative value in the regional context and low education value.



The school development will directly impact both sites through earthworks and landscaping; however, the impact is considered acceptable given the sites are of low significance. It was not considered practical to conserve the sites given their location in the middle of the development site.

The ACHAR provides the following management recommendations to mitigate potential impacts:

- It is recommended that the Aboriginal community are given the opportunity to salvage any surface artefacts associated with AHIMS ID 57-2-0115 to attempt to mitigate impacts on the cultural heritage values of the study area.
- No further assessment is required for the study area, although additional investigations will need to be carried out if the study area changes.
- In accordance with Chapter 3 of the Guide to investigating, assessing, and reporting on Aboriginal cultural heritage in NSW (OEH 2011), the ACHAR should be submitted for registration on the AHIMS register within 3 months of completion.

The above recommendations have been incorporated as conditions of consent under SSD-24461956.

Given the above, it is considered that no further Aboriginal heritage investigations are required as part of this application.

5.6 Acoustic

An Environmental Noise and Vibration Assessment (ENVA) was prepared by Acoustic Logic and addresses the construction, operation, and aviation noise and vibration impacts relevant to the development. The ENVA identifies the nearest sensitive receivers as the existing low density residential premises along Bayside Court to the south-east of the proposed development.

The ENVA addresses noise emanating from the school (such as learning and admin spaces, mechanical plant, PA system, and school bells), the carpark, and waste removal truck. Operational mitigation measures are outlined in section 10 of the accompanying ENVA. There would be no vibration impact from the proposal as there would be no vibration sources that would produce perceptible vibration on any surrounding property.

The ENVA addresses the acoustic impacts that are likely to arise from the construction of the proposed development. Reasonable and feasible mitigation measures are provided in section 9.8 of the ENVA to reduce impact sensitive receivers.

Furthermore, the subject site is situated in the ANEF 20-25 contour based on the Canberra Airport 2019 ANEF plan. The assessment of the acceptability of aircraft noise exposure is done with reference to Australian Standard AS 2021-2015 "Aircraft Noise Intrusion – Building Siting and Construction". Section 8 of the ENVA provides recommendations for the construction of proposed Block E to appropriately mitigate the acoustic impact of aircraft.

The assessment concludes that "Provided the recommendations are adopted the proposed school will not adversely impact the acoustic amenity of surrounding receivers." Refer to the accompanying ENVA for further detail.



5.7 Stormwater

5.7.1 Stormwater Management

The proposed stormwater management measures include:

- New internal stormwater network to manage runoff from new roof areas to new rainwater tank (RWT) / On-site detention (OSD) tank;
- RWT to provide opportunity harvesting and reuse for external demands (irrigation);
- “Stormfilter” Chamber with Stormfilter cartridges for stormwater treatment;
- OSD tank to temporarily detain runoff and reduce peak flow discharge to the Environa Drive;
- Bioretention basin to temporarily detain runoff and reduce peak flow discharge to the Environa Drive;
- Areas that cannot drain to new RWT / OSD tank to be directed to landscaped depressions to promote detention and infiltration.

Refer to the accompanying Stormwater Management Strategy and a Civil Engineering Works plan-set prepared by NDY that addresses stormwater management, including quantity, quality, and drainage locations, for further detail.

5.7.2 Flooding

The Application is accompanied by a Flood Statement prepared by Martens & Associates and indicates that the subject site is compatible with the flood hazard of the land. The Flood Statement notes:

“Based on preliminary flood modelling, the peak flood level in the 1% annual exceedance probability flood event is 597.5 mAHD. The lowest proposed finished floor level is 599.5 mAHD which allows for 2.0 m of freeboard, complying with Council freeboard requirements. The preliminary peak flood level in the probable maximum flood is 598.6 mAHD, providing 0.9 m of freeboard, allowing students and staff to safely shelter in place.”

As such, it is considered that the proposed development is suitable with regard to the flood hazard of the land.

5.7.3 Sediment and Erosion

A sediment and erosion control plan has been prepared by NDY to support the application. The plan has been prepared in accordance with Landcom’s “Managing Urban Stormwater – Soils and Construction” and Council’s DCP. The plan sets out measures to control runoff, mitigate soil erosion and trap pollutants before they can reach downslope lands and receiving watercourses. Refer to the accompanying Civil Engineering Works plan-set prepared by NDY that contains the sediment and erosion control plan for further detail.

5.7.4 Contamination

A Preliminary Site Investigation (PSI) prepared by Douglas Partners accompanies this application and finds that the likelihood of gross chemical contamination to be present on the site is low. However, the PSI also found that the material stockpile currently located on the subject site is not virgin excavated natural material (VENM) but that



the site can be rendered suitable provided further investigations are undertaken. As such, ACT Geotechnical Engineers conducted a geotechnical assessment of the stockpile and found:

“...no evidence to indicate the presence of gross contaminants within the virgin natural soil on the site. The soils within all three stockpile were all ‘clean’, and there were no chemical or hydrocarbon odours and the material is free of household waste, builders rubbles, asphalt, road base, organics, or other deleterious matter. It can therefore be reasonably concluded that the site soils are virgin excavated natural material (VENM) and are environmentally suitable to be used as controlled fill (Stockpiles #1 and #2), or landscaping works (Stockpile #3), or disposed of in land fill.”

Refer to the accompanying preliminary site investigation prepared by Douglas Partners and the Geotechnical Assessment of Spoil Stockpiles – Material Assessment prepared by ACT Geotechnical Engineers Pty Ltd for further detail.

5.8 Waste Management

5.8.1 Operational Waste Management

An Operational Waste Management Plan prepared by EcCell Environmental accompanies this application. The waste pad located in the carpark (as shown on the accompanying architectural plans) is sufficiently sized to accommodate the waste storage requirements of the school and facilitated waste vehicle access. The waste collection hours are to be scheduled outside of peak school hours and in accordance the recommendations of the ENVA.

It is anticipated that small quantities of hazardous waste, such as lightbulbs, e-waste, batteries, oil, chemicals, or paint) may be generated. Where this occurs, the materials will be stored in the waste storage area (or other suitable location) to be collected by an appropriate contractor.

For further detail, please refer to the accompanying Operational Waste Management Plan.

5.8.2 Construction Waste Management

The management of construction waste is proposed to be undertaken in accordance with the accompanying Construction Waste Management Plan (CWMP) prepared by EcCell. There are no known hazardous materials that require disposal, however, in the event of an unexpected find, the CWMP details the appropriate management procedures. Refer to the CWMP for further detail.

5.9 Economic

The application will result in positive economic impacts on the locality. The construction work resulting from the proposed development will create jobs for local tradespeople. Additionally, construction workers are likely to utilise nearby retail facilities during the construction phase, thereby providing economic stimulation to the local economy. Moreover, the proposed development will result in additional job opportunities as the school is anticipated to require an additional 34 number of school staff. No adverse economic impacts are anticipated.



5.10 Social

The application will result in positive social impacts for the locality. The proposed development will support the education of high-school aged children in the community by providing additional learning spaces and facilities. Moreover, the proposed student capacity increase will reduce pressure on surrounding public schools. No adverse social impacts are anticipated.



6 Site Suitability and Public Interest

6.1 Site Suitability

The proposed development is suitable for the subject site for the following reasons:

- The proposal is consistent with the aims of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* and the objectives of the RE2 zone;
- The proposal is generally consistent with the relevant environmental planning instruments and DCP controls, and the non-compliance with clause 4.3 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* is sufficiently justified in the accompanying clause 4.6 variation.
- There are no environmental constraints on or in the vicinity of the subject site of such significance as to preclude the proposed development; and
- The subject site contains an existing educational establishment, and the proposal addresses the increasing demand for public education infrastructure; and
- All essential services are available to the proposed development on the subject site.

Accordingly, the Subject Site is considered to be suitable for the proposed development.

6.2 Public Interest

The proposed development is within the public interest for the following reasons:

- The proposal will provide for expansion of essential public education infrastructure in an area of identified need;
- The proposal will provide for a built form that is high-quality, fit for purpose and compatible with the local context;
- The proposal provides a suitable use for the development of the site whilst managing the constraints;
- The proposal will result in no unacceptable environmental impacts; and
- The proposal will result in positive social and economic impacts.



7 Conclusion

This SEE has been prepared by Mecone Group NSW Pty Limited on behalf of the DoE to support a DA to Council for the construction of a new school building containing general learning spaces, labs, workshops, and ancillary facilities, the construction of outdoor sports courts, and associated civil and landscape works at the approved Jerrabomberra High School at the subject site. This SEE provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the EPA Act and addresses the requirements of the Approved Form given effect by section 24 of the Regulations.

An environmental assessment has been undertaken in Section 5 of this report, supported by accompanying documentation. The environmental assessment found the associated impacts of the proposal are minimal and manageable.

To summarise, the proposal:

- is generally compliant with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*;
- justifies the non-compliance with clause 4.3 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* in the accompanying clause 4.6 variation;
- is generally consistent with the objectives and controls of the SJDCP 2015;
- promotes the efficient development of land in the Queanbeyan-Palerang local government area;
- is a suitable development for the subject site;
- results in negligible environmental impacts;
- generates no unreasonable adverse impacts to surrounding properties; and
- is in the public interest by providing essential infrastructure in an area of high demand.

On balance, it is considered that this Application seeks consent to a reasonable proposal. It is requested that the SRRP exercise delegated authority to approve this application.



APPENDIX 1

South Jerrabomberra Development Control Plan 2015 Compliance Assessment

Part 3 – The Master Plan

Note: Given the general nature of the controls in Part 3 of the SJDCP 2015, and that many of the environmental controls are addressed in Part 8 of the SJDCP 2015, a general compliance assessment is provided below.

Control	Provision	Compliance
3.4 Desired Future Character of Development Areas in South Jerrabomberra	<p>West Jerrabomberra (Poplars)</p> <p>The desired future character of this area will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting. The Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive. The Business Park precinct is an area of approximately 30ha located south of Tomsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.</p>	<p>The subject site is situated in the Poplars precinct as shown in South Jerrabomberra Staging Plan map located in Appendix 2 of the SJDCP 2015. The proposal aligns with the West Jerrabomberra (Poplars) precinct as the subject site is identified for the purposes of a school in the South Poplars Neighbourhood Structure Plan (refer to Appendix 3 of the SJDCP 2015).</p>
3.5 Staging of Development in South Jerrabomberra	<p>This part of the SJDCP 2015 relates to the intended staging of South Jerrabomberra.</p>	<p>The subject site is situated in Stage 1 Poplars precinct and has already been largely developed. This application seeks approval for the logical completion of the school campus and does not present any issues regarding the timing of infrastructure provision (such as sewer, electricity, and water).</p>

3.7 Neighbourhood Structure Plan Controls	This part of the SJDCP 2015 requires that development is consistent with the relevant structure plans contained in Appendix 3 of the SJDCP 2015.	<p>The subject site is situated in South Poplars Neighbourhood Structure Plan and is identified for a high school with a 10m landscaping buffer to existing residences to the south-east.</p> <p>The proposed development is for the purposes of a school and provides a landscaping buffer greater than 10m to the south-east. As such, the proposal is consistent with the South Poplars Neighbourhood Structure Plan.</p>
3.8 Additional Controls for Buffer Land and Land on the Urban/Non- Urban Interface	This part of the SJDCP 2015 aims to ensure an adequate transition between the urban and non-urban interface.	<p>The proposed development addresses three distinct settings in the local area including:</p> <ul style="list-style-type: none"> 1) low density residential to the south and east, 2) “Character in Transition” represented by the business components of Poplars Precinct to the north and north-west, and 3) conservation Area to the west of the site and the Jerrabomberra Creek riparian zone to the south. <p>Refer to section 5.1 of the SEE for further discussion relating to the built form of the proposal.</p>

Part 8 – Environmental Management

Control	Provision	Compliance
8.2 Soils and Salinity	a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Managing Urban Stormwater – Soils and Construction (NSW Department of Housing 4th Edition March 2004 ('The Blue Book')) are to be submitted with each subdivision development application.	Complies. The application is accompanied by a sediment and erosion control plan.
	b) The development will need further consideration at the detailed development application stage at which stage it will be assessed with regard to intensity of the proposal.	Noted. Further consideration will be provided at the detailed design stage.
	c) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated /established.	Noted. This can be provided as a condition of consent.
	d) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).	Not applicable. Subdivision is not proposed as part of this application.

8.3 Cut and Fill	a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street	Merit Assessment. Excavation and fill exceeds the maximum 1.5m control, as excavation exceeds 6.5m and fill exceeds 5m. The existing topography of the site provides for a significant slope and necessitates the need for substantial cut and fill to create a level and accessible building platform which provides continuity with the existing buildings and facilitates student and staff accessibility.
	b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.	Complies. Refer to justification above.
	c) The maximum height of retaining walls is to be 1.0m.	Complies. The accompanying landscape report states that retaining walls are proposed to support the car park extensions with level changes of 900m.
	d) Where terraced walls are proposed the minimum distance between each step is 0.5m.	Merit Assessment. The accompanying landscape report states that the terraced retaining walls will be in a low-use school 'Out of Bounds' area, they have been designed to comply with the National Construction Code with a fall height of less than 1m.
	e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.	Complies. Refer to justification above.
	f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.	Merit Assessment. It is not feasible to achieve a 1:4 slope from Block E to the southern boundary of the site due to the significant existing slope of the site. As such, a 1:5 batter is required.

	g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.	Complies. This can be applied as a condition of consent.
8.4 Water Sensitive Urban Design	a) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.	Complies. Refer to the accompanying Stormwater Management Strategy, which addresses stormwater quantity (flow rate and duration).
	b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.	Complies. Refer to the accompanying Stormwater Management Strategy, which addresses stormwater quality.
	c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters	
	d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.	
	e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.	
	f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.	Not applicable. No walking or cycling trails existing or are proposed on site.
	g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.	
	h) Stormwater and drainage systems shall be designed and engineered to meet the objectives.	Complies. Refer to the accompanying Stormwater Management Strategy.

	<p>A Development Application shall include a WSUD assessment that addresses:</p> <ul style="list-style-type: none"> i) The relevant site characteristics and constraints. j) Stormwater management strategies, including treatment measures, reuse and maintenance requirements with particular regard to cross border flows. k) A rationale for the proposed strategies.) Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings. 	<p>Complies.</p> <p>Refer to the accompanying Stormwater Management Strategy, which addresses stormwater quality</p>
8.5 Natural Hazards Objectives and Controls	a) Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards	<p>Complies.</p> <p>Refer to the accompanying flood statement and bushfire assessment report.</p>
	b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the applicable LEP.	<p>Complies.</p> <p>The application complies with the LEP in all matters relating to natural hazards. Refer to the SEE.</p>
8.6 Bushfire Management	a) A Bushfire Threat Assessment report must form part of all development applications for lands identified as 'bush fire prone' on the Bush Fire Prone Lands Maps. This assessment is to be prepared in accordance with "Planning for Bushfire Protection", by the Rural Fire Service and Planning NSW, and specify the mitigation and other measures required to comply with those Guidelines.	<p>Complies.</p> <p>A bushfire assessment report accompanies the application.</p>
	b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.	<p>Complies.</p> <p>Refer to the accompanying bushfire assessment report.</p>

<p>c) Preparation of an assessment of threat from bushfire should include reference to:</p> <ul style="list-style-type: none"> i. NSW Rural Fire Service (RFS) – Planning for Bushfire Protection 2019 a guide for land use planners, fire authorities, developers and home owners. ii. AS 3959, Construction of buildings in bushfire-prone areas. iii. Consultation with Council. 	
<p>d) The recommendations of the Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).</p>	
<p>e) Subject to detailed design at development application stage, the location and widths of Asset Protection Zones are to be provided generally as follows:</p> <ul style="list-style-type: none"> i. Are to be located wholly within the development site. ii. May incorporate roads. iii. Are to be maintained in accordance with the Planning for Bushfire Protection 2006 (RFS). iv. Area to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2019. 	<p>Merit Assessment.</p> <p>In order to achieve compliance with Planning for Bushfire 2019, an APZ easement to the south of the subject site is required. Refer to the accompanying bushfire assessment report for further detail.</p>
<p>f) Reticulated water is to meet the standards contained within Planning for Bushfire Protection 2019. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations.</p>	<p>Complies.</p> <p>Refer to the accompanying bushfire assessment report.</p>

	g) Dwellings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2019 and Australian Standard 3959 – Construction of Building in Bushfire Prone Areas.	Not applicable. No dwelling is proposed.
8.7 Aboriginal Heritage	a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.	Not applicable. The subject site is not identified as containing potential indigenous sites in Appendix 3. Furthermore, an Aboriginal Cultural Heritage Assessment Report for the subject site was prepared for SSD-24461956. Refer to section 5.6 of the SEE for further information.
	b) Where development is proposed within areas identified in the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.	
	c) Where development impacts upon an identified Aboriginal site, the relevant permit including supporting information is to be sought under Part 6 of the NSW Parks and Wildlife Act 1974.	
	d) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.	Not applicable. No subdivision is proposed.
	e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.	

8.8 European Archaeological Heritage	a) Items of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in within Appendix 3 for each relevant Neighbourhood. Prior to any development that affects these items a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.	<p>Not applicable.</p> <p>The subject site is not identified as containing items of European heritage significance in Appendix 3. Furthermore, the site is not mapped or described as an item of heritage significance under the <i>Queanbeyan-Palerang Regional Local Environmental Plan 2022</i> and the site is not located in a heritage conservation area.</p>
	b) Subdivision layout which respects the heritage significance or heritage items or sites within conservation areas.	<p>Not applicable.</p> <p>No subdivision is proposed.</p>
	c) An applicant is to demonstrate to Council how any proposed development that affects the identified items responds to any identified archaeological constraints.	<p>Not applicable.</p> <p>Refer to response for control 8.8(a).</p>
	d) If any relics are to be retained in situ, a Plan of Management is to be submitted outlining measures to ensure ongoing protection of the relics.	
	e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.	<p>Not applicable.</p> <p>No subdivision is proposed.</p>
8.10 Airspace Operations	Parts of the South Jerrabomberra area located under flight paths to Canberra Airport. Specific provisions within relevant Local Environmental Plans apply to ensure the Limitations or Operations Surface for the airport is not compromised (Refer Clauses 7.8 of the QPRLEP 2022). Guideline C and in particular Attachment 1 of the National Airports Safeguarding Framework (2012) should be referred to with regard to mitigation measures to reduce the risk between wildlife and aircraft.	<p>Complies.</p> <p>The application is compliant with clause 7.8 of the <i>Queanbeyan-Palerang Regional Local Environmental Plan 2022</i>.</p> <p>The Application does not propose a land use that is a “high risk wildlife attractant” (such as an abattoir, fish processing plant, etc.) as defined by Guideline C of the National Airports Safeguarding Framework, nor is “educational facilities” listed as a land under under Attachment 1 of the National Airports Safeguarding Framework.</p>

8.13 Tree Retention and Biodiversity	a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species	Complies. Refer to the accompanying Stormwater Management Strategy, which addresses stormwater quality.
	b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.	Complies. No vegetation is proposed to be removed.
	c) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.	
	d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.	Complies. 69 native canopy trees are proposed as part of this application and are detailed on the accompanying landscape plan.
	e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.	Not applicable. The subject site does not adjoin a biodiversity corridor.
	f) Development must provide temporary tree/vegetation protection measures prior to any clearing works.	Not applicable. No vegetation currently exists in the area of the proposed development.
	g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.	Complies. The application is accompanied by a sediment and erosion control plan.
	h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.	Not applicable. No subdivision is proposed.

	i) Trees selected for retention at subdivision stage must be carefully considered to ensure that the retained trees do not later adversely affect development on the subdivided lots.	Not applicable. No subdivision is proposed.
8.14 Flora and Fauna Objectives and Controls	a) Submission to Council of a Species Impact Statement which complies with the Biodiversity Conservation Act 2016.	Not applicable. A Species Impact Statement is not required for this Application because a BDAR was prepared under the SSD-24461956 and the biodiversity offset obligation has been met under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> approval (Referral No. 2020/8801). Furthermore, the proposed development involves the revegetation of the subject site; a total of 102 trees are proposed to be planted, consisting of 69 native canopy trees and 33 exotic canopy trees. Given the above, it is considered that no further biodiversity investigations are required as part of the application. Refer to section 5.4 of the SEE for further information.
	b) Application of any measures or amelioration measures identified in the Species Impact Statement.	
	c) Implementation of design and construction measures to achieve the relevant provisions of the QPRLEP 2022.	
	d) Native vegetation which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal. A Vegetation Management Plan will assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.	Not applicable. No subdivision is proposed.
	e) A vegetation Management Plan intended to assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.	Not applicable. No existing/remnant vegetation exists in the area of the proposed development.
	f) A Vegetation Management Plan intended to assist in the ongoing biodiversity conservation and management of remnant native vegetation is met within a development and that inappropriate land modification activities are addressed.	

8.15 Land Contamination Management	a) Where required implementation of measures designed to remediate the land to a standard suitable for the proposed land use.	<p>Not applicable.</p> <p>The subject site is not contaminated. Refer to the accompanying preliminary site investigation prepared by Douglas Partners and the Geotechnical Assessment of Spoil Stockpiles – Material Assessment prepared by ACT Geotechnical Engineers Pty Ltd for further detail.</p>
	b) Implementation of measures designed to achieve and comply with the applicable provisions of the applicable environmental planning instrument.	<p>Not applicable.</p> <p>Refer to response to control (a).</p>
	c) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.	<p>Not applicable.</p> <p>The subject site is not identified as an Area of Environmental Concern in Appendix 2.</p>
	d) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.	<p>Not applicable.</p> <p>Refer to response to control (a).</p>
	e) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands, the NSW EPA's (now Office of Environment and Heritage) (OEH) Guidelines for Consultants Reporting on Contaminated Sites and State Environmental Policy (Resilience and Hazards) 2021.	
	f) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.	

	g) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.	
8.17 Construction Waste	<p>a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:</p> <ul style="list-style-type: none"> i. The volume and type of waste to be generated. ii. How waste is to be stored and treated on site. iii. How and where residual material is to be disposed. iv. The Waste Management Plan must be accompanied by drawings with specific details showing: v. On site sorting and storage areas, vi. Access for collection vehicles, and vii. Vegetation to be removed or retained. <p>b) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.</p>	<p>Complies.</p> <p>Refer to the accompanying construction waste management prepared by EcCell Environmental Management.</p>
8.18 Landfill / Earthworks	<p>a) Adequate justification of the need for landfill to be deposited on a site must be provided.</p> <p>b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.</p>	<p>Merit Assessment.</p> <p>Fill is required to create a level and accessible building platform which provides continuity with the existing buildings and facilitates student and staff accessibility, due to the significant slope of the site.</p> <p>Complies.</p> <p>The geotechnical assessment conducted by ACT Geotechnical Engineers states that the existing stockpiles can be reasonably concluded that the site soils are VENM. No additional fill is required to be imported to the site.</p>

c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.	<p>Not applicable.</p> <p>Refer to response to control (b).</p>
d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.	<p>Not applicable.</p> <p>Refer to response to control (b).</p>
e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.	<p>Complies.</p> <p>Refer to the accompanying civil engineering plans.</p>
f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.	<p>Merit Assessment.</p> <p>The application is accompanied by a cut and fill plan prepared by a civil engineer, as opposed to a registered surveyor. It is considered a plan for earthworks is appropriately prepared by a civil engineer because it relates to their area of expertise.</p>
g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.	<p>Complies.</p> <p>Refer to the accompanying civil engineering plans.</p>
h) Landfill must not adversely affect the natural flow of drainage or runoff	<p>Complies.</p> <p>Refer to the accompanying civil engineering plans and the Stormwater Management Strategy.</p>

	<p>i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:</p> <p>i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.</p> <p>ii. The effect of the proposed development on the likely future use or redevelopment of the land.</p> <p>iii. The quality of the fill or of the soil to be excavated, or both.</p> <p>iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.</p> <p>v. The source of any fill material or the destination of any excavated material.</p> <p>vi. The likelihood of disturbing Aboriginal objects or other relics.</p> <p>vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>Complies.</p> <p>In response to control i(i) & (vii), the drainage patterns and impacts on watercourses are appropriately managed as detailed in the accompanying Stormwater Management Strategy,</p> <p>In response to control i(ii)-(v), the proposed development uses suitable fill currently on-site as confirmed by the accompanying Geotechnical Assessment of Spoil Stockpiles – Material Assessment prepared by ACT Geotechnical Engineers Pty Ltd. The accompanying construction waste management plan prepared by EcCell details the appropriate management of excess excavation material. Moreover, the proposed development does not involve a contaminating land use that would adversely impact the future redevelopment of the subject site.</p> <p>In response to control i(vi), the site has been found to have low Aboriginal heritage significance. Refer to Section Error! Reference source not found. of the SEE for further discussion.</p>
8.19.2 Urban and Non-Urban Interface	a) Ensure the potential for land use conflict is considered at the subdivision stage.	<p>Not applicable.</p> <p>No subdivision is proposed.</p>
	b) New urban development, rural settlement and other development in rural areas should be sited and designed so they do not interfere with legitimate and routine rural land uses on adjoining lands.	<p>Complies.</p> <p>The Application aligns with the existing and envisaged use of the subject site as per the South Poplars Neighbourhood Structure Plan.</p>
	c) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall be greater than 3,000m ² and include nominated building envelopes.	<p>Not applicable.</p> <p>The Application does not propose a low density residential land use nor subdivision.</p>
	d) Selective tree removal within a designated building envelope no greater than 800m ²	<p>Not applicable.</p> <p>No tree removal is proposed.</p>

e) Landscaping on land at the interface shall not include any weed or invasive species.	<p>Complies.</p> <p>The accompanying landscape plans do not propose weeds or invasive species.</p>
f) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.	<p>Complies.</p> <p>The proposed structure is setback 36.6m from the southeastern side boundary that adjoins residential uses, and a 10m landscaped buffer is provided along the boundary in accordance with the South Poplars Neighbourhood Structure Plan.</p>
g) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.	
h) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.	<p>Not applicable.</p> <p>The proposed landscape buffer satisfactorily addresses any land use conflict. The primary apparent conflict arising between the expansion of the school and surrounding residential uses is acoustic impact. The accompanying acoustic impact assessment prepared by Acoustic Logic states that “Provided the recommendations are adopted the proposed school will not adversely impact the acoustic amenity of surrounding receivers.”</p>

Part 10 – Neighbourhood Centre including Mixed Use Controls and Principles

Note: Part 10 of the SJDCP applies to 'Neighbourhood Centres'. The subject site is identified in the South Poplars Neighbourhood Structure Plan in Appendix 3 of the SJDCP and is understood to comprise a 'Neighbourhood Centre'.

Control	Provision	Compliance
10.2 Overall Desired Future Character	<p>The Poplars The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.</p> <p>The Poplars Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.</p> <p>The Business Park precinct is an area of approximately 30ha located south of Tomsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.</p>	<p>Complies.</p> <p>The Application aligns with the existing and envisaged use of the subject site as per the South Poplars Neighbourhood Structure Plan.</p>
10.4 Safety and Security	<p>a) Comply with the relevant controls in Clause 2.9 of the Queanbeyan Development Control Plan 2012.</p>	<p>Complies.</p> <p>The CPTED principles have been considered as part of the design of the proposal. Refer to the accompanying CPTED report for further detail.</p>

10.5 Site Car Parking	a) Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012.	<p>Complies.</p> <p>The specified parking rates for educational establishments refer to the requirements of the TI SEPP. However, the TI SEPP does not specify parking requirements for educational establishment.</p> <p>To accommodate the increase in student and staff capacity, a total of 34 additional parking spaces are proposed. Moreover, 114 bicycle spaces will be provided.</p> <p>The accompanying TAIA confirms that the proposed number of parking and bicycle spaces is suitable and will not create adverse or unreasonable impacts in the local area.</p>
10.7 Pedestrian Access and Mobility	a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.	<p>Able to comply.</p> <p>This can be made a condition of consent.</p>
	b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the Disability Discrimination Act 1992 (as amended). C) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.	<p>Complies.</p> <p>Refer to the accompanying Access Report.</p>
	c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.	<p>Complies.</p> <p>The development provides pedestrian access to the subject site from Lexcen Avenue and Environa Drive free of barriers, except for a pedestrian gate which is not considered to be a barrier.</p>
	d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.	<p>Complies.</p> <p>Refer to the accompanying Access Report.</p>

	e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.	Complies. The proposed pedestrian accessway between Block A and proposed Block E is visually distinctive and accessible.
	f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.	Able to comply. This can be applied as a condition of consent.
	g) Any new development providing basement car parks shall make provision for access for persons with a disability.	Not applicable. No basement car parking is proposed.
10.12 Additional Objectives and Controls for Poplars Neighbourhood Centre	The Built Form controls a) Development is generally to take the form of 1 to 2 storeys. b) The equivalent of 3 storey built form structures may be considered in order to provide variation and diversity and may form part of key signage elements and strategic articulation of the built form. c) The design and siting of buildings shall give consideration to providing a transition to the existing residential development. d) Where practical, active building frontages at ground level are to define edges to the pedestrian network and public domain elements. e) Where practical large format retail uses are to contain active uses along primary pedestrian connections and frontages. f) Blank walls are discouraged. g) Built form is to include a high level of architectural finish and design. h) Articulated and varied architectural forms and facades are encouraged.	Complies. The proposed building is two storeys and gives regard to surrounding land uses and built forms. In this circumstance, it is not appropriate for the proposed building frontage to define the edges to the pedestrian network in the public domain to accommodate a setback to Environa Avenue. Blank walls are avoided, suitable articulation is provided, and the built form includes a high level of architectural finish and design. Refer to the accompanying Architectural Design Report prepared by TKD Architects for further detail.

<p>Public Domain Controls</p> <p>a) Consideration is to be given to the provision of a publicly accessible area such as a public square / pocket park (“village square/green”) to act as a focal point of the neighbourhood centre and is to allow for a range of uses including open air dining, temporary events, seating, resting, social interaction and children’s play.</p> <p>b) The location of the public square/pocket park is to be determined as part of the detailed layout, design and siting of the neighbourhood centre.</p> <p>c) Publicly accessible areas are to include a high quality landscape design, a mix of soft and hard landscaping and incorporate street furniture and lighting to contribute to the character of the centre.</p>	<p>Not Applicable.</p> <p>For student safety, the school is designed so as to increase access control through the provision of fencing. No areas of the school grounds are designed to be publicly accessible during school hours. As such, this control is not relevant.</p>
<p>Access and Mobility Controls</p> <p>a) Pedestrian links are to be open and the pedestrian network within the Neighbourhood Centre is to facilitate movement between the centre and any new bus stop that might be provided, central public spaces, retail facilities and the carparking areas.</p>	<p>Complies.</p> <p>A new pedestrian pathway provides greater access and mobility for students and staff between Block A and proposed Block E. It is noted that no new pedestrian accessibility measures are proposed in the road reserve.</p>
<p>Landscaping and Edge Treatment Controls</p> <p>a) The landscaping of a sufficient width and suitable species shall be provided around the perimeter of the neighbourhood centre including Tomsitt Drive</p> <p>b) The landscape buffer along the eastern edge of the centre shall be designed to provide a suitable buffer to minimise any impact on the amenity of the adjacent residential area.</p> <p>c) Landscaping along the northern edge shall be designed to minimise any adverse impact to the environment / conservation values of the adjoining land.</p> <p>d) Landscape edge to Tomsitt Drive shall provide a suitable address whilst also retaining visibility for the commercial uses along the frontage.</p> <p>e) All landscape areas shall be designed in accordance with safer by environmental design practices.</p>	<p>Complies.</p> <p>A 10m wide landscaped buffer is provided along the boundary in accordance with the South Poplars Neighbourhood Structure Plan. Refer to the accompanying landscape plans prepared by Context for further detail.</p>

	<p>Safety and Surveillance Controls</p> <p>a) Buildings should be designed to overlook public domain areas and provide casual surveillance.</p> <p>b) Building entrances should be orientated towards the street wherever possible to ensure visibility between entrances, foyers, car parking areas and the street.</p> <p>c) Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.</p> <p>d) Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.</p> <p>e) Consideration should be given to the use of landscape elements so as to not compromise the perceived level of safety.</p>	<p>Complies.</p> <p>The CPTED principles have been considered as part of the design of the proposal. Refer to the accompanying CPTED report for further detail.</p>
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Part 11 – Business Park and Employment Lands Controls and Principles

Note: Part 11 of the SJDCP applies to zone B7 Business Park. It is noted that much of the proposed development, including the proposed new building (Block E), is not situated in the B7 zone. As such, these controls apply only part of the ground-level pedestrian pathway connecting Block A to proposed Block E, part of the carpark extension, and other ancillary works.

Control	Provision	Compliance
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<p>11.2.1 Overall Objectives for Development in the Business Park</p>	<p>In the case of the Business Park the following objectives need to be complied with include:</p> <ol style="list-style-type: none"> 1) Encourage commercial, professional and health care services and light industrial activities in a concentrated business park. 2) Achieve an attractive and sustainable built form that complements the visual character of the area. 3) Maintain the integrity of the topography, scenic landscape and character of the area by limiting the extent of cut, fill and site regrading. 4) Moderate the effect of building height with larger building footprints allocated to flatter sites and smaller or narrower buildings to more sloping sites. 5) Size and type of development does not compromise the regional importance of the Queanbeyan CBD. 6) Building heights are to be consistent with the Height Maps in the Queanbeyan Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022). 	<p>Complies</p> <ol style="list-style-type: none"> 1) The proposed development does not hinder the attainment of this objective. Whilst the subject site is partially located in the B7 zone, it is identified for the purposes of a school in the South Poplars Neighbourhood Structure Plan (refer to Appendix 3 of the SJDCP 2015). As such, a commercial, professional, or health care land use would be inappropriate in the circumstances. 2) The proposed development achieves an attractive built form that complements the existing landscape and character of the area. Refer to the accompanying architectural design report prepared by TKD for further detail. 3) Although the extent of cut and fill proposed is relatively significant, the integrity of the scenic landscape and character of the area is maintained. Refer to the accompanying architectural design report prepared by TKD for further detail. 4) No new buildings are proposed in the B7 zone. 5) Refer to response to objective 4. 6) The proposed development in the B7 zone is compliant with the height of buildings map.
<p>11.4 Site Coverage</p>	<p>a) The maximum site coverage shall not exceed 70% of the site area.</p>	<p>Complies.</p> <p>The total area of the site occupied by buildings does not exceed 70% of the site area.</p>

	b) The minimum landscape area is 10% of the site area. Landscaped areas include all permeable and semi permeable surfaces outside of the defined site area but does not include hardstand driveway, paths and parking areas. The minimum dimension of a landscaped area needs to be 2.0m.	Complies. The landscaped area exceeds 10% of the site area.																
11.5 Setbacks	<p>a) The following setback requirements listed below apply to all development.</p> <table><thead><tr><th>Street Frontage</th><th>Building Line Setback</th><th>Minimum Landscaped Width</th><th>Other Requirements</th></tr></thead><tbody><tr><td>Main Street frontage</td><td>7.5m</td><td>7.5m</td><td>Landscaped with no parking.</td></tr><tr><td>Secondary Street frontage</td><td>3m</td><td>3m</td><td>Landscaping with no parking.</td></tr><tr><td>Side and rear boundaries</td><td>From zero</td><td>Not applicable</td><td>Walls and openings are fire rated as per National Construction Code requirements.</td></tr></tbody></table>	Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements	Main Street frontage	7.5m	7.5m	Landscaped with no parking.	Secondary Street frontage	3m	3m	Landscaping with no parking.	Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.	Complies. The front setback from proposed Block E to the front western boundary is 15.9m. The side setback to the southern boundary is approximately 20m and the rear setback to the southeastern boundary is 36.6m.
Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements															
Main Street frontage	7.5m	7.5m	Landscaped with no parking.															
Secondary Street frontage	3m	3m	Landscaping with no parking.															
Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.															
11.6 Car parking and Vehicular Access	a) Compliance with Part 2.2 Car Parking of the Queanbeyan Development Control Plan 2012.	Complies. The specified parking rates for educational establishments refer to the requirements of the TI SEPP. However, the TI SEPP does not specify parking requirements for educational establishments. Refer to the response to Part 2.2 of the Queanbeyan Development Control Plan 2012 for further detail.																
11.7 Building Design	a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plane and colour are to be avoided,	Not Applicable. No new buildings are proposed in the B7 zone.																
	b) Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened,	Not Applicable. Refer to response to control (a).																
	c) Office accommodation for development should be located at the front of buildings to ensure that blank facades are broken up. The office area should be positioned as an attached structure to the main building to give identity and point of entry to the overall development form (Figure 1) or internal to the building,	Not Applicable. Refer to response to control (a).																

	d) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported	Not Applicable. Refer to response to control (a).
	e) New materials for construction are to be used. New buildings should be constructed from low maintenance materials and incorporate energy efficient design principles,	Not Applicable. Refer to response to control (a).
	f) The extensive use of reflective glazed windows is not permitted,	Not Applicable. Refer to response to control (a).
	g) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings (Figure 2),	Not Applicable. Refer to response to control (a).
	h) Buildings are to be designed to address both frontages with entries and active frontages or a single main entry being provided at the corner.	Not Applicable. Refer to response to control (a).
11.8 Safety and Security	a) Compliance with Part 2.9 of the Queanbeyan Development Control Plan 2012	Complies. The CPTED principles have been considered as part of the design of the proposal. Refer to the accompanying CPTED report for further detail.
11.9 Landscaping and Visual Amenity	a) Provide landscaping to side and rear boundaries adjoining car parking and access areas.	Complies. The proposed landscaping is provided along the side and rear boundaries as well as in the proposed car park extension. Refer to the accompanying landscape plans.
	b) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.	Complies. The proposed landscaping is interspersed with soft landscaping elements throughout the site. Refer to the accompanying landscape plans.

	c) Use planting to complement any staff outdoor recreation area.	Complies. Refer to the accompanying landscape plans.
	d) Design front planting zones that will soften and complement the view of the buildings, loading, use areas including car parking from the street;	Complies. Refer to the accompanying landscape plans.
	e) Protect existing mature trees and their canopies as part of the development.	Not applicable. The subject site is currently cleared of canopy trees.
11.10 Vehicular Access and Loading / Unloading	a) Compliance with the relevant controls in Queanbeyan Development Control Plan 2012 Part 2.2 Car Parking.	Complies. The specified parking rates for educational establishments refer to the requirements of the TI SEPP. However, the TI SEPP does not specify parking requirements for educational establishments. Refer to the response to Part 2.2 of the Queanbeyan Development Control Plan 2012 for further detail.
11.11 Pedestrian Access and Mobility	a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.	Complies. Refer to the accompanying Access Report.
	b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the Disability Discrimination Act 1992 (as amended).	Complies. Refer to the accompanying Access Report.
	c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.	Complies. Refer to the response to Part 10.7 of the SJDCP 2015.
	d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access	Complies. Refer to the accompanying Access Report.

11.2 Site Works	a) Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for exempt development (refer State Environment Planning Policy (Exempt and Complying Development Codes) 2008 and QPRLEP 2022)	Complies. The application seeks consent from Council for site works.
	b) The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2m, except in those circumstances referred to below. All exposed cut and fill is to be suitably retained to structural engineers detail or battered.	Merit Assessment. Excavation and fill exceeds the maximum 2m control, as excavation exceeds 6.5m and fill exceeds 5m. The existing topography of the site provides for a significant slope and necessitates the need for substantial cut and fill to create a level and accessible building platform which provides continuity with the existing buildings and facilitates student and staff accessibility.
	c) Council will consider, in case of particularly undulating sites, a cut of up to 4m in depth where the abutting wall of the building serves the purpose of a retaining wall. This provision is subject to the wall of the building satisfying the National Construction Code requirements in regard to structural integrity and drainage.	Not applicable. No abutting walls form a retaining wall for the proposed cut.
	d) Excavation and filling of the site, except to accommodate building platform, car parking, driveways and storage areas is to be kept to a minimum. On steeper allotments, the tiering of car parks and external storage areas is recommended.	Merit Assessment. The proposed cut and fill is proposed to provide a level and accessible building platform which provides continuity with the existing buildings and facilitates student and staff accessibility. Tiering of buildings or the car park is not feasible in this instance.
	e) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation. Retaining walls over 1m in height shall be designed by a structural engineer.	Merit Assessment. It is not feasible to achieve a 1:4 slope from Block E to the southern boundary of the site due to the significant slope of the site. As such, a 1:5 batter is required.
11.3 Materials Storage	a) All efforts should be made to avoid external storage areas being visible from the street. Storage areas that can be seen from the street and neighbouring areas shall be screened.	Complies. External storage areas are not visible from the street.

	b) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.	Not applicable. No outdoor storage areas are proposed.
	c) The use of storage units/facilities will be required in order to keep storage areas in a tidy state. The type of storage unit/facility to be provided will be dependent on the materials to be stored.	Not applicable. No outdoor storage areas are proposed.
	d) The use of car space and designated driveway areas for storage of materials is strictly prohibited.	Not applicable. No storage is proposed in driveways or car spaces.
	e) Storage areas are not to impede exit doors/paths from the building.	Not applicable. No storage areas are proposed.
11.14 Fencing	a) Fencing along the street frontage is to be transparent.	Complies. An existing palisade security fence surrounding the campus.
	b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.	Complies An existing full height security fence in excess of 1.8m surrounds the school campus.

11.15 Site Facilities and Services	<p>c) Waste and Recycling Storage and Collection General</p> <p>i. All development is to adequately accommodate waste handling and storage on site, including trade waste or hazardous / toxic waste. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Sustainability and Better Living Division and Workcover Authority of NSW where applicable.</p> <p>ii. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways</p> <p>iii. Waste storage areas are to be designed to:</p> <ul style="list-style-type: none"> • Ensure adequate driveway access and manoeuvrability for any required service vehicles; • Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors on any adjoining site; and • Screened from the street. 	<p>Complies.</p> <p>Refer to the accompanying Operational Waste Management Plan.</p>
	<p>d) Location requirements for Waste Storage Areas and Access</p> <p>i. Where waste volumes require a common collection, storage and handling area, this is to be located:</p> <ul style="list-style-type: none"> • Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions: <ul style="list-style-type: none"> ○ Vehicle length 10 metres ○ Vehicle height 4 metres ○ Turning circle AUSTROADS template for HRV R=12.5m, Speed=5kph ○ Axle height 9 tonne/axle 	
11.17 Drainage	<p>a) Development application site plans shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main.</p> <p>b) All stormwater generated on-site is to be discharged to the kerb and gutter or Council's stormwater main to the satisfaction of Council's Engineering Services. Appropriate facilities are to be provided and maintained by the developer/owner on site to contain and treat spillage, including washing and surface water, harmful to stream or subsurface water quality.</p>	<p>Complies.</p> <p>Refer to the accompanying civil engineering plans and the Stormwater Management Strategy.</p>

	c) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.	
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Queanbeyan Development Control Plan 2012

Note: The SJDCP 2015 states that it adopts the following provisions of the Queanbeyan Development Control Plan 2012 (QDCP 2012):

- Part 1 Section 1.8
- Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.9

As such, an assessment against the adopted provisions of the QDCP 2012 is undertaken below. Given the general nature of the controls, a general compliance assessment is provided.

Control	Provision	Compliance
1.8 Public Notification of a Development Application	Before considering a development application (this excludes complying development applications), Council will notify the proposal in accordance with the QPRC Engagement and Participation Plan adopted 27 November 2019.	Noted. The notification of the development application is a matter for Council.
2.2 Car Parking	This part of the development control plan outlines requirements for the provision of car parking and service delivery facilities.	Complies. The specified parking rates for educational establishments refer to the requirements of the TI SEPP. However, the TI SEPP does not specify parking requirements for educational establishments. To accommodate the increase in student and staff capacity, a total of 34 additional parking spaces are proposed. Moreover, 114 of bicycle parking spaces will be provided. The accompanying TAIA confirms that the proposed number of parking and bicycle spaces is suitable and will not create adverse or unreasonable impacts in the local area.

2.3 Environmental Management	This part of the development control plan relates to energy efficiency requirements of buildings, water use and conservation, solar impacts and waste management. The controls apply to all development in the Queanbeyan LGA.	<p>Complies.</p> <p>The proposed development is designed to address the Design Quality Principle 2 as set out in Schedule 8 of the TI SEPP –</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. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</i></p> <p>The accompanying architectural design report demonstrates design decisions that incorporate passive design, energy efficiency, water efficiency, waste and recycling, and active transport principles. Furthermore, the accompanying construction and operational waste management plans identify opportunities for recycling and reuse.</p>
2.5 Flood Management	This part of the development control plan provides development controls and guidelines in respect of flood prone land in Queanbeyan.	<p>Complies.</p> <p>Refer to the accompanying flood statement.</p>
2.6 Landscaping	This part of the development control plan outlines requirements and procedures for landscape planning and design for development sites.	<p>Complies.</p> <p>As confirmed by the accompanying Landscape Design Report, a high-quality landscaped solution is proposed for the site. The landscape design satisfies the DCP as:</p> <ul style="list-style-type: none"> • No trees are to be removed. • Canopy trees are proposed within all setbacks to screen the proposed development with consideration given to maintaining natural surveillance. • A total of 102 trees, consisting of 69 native canopy trees and 33 exotic canopy trees, are proposed on the subject site.

2.7 Erosion and Sediment Control	Sedimentation from development sites is a major pollutant for watercourses and drainage systems, causing significant environmental damage as it results in phosphorous, microorganisms, and chemicals polluting waterways. It is therefore imperative to ensure that when a site is developed appropriate measures are implemented to prevent loss of sediment and to rehabilitate the site through interim and long term measures.	Complies Refer to the accompanying erosion and sediment control plan.
2.8 Guidelines for Bushfire Prone Areas	This part of the development control plan reinforces the requirements of the <i>Planning for Bushfire Protection 2019</i> .	Complies. Refer to the accompanying Bushfire Assessment Report.
2.9 Safe Design	This part of the development control plan sets out guidelines for the creation of safer urban environment and it applies to all development (including applications for subdivision) including land in both public and private ownership.	Complies. The CPTED principles have been considered as part of the design of the proposal. Refer to the accompanying CPTED report for further detail.