

JOINT REGIONAL PLANNING PANEL (Southern Region)

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| JRPP No | JRPP Reference Number |
| DA Number | DA 178-2013 |
| Local Government Area | Queanbeyan City Council |
| Proposed Development | The Erection of an Educational Establishment to be known as The Anglican School Googong Comprising of Early Learning Centre and Junior School Including Associated Works |
| Street Address | Lot 280 DP 1185463 Googong Road, Googong NSW 2620 |
| Applicant/Owner | Munns Sly Moore Architects / Googong Township Pty Ltd |
| Number of Submissions | Nil Public Submissions |
| Recommendation | Approval with Conditions |
| Report by | Mary Kunang, Queanbeyan City Council |

Assessment Report and Recommendation

Executive Summary

Council is in receipt of a development application seeking approval for an educational establishment to be known as The Anglican School Googong comprising of Early Learning Centre and Junior School including ancillary development such as car park, field, playground and landscape area.

The Queanbeyan Local Environmental Plan 2012 (QLEP 2012) was gazetted on 23 November 2012 and is applicable to the proposed development. This development application was lodged on 4 October 2013.

The subject site for development is zoned R1 – General Residential under Queanbeyan Local Environmental Plan 2012. Educational establishments are not listed as developments permitted with consent or development permitted without consent within the zone under the QLEP 2012. As per QLEP 2012 any development that is not specified in item 2 - Permitted without consent and item 3 – Permitted with consent is considered prohibited in the zone.

In accordance with Clause 1.9 – Application of SEPPs, the QLEP 2012 is subject to the provisions of any State environmental planning policies that prevails over this plan as provided by section 36 - Inconsistency between instruments of the Act. This clause states that;

- (1) In the event of an inconsistency between environmental planning instruments and unless otherwise provided:
 - (a) there is a general presumption that a State environmental planning policy prevails over a local environmental plan or other instrument made before or after that State environmental planning policy, and
 - (b) (Repealed)
 - (c) the general presumptions of the law as to when an Act prevails over another Act apply to when one kind of environmental planning instrument prevails over another environmental planning instrument of the same kind.
- (2), (3) (Repealed)
- (4) Nothing in this section prevents an environmental planning instrument from being expressly amended by a later environmental planning instrument, of the same or a different kind, to provide for the way in which an inconsistency between them is to be resolved.

The State Environmental Planning Policy (Infrastructure) 2007 is applicable to the proposed development. Clause 28 of the Infrastructure SEPP 2007 allows for an educational establishment in R1 zones with consent. Pursuant to clause 8 – Relationship to other environmental planning instruments the provisions of the Infrastructure SEPP 2007 prevail over the QLEP 2012. Therefore the proposed development is permitted in the zone with consent.

The capital investment value (CIV) of the development is approximately \$7 million. In accordance with the provisions of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the Environmental Planning and Assessment Act 1979, the CIV for educational establishments exceeds the maximum

of \$5 million and as such the determining authority is the Southern Joint Regional Planning Panel.

The development was advertised in The Queanbeyan Age on 18 October 2013 and in The Chronicle on 22 October 2013. The proposal was also notified to the adjoining owners by mail on 14 October 2013 to 1 November 2013. During this period no submissions were received. However one submission was received outside this period and was received during the notification period of DA 186-2013 from Cardno (NSW/ACT) Pty Ltd, acting on behalf of M Gorman Holdings Pty Ltd, which has an authority from the owner (Mrs M Gorman) of Lot 101 DP 616217 (land known as "Bunyip"). The submitter has raised no objection to this proposal. The submitter however raised a concern regarding the Rosa Street as it proposed as a cul-de-sac, without construction of the road along Lot 101 boundary along the southern edge of the Anglican School site. Given that the submission received is not part of the notification process for this DA, the issue raised is not considered as part of this application. Also the site and proposed car park is accessible from Rosa Road not the future road along the southern edge of the Anglican School site. As per Council's Senior Development Engineer's advice, the future road along the southern edge of the Anglican School site will be assessed as part of the future development application which involves the construction of a secondary car park with vehicular access off the future road.

The development application was referred to the NSW Department of Roads and Maritime Services (RMS), NSW Police, Department of Infrastructure and Transport and Canberra Airport. These government agencies have raised no objection to the proposal subject to the imposition of relevant conditions of consent.

An assessment under Section 79C of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval subject to the imposition of conditions.

Background

The subject site is located in Googong which will be a new township comprising approximately 790ha of land currently zoned for urban development. Planning for the urban development of the site was identified for future residential development in the Queanbeyan Land Release Enquiry (2006) and Queanbeyan Residential and Economic Strategy 2031 and the Googong Urban Investigation Area – Local Environmental Study 2004 prepared by Willana Associates. The Queanbeyan Local Environmental Plan (Googong) 2009 was gazetted on 24 December 2009 to enable the township to develop.

The development of the site in Googong is required to meet part of the future demand for new housing for Queanbeyan. The Googong Development Control Plan includes a Master Plan which broadly sets out the ultimate development outcomes for Googong which will eventually include some 5,550 homes, accommodating a population of approximately 15,700 people as well as provide for businesses opportunities, significant open space and community facilities over the next 25 years. An area of 166ha representing 21% of the total area is to be set aside for open space.

The Googong Master Plan comprises five compact neighbourhoods, each with their own defined edge and a discernible centre with a civic space or local open space including the sports field and local parks, community facilities and school sites and a range of housing types. Googong is expected to be delivered in stages over a 20-25 years period.

The development site is located in Neighbourhood 1A, Stage 3A subdivision (see map below). Neighbourhood 1A is the first increment of the Googong Township and encompasses over 120 hectares. The proposed educational establishment will be known as The Anglican School Googong (TASG) and has been planned to accommodate up to 1100 students from Pre School (Early Learning Centre) to Year 12. The proposed school is planned to have capacity for approximately 224 students and 16 staff within an Early Learning Centre (ELC) and Junior School to be developed from 2015-2017. The site will be developed from east to west and include the development of buildings, infrastructure and landscaping.

The school will incorporate many design features that will make it an exciting and attractive school and at the forefront of 21st century learning. The design will reflect the four pillars of school design:

- 1) Community Connection – It will be a Community friendly and engaging school.
- 2) 21st Century Pedagogy – It will be a school to cater for multiple uses in creative ways which will support and enhance 21st century pedagogical practice.
- 3) Sustainability – It will be a school with high levels of environmental and social sustainability.
- 4) Anglican Ethos – It will be a welcoming school for all and will clearly display the Anglican ethos, both in its buildings and in pastoral care.

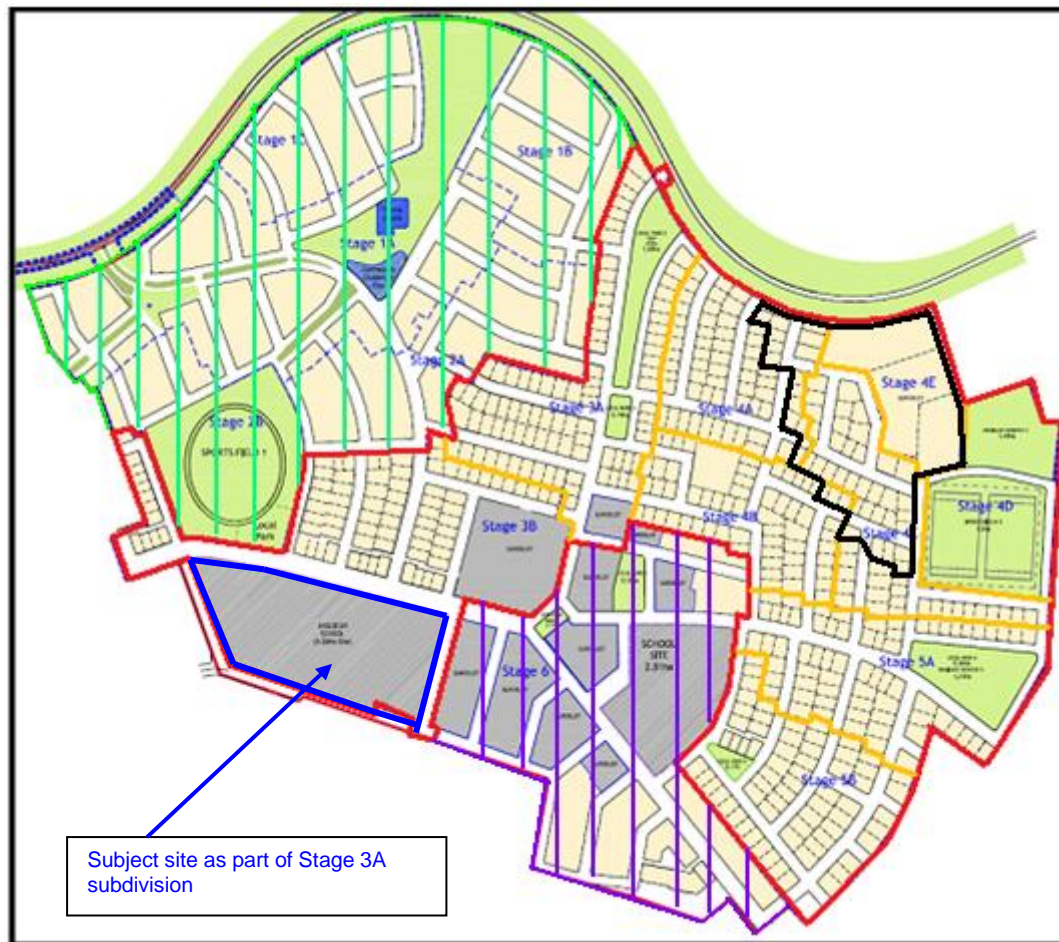


Figure 1 – Plan showing the subject site within the Neighbourhood 1A, Stage 3A Subdivision

Site and Surrounds

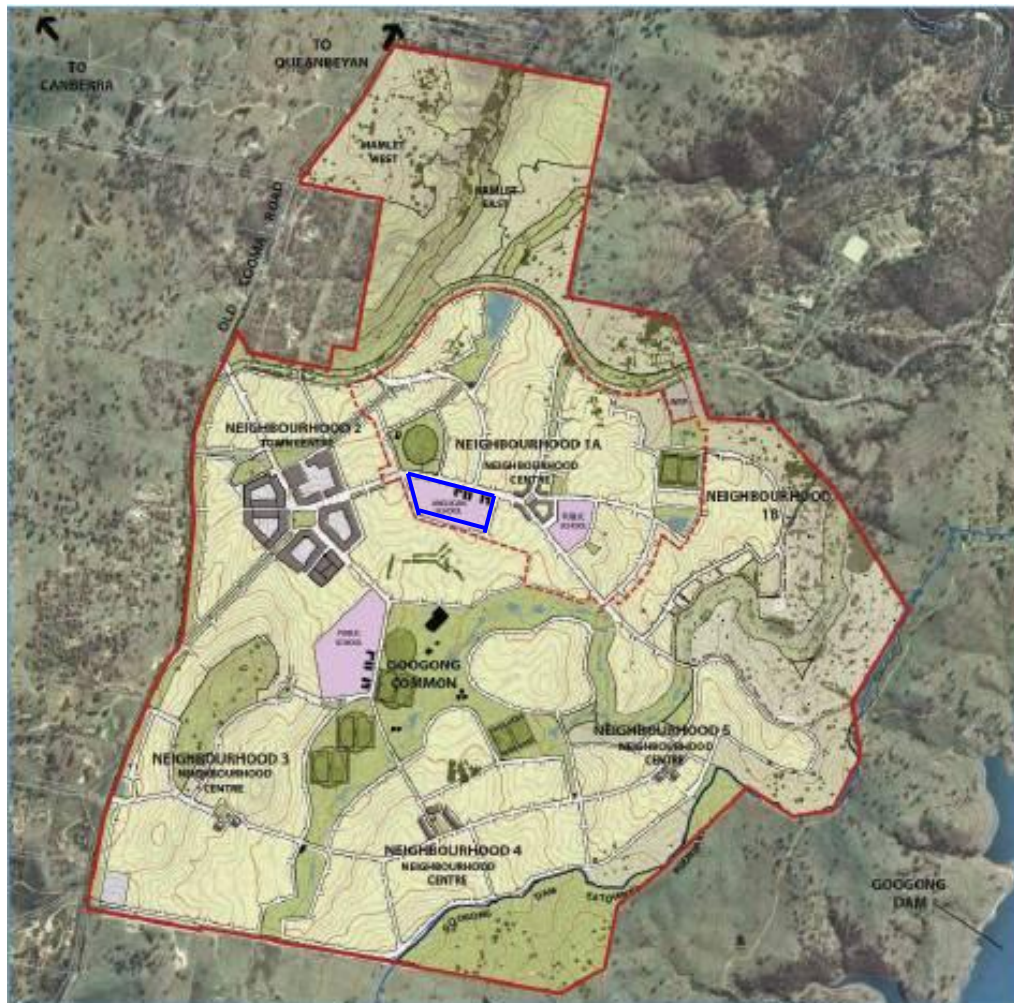
Figure 2- Locality Plan shows the site of the Googong Township 8km south of the Queanbeyan CBD and 16kms south east of Parliament House, Canberra. The surrounding area is characterised by a variety of land uses including, nature reserves, low intensity forestry, rural residential, cattle and sheep grazing and recreation. Googong Dam and the Googong Foreshores (owned by the Commonwealth Government and leased to the Australian Capital Territory Government) is immediately east of the Googong Township and an operating quarry is located north west of the township on the western side of Old Cooma Road. Main access to the Googong Township is from Googong Road which connects to Old Cooma Road.

Prior to the subdivision and development works, most of the land zoned for urban development in the area comprise heavily degraded pasture used for mixed sheep and cattle grazing. Occasional eucalypt trees and tree clumps were scattered throughout and there were also a small number of farm dams and dry drainage lines. The landform consists of gently undulating terrain with two drainage lines. Googong Creek is a bifurcated watercourse that converges into one toward Googong Road. Montgomery Creek runs through the east of the land. Both drainage line runs under Googong Road northwards towards the Queanbeyan River. Neither of the main channels for these creeks are located on the development site.



Figure 2 – Locality Plan

The subject site is highlighted in blue in **Figure 3 – Aerial Photograph of Site** and shown in **Figure 4 - Subject site** below. The subject site is located at the southern boundary of Neighbourhood 1A. The site has an area of 5.28 hectares and has been predominately used in the past for agricultural and grazing purposes. There are no existing buildings, structures or significant vegetation on the site. The site will be bound by roads to all four sides, with the initial development bounded by Gorman Drive to the north, Rosa Street to the east, and unknown road name to the west and south. Gorman Drive provides the highest order street within Neighbourhood 1A, connecting the neighbourhood to the future Town Centre and future neighbourhoods within Googong. Gorman Drive also provides public transport connections within the neighbourhood and the other parts of Googong as well as Queanbeyan and Canberra.



Googong Master Plan, 2012

Figure 3 – Aerial Photograph of Site

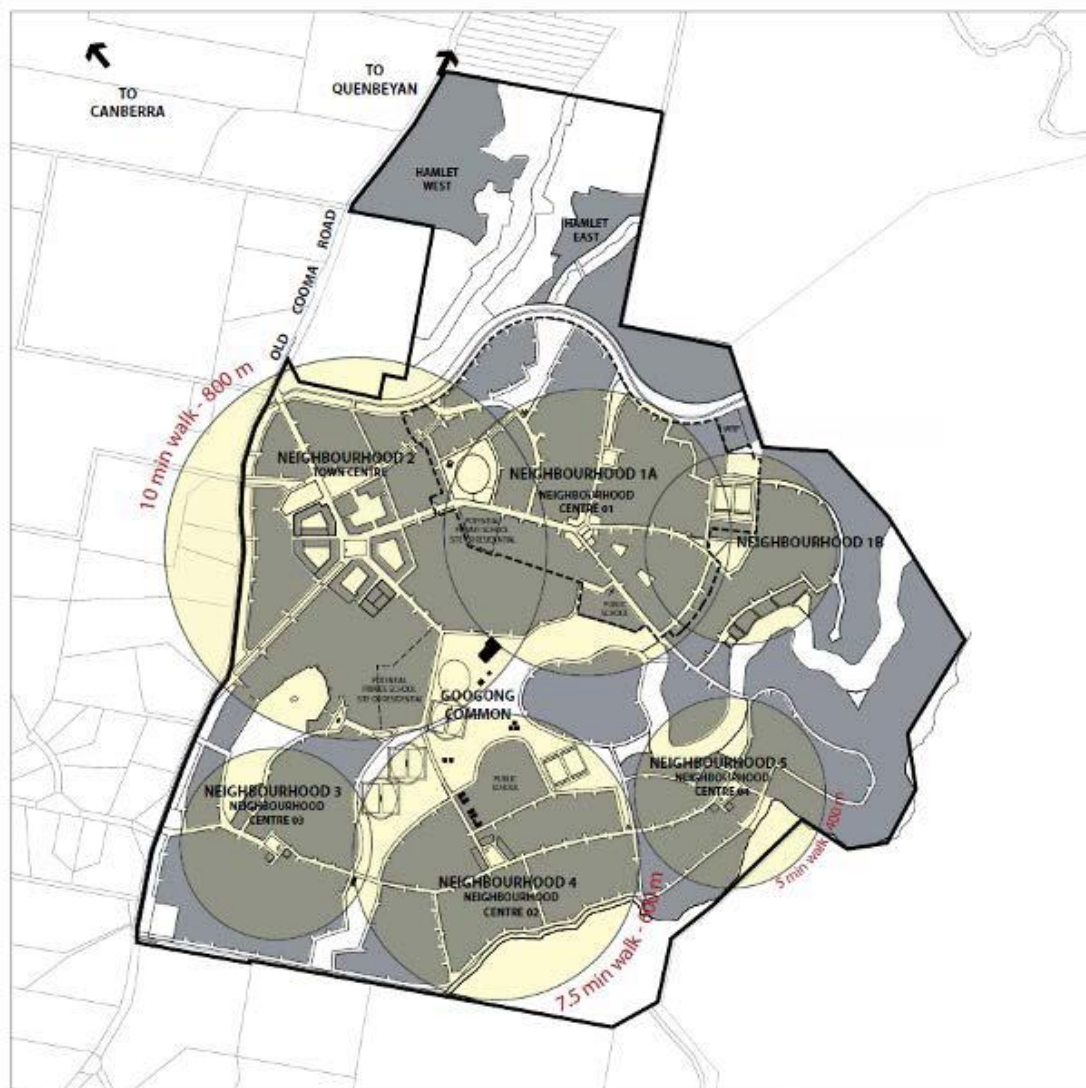


Figure 5 – Neighbourhoods map

Proposed Development

The proposal specifically involves the following development:

- a) The erection of an educational establishment on Lot 280 DP 1185463 to be known as the Anglican School Googong (TASG) comprising of an Early Learning Centre (ELC), the Junior School building including multipurpose rooms, car park, play ground area, landscaping within the site, landscaping along Rosa Street and part of Gorman Drive, waste enclosure and associated earthworks and fencing (see Figure 6 below).

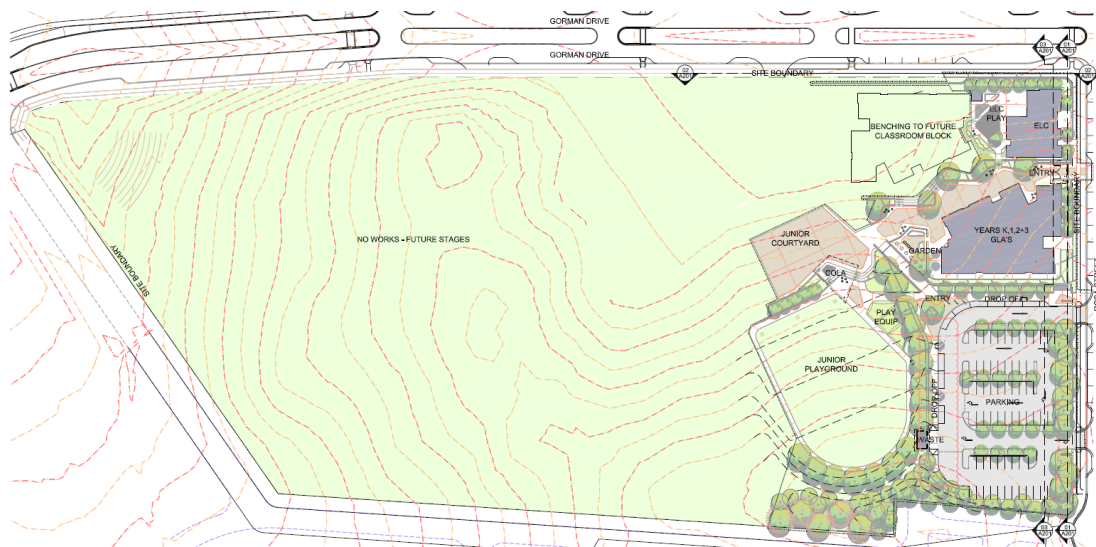


Figure 6 –Proposed Development

The Early Learning Centre (ELC) will operate from 8am to 6pm from Monday to Friday. It is anticipated that teaching staff will be on site between 7.30am and 6.30pm. The Junior School will operate from 9am to 3pm on Monday to Friday and that teaching staff will be on site between 8am and 5pm. The development comprises facilities to accommodate a maximum of 224 students and approximately 16 staff members.

The ELC will cater for 4-5 years olds in two classrooms with a maximum of 22 students in each classroom. Each of the classrooms connects with a central breakout space, providing opportunities for different learning activities and social interaction between the groups, while providing a connection to a small courtyard on the eastern side for outdoor learning opportunities. A small kitchen will be included for the preparation of meals only (no cooking), with students to bring their own lunches to the centre. Administration and staff facilities are included within the ELC building.

The proposed buildings for the Junior School and ELC are single storey structures with larger internal space to create flexible, naturally lit, breakout spaces. The classroom elements are expressed as simple masonry boxes, with expressed windows providing opportunities for informal seating/reading spaces within the classroom; and floating roofs with large overhangs to provide protection from direct sunlight penetration and to control glare, while maximising the opportunity for natural lighting. The entries for each of the buildings will be visually highlighted by the use of the natural stone cladding, reflecting the stone feature walls in the landscape design. The building finishes have been developed in response to the existing landscape and colours, with stone walls in tones that reflect the yellow/brown stone found on site, to be used as a building plinth. Feature walls will have off white face brickwork to compliment the stone and to create opportunities for layering and shadows on the building.

A waste enclosure is proposed to be located to the western edge of the carpark and accessed via the carpark off Rosa Street and pedestrian path on site.

The following reports have accompanied the development application and were used throughout the planning assessment:

- Statement of Environmental Effects and supporting documents prepared by Munns Sly Moore Architects 10 October 2013.
- Plans for approval prepared by Munns Sly Moore Architects 1 September 2013, 12 September 2013 and 20 September 2013.
- Applicant's written response to additional information matters raised by the RMS, NSW Police and Council's Environmental Health Officer - received 10 December 2013.
- Applicant's written response to matters raised by the Roads and Maritime Services dated 29 November 2013.
- Applicant's written response to matters raised by NSW Police dated 10 December 2013.
- Applicant's response and amended plan showing the issues raised by the RMS, NSW Police and Council's Environmental Health Officer have been addressed - received via email on 5 February 2014.

Statutory Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Application:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No 44 (Koala habitat)
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy No 64 – Advertising and Signage
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Temporary Structures) 2007
- Queanbeyan Local Environmental Plan 2012
- Googong Development Control Plan

1. Section 79C(1)(a)(i) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

The development application has been lodged and accepted as a Regional Development under Part 4 of the SEPP. The capital investment value (CIV) exceeds the \$5 million threshold identified in Schedule 4A of the Act. It is noted that Part 2 of the SEPP relating to State Significant Development appears to apply in the situation where the CIV of a DA for an educational establishment exceeds \$30 million threshold as identified in Schedule 1 of the SEPP.

The capital investment value (CIV) for the Development Application is \$7 million. The applicant has requested that the development not be considered as staged Development but has included a master plan of the ultimate development on the site for context. Based on the CIV the application is to be determined by the Joint Regional Planning Panel – Southern Region pursuant to Clause 20 of Part 4 – Regional Development of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*. CIV is defined as follows:

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Where the DA is identified as regional development the Southern Region Joint Planning Panel is the consent authority for the application. Council has undertaken the necessary functions under clause 21 (2) of the policy.

(b) State Environmental Planning Policy No 55 – Remediation of Land

The objectives of SEPP 55 are:

- To provide for a state wide planning approach to the remediation of contaminated land.
- To promote the remediation of contamination land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Pursuant to clause 7 a consent authority must not consent to the carrying out of any development on land unless:

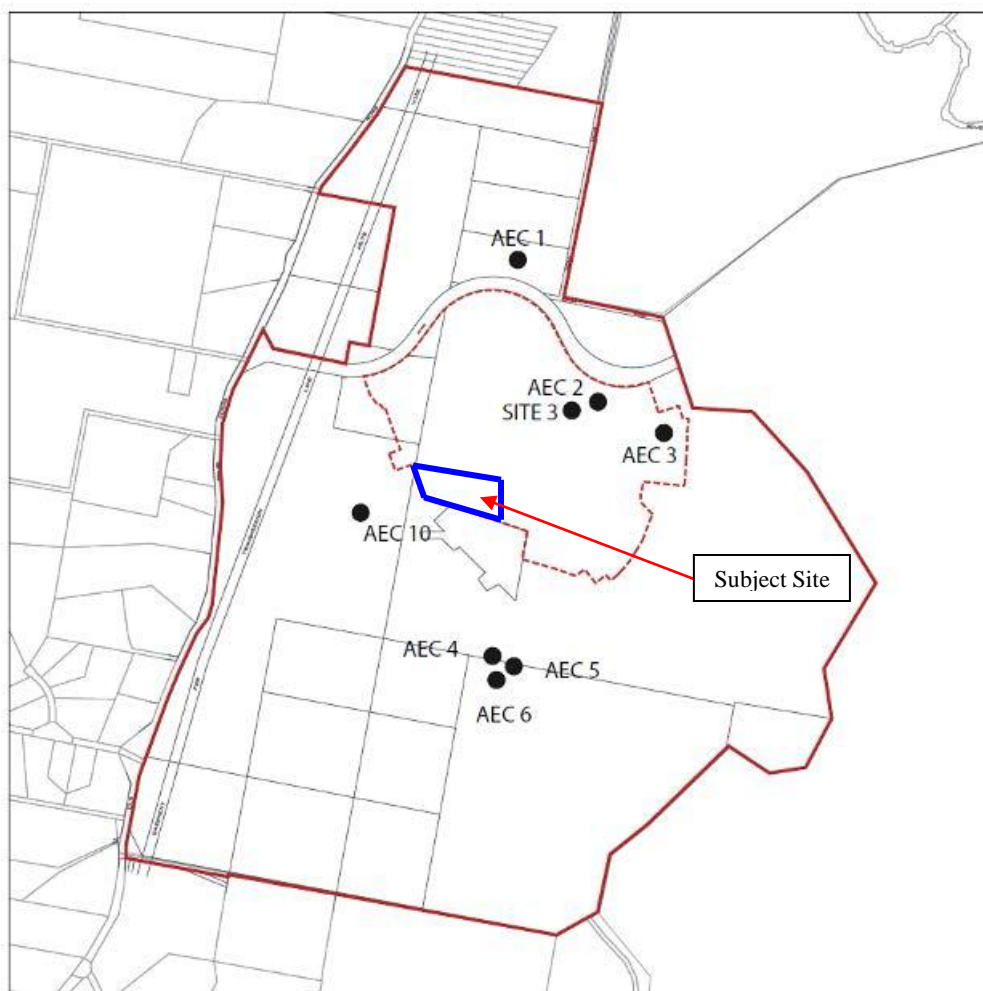
- a. *It has considered whether the land is contaminated, and*
- b. *If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c. *If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site forms a part of the Googong Stage 3A subdivision approved under DA 233-2012. The site is located within Neighbourhood 1A of the new town of Googong. A Contamination Survey prepared by Agsol Pty Ltd, August 2009 carried out for Stages 1-5 concluded that the general grazing land within this neighbourhood is not contaminated and development can proceed without any remediation. A preliminary investigation of the Googong urban release area was carried out by Coffey Geosciences Pty Ltd. It identified areas of environmental concern (AEC) which are included in Appendix 2 of Googong Development Control Plan as shown in Figure 1 below.

A Site Audit Statement (Report No.12058 SAR 191) prepared by Environmental Strategies Pty Ltd dated 18 October 2013 issued for Neighbourhood 1A, Googong Township development below, states that the site is suitable for:

- a) Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry,
- b) Day care centre, preschool, primary school,
- c) Residential with minimum opportunity for soil access, including units,
- d) Secondary school,
- e) Park, recreational open space, playing field, and
- f) Commercial/industrial.

The subject site is shown highlighted in blue in Figure 1 below. The site is not an AEC concern and there is no reason to suspect that this land is contaminated. Additionally the site is suitable for the proposed educational establishment as per the Site Audit Statement above. It is considered that the relevant provisions of SEPP 55 have been satisfied.



LEGEND

AEC 1 – Farm Storage Shed

AEC 2 – Farm Work Shed, Fuel Dispenser, Underground Storage Tank (UTS) and Farm Chemicals

AEC 3 – Waste Dump, Building and Garden Waste

AEC 4 – Farm Shed and Above Ground Oil Tank

AEC 5 – Spray Sheep Dip Site, Shearing Shed and Yards Adjacent to Woolshed

AEC 6 – Five Above Ground Oil Tanks

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| AEC 10 – 44 Gallon Drum Fuel Storage and Car Batteries |
| Site 3 – Sheep and Cattle Yards |

Figure 7 – Areas of environmental concern

(c) State Environmental Planning Policy No 64 – Advertising and Signage

The Anglican School Googong proposes limited campus signage. Entry signage is proposed for Stage 1 and will include black powder coated steel lettering applied to feature walls on both sides of the entrance as part of the entry structure/landscape walls. The signs are to include text, reading “The Anglican School Googong – Junior School” and “The Anglican School Googong – Early Learning Centre” as well as school logo. The sign is also proposed to include face lighting. The font of the text will be 140mm high and will be fixed to the stone walls mentioned above. As per submitted plans, there are no signs proposed to be fixed to the building facade.

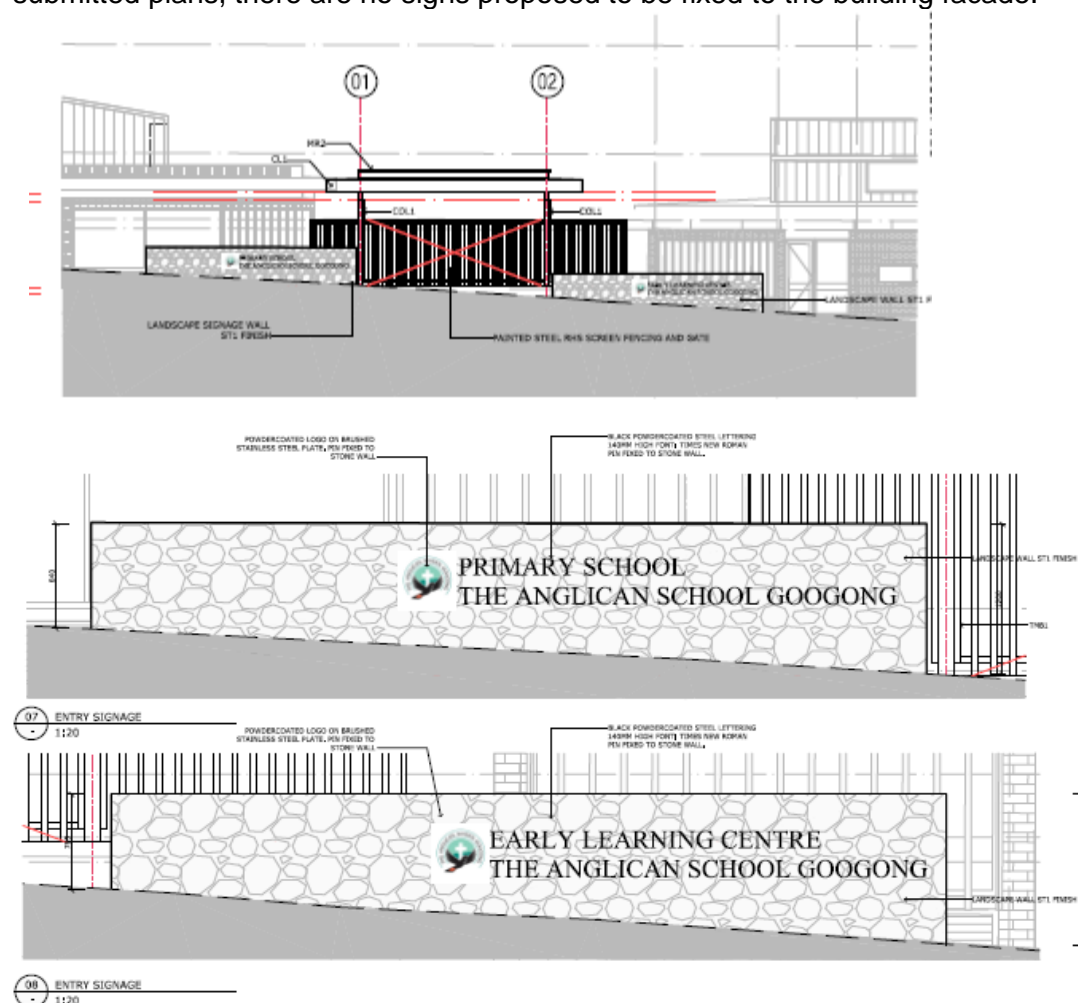


Figure 8 – Proposed signage

Clause 3 – Aims, Objectives etc – Provided appropriate recommended conditions of consent are complied with, the proposed development is considered generally satisfactory with respect to the prescribed aims and objectives of SEPP 64. The proposed sign is compatible with the amenity and visual character of the area, provides effective communication in a suitable location and is of acceptable quality design and finish.

Clause 4 – Definitions – In terms of the definition prescribed by SEPP 64, the sign is considered as *building identification sign*.

building identification sign means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.

Clause 8 – Granting of consent to signage – Having regard to clause 8(a) and (b), provided appropriate recommended conditions of consent are complied with, the proposed development is considered generally satisfactory with respect to the objectives set out in clause 3(1)(a), and with respect to the assessment criteria specified in Schedule 1 to SEPP 64.

Part 3 Advertisements – Pursuant to clause 9, Part 3 of the policy does not apply to the proposal as the sign will fit within the definition of a building identification sign as defined in clause 4.

Schedule 1 Assessment Criteria

1. **Character of the area** – The locality contains undeveloped land and new residential properties. There is no particular theme for outdoor advertising in the area. The proposed sign is not considered to be out of context with surrounding future residential properties and rural land which also eventually form part of the township.
2. **Special areas** – It is considered that the proposed sign does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.
3. **Views and vistas** – The proposed sign does not obscure or compromise important views, nor does it dominate the skyline. The sign will be fixed to the feature walls with maximum height of 1.2m.
4. **Streetscape, setting or landscape** – The proposed sign satisfies this criterion. The scale, proportion and form is considered appropriate for the current and future streetscape. The proposal contributes to the visual interest of the streetscape, setting and landscape on site. The sign is located wholly within the property boundary.
5. **Site and building** – The proposed sign is considered to be compatible with the scale, proportion and other characteristics of the site.
6. **Associated devices and logos with advertisements and advertising structures** – Based on the submitted SEE, the sign will include face lighting. It can be assumed that the sign will be lit, at least during operating hours. The graphic/content is designed to be in accordance with the corporate logo of the school. As mentioned above, the sign will include a text, reading “The Anglican School Googong – Junior School” and “The Anglican School Googong – Early Learning Centre” with black powder coated steel lettering and 140mm high font. It is not considered that the proposed sign will contain any variable message or moving parts. It is integrated into the design of the building and feature walls.

7. **Illumination** – As mentioned above, the proposed sign will include face lighting. It is not considered that the proposed sign will have any negative impact on pedestrian, vehicle and aircraft safety and residential amenity. The standard consent conditions will be imposed to ensure that the sign does not contain any flashing or moving lights and is maintained and removed if it becomes damaged or obsolete.
8. **Safety** – The proposed sign satisfies this criterion. The safety of road users and pedestrians will not be compromised by the sign.

Provided appropriate recommended conditions of consent are complied with, the proposed development is considered generally satisfactory with respect to SEPP 64.

(d) State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 provides relevant public authorities direction with the opportunity to be made aware of the proposed development listed in the schedules and any representation in respect to proposed development.

Clause 32 – Determination of development applications

This clause prescribes that before determining a development application for the purposes of a school, the consent authority must take into consideration all relevant standards in the following State government publications (as in force on the commencement of this Policy):

- (a) School Facilities Standards—Landscape Standard—Version 22 (March 2002),
- (b) Schools Facilities Standards—Design Standard (Version 1/09/2006),
- (c) Schools Facilities Standards—Specification Standard (Version 01/11/2008).

The applicant (architect) has submitted a statement declaring that they have reviewed the Design Standard and that the development has been designed in accordance with the relevant standards outlined above particularly the School Facilities Standards.

The relevant standards have been considered in the assessment of the subject development application, with comments below.

School Facilities Standards—Landscape Standard—Version 22 (March 2002)

Large amounts of landscaping are proposed as a part of the development to be situated between both buildings and playground area/sportsfield, throughout the carpark and along the Rosa Street and Dorman Drive (small part) frontages. Feature walls at entrance are also proposed.

This standard sets out four principles and also includes a table of critical dimensions. The proposed development is considered generally satisfactory having regard to context, landscape character, educational landscape security, shade requirement, access; harmful or irritant plants, plant management, water management and environmental context. Having regard to the provisions of the Landscape Standard

relating to erosion, a recommended condition of consent (if granted) requires implementation of erosion and sedimentation control measures in accordance with Council's Development Control 2012.

While the submitted landscape plan appears to be generally satisfactory with regard to the Standard, the 'statement of design intent' prepared by the landscape designer does not reference the Standard and whether it has been considered in the design. The "statement of design intent" addressed Council's DCP objectives. It is therefore recommended that the submitted landscape plan not be included in the consent (should it be granted) and that a condition be imposed requiring the submission of a revised plan and statement that clearly show compliance with, and consideration of, the Standard.

Schools Facilities Standards—Design Standard (Version 1/09/2006)

The applicant (architect) has submitted a statement declaring that they have reviewed the Design Standard and that the development as proposed will generally meet it. The Design Standard comprises eight overall topics such as Design, Fabric, Openings, Finishes, Services, Installations, Fittings and Site.

The development is designed to complement the scenic qualities, landscape features, future character and amenity of the area in terms of use and the scale and form of the development. The site design and internal design is considered satisfactory and provides adequate areas for open space, landscaping and on-site parking to cater for the increased demand brought about by the development of the site. The size, scale, height and design of the building and linkage between building and open space take into account solar energy requirements and energy efficiency. The proposed colours and materials are considered suitable and complement the current and future character of the development in the locality.

The proposed development incorporates modern energy efficient measures such as;

- a) Natural ventilation – the use of low level louvers and thermal chimneys to increase convection currents and air movement and allow for night purge of internal space.
- b) High Performing Building Fabric – insulated building fabric and provision of internal thermal mass.
- c) Glazing – use of energy efficient glazing and locations to maximise opportunities for natural light while managing glare. This will reduce reliance on artificial lighting, however, where used, this will be controlled by sensors.
- d) Roof spaces to accommodate solar collectors.
Solar hot water services and photo voltaic cells are also proposed as part of this proposal.

The site is capable of being serviced. It is not considered that the proposal will give rise to significant air or water pollution nor will it create any significant waste implications for the site. Standard conditions relating to site management during construction etc will be imposed should development consent be granted.

A recommended condition of consent (if granted) will be imposed requiring, prior to any construction certificate being granted with respect to the proposed development,

submission to Council of their written declaration, or certification from the NSW Department of Education and Training and/or the NSW Department of Commerce, that the proposed development generally meets the standards prescribed by the Design Standard.

Schools Facilities Standards—Specification Standard (Version 01/11/2008)

A recommended condition of consent requires any and all specifications prepared in relation to the proposed development to be generally compliant with the relevant provisions of the Specification Standard.

Clause 45 – Determination of development applications – other development

The clause states that before determining a development application for development comprising or involving any of the following, the consent authority must give a written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about the potential risks and take into consideration any response to the notice that is received within 21 days after the notice is given.

- (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
- (b) development carried out:
 - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or
 - (ii) immediately adjacent to an electricity substation, or
 - (iii) within 5m of an exposed overhead electricity power line,

The development site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation or within 5m of an exposed overhead power line. Also the proposal does not involve penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower. Therefore the application was not required to be referred to the electricity supply authority for comment.

Clause 104 – Traffic-generating development

Clause 104 of the SEPP provides for traffic generating development and provides in part as:

- (1) *This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:*
 - (a) *New premises of the relevant size or capacity, or*
 - (b) *An enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*

Educational establishment with 50 or more students and with access to any road require referral to the NSW Department of Roads and Maritime Services (RMS) (previously known as the RTA).

(3) Before determining a development application for development to which this clause applies, the consent authority must:

(a) Give written notice of the application to the RTA within 7 days after the application is made, and

(b) Take into consideration:

(i) Any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and

(ii) The accessibility of the site concerned, including:

(A) The efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and

(B) The potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) Any potential traffic safety, road congestion or parking implications of the development.

The proposal was referred to the RMS for comment. RMS reviewed the plans and information submitted. The first written comment received shows RMS does not support the proposed DA in its current form as it has significant road safety concerns with the following aspect of the school and car park layout. RMS requires that the site plans are amended to address the below issues.

The applicant has consulted with the RMS and has amended the plans to address the issues raised. See comments below.

- a) The location of the pedestrian path across the rear of parked vehicles is an unsafe treatment. This would require motorists to reverse across the pedestrian path into or out of car parking spaces.

Comment: The area delineated on the plan is nominated as a pedestrian path of travel and provides guidance to pedestrians on how to safely and efficiently travel through the car park. The line marking reinforces the shared nature of car parks and such paths have been incorporated into new car parks signposted as shared zones to provide for pedestrian guidance through car parks of major retail outlets and schools in NSW. An alternative arrangement has been provided and shown on the plans. RMS considers that the alternative arrangements are a significant improvement from the previously proposed designs.

Further discussion between the applicant and RMS has been carried out to address the issue and plans have been amended accordingly. RMS has raised no objection to the proposal. RMS is satisfied with the revised internal car park arrangements.

- b) There is no pedestrian connectivity or path between the southern car park and the school.

Comment: The southern carpark and drop off zone have been provided with a direct pedestrian path into the school. The RMS is satisfied with this arrangement.

- c) While in principle RMS supports the concept of the proposed kerbside pick-up/drop-off parking bays on the school side (north and western) of the internal car park as this negates the need for children to cross trafficable areas of the carpark, by providing car parking spaces and a pedestrian path along the western side of the car park a very narrow trafficable area/aisle width is left for passing vehicles. As people open and close their doors vehicles will be forced onto the pedestrian path resulting in a direct conflict with pedestrians severely compromising pedestrian safety.

Comment: The width of the one way circulation roadway through the car park provides for a 4.5m wide travel path. In the case where a door is being opened on the driver side of a car parked in the set down area there will still be a 3.5m unobstructed clear path of travel for circulating vehicles. This clearance satisfies the requirements of AS2890.1. The applicant advised that the delineated zone for the pedestrian travel is not impeded by vehicles travelling through the car park.

RMS notes the revised kerbside pick-up/drop-off parking bays and pedestrian zones which include zebra crossings, line marking and signposting. RMS considers that the revised arrangements are a significant improvement. Further discussion between the applicant and RMS has been carried out to address the issue and plans have been amended accordingly. RMS has raised no objection to the proposal. RMS is satisfied with the revised internal car park arrangements.

- d) There is very little room for a 12.5m service vehicle to access the waste disposal area. Whilst the bins are being serviced there is insufficient room for another vehicle to pass the stationary service vehicle.

Comment: Waste enclosure has been relocated and sufficient passing lanes have been provided to allow another vehicle to pass the stationary service vehicle. Waste will be collected once a week by a private contractor and organised by the School Management via a Contract Agreement. The waste will be collected outside of school hours to limit the interaction between service vehicles, person and passenger vehicles. The RMS is satisfied with this arrangement.

- e) The service vehicle cannot navigate along the western side of the car park without impinging on the pedestrian path and the parking spaces located along the western edge.

Comment: The plans have been amended to provide a satisfactory turning circle for the 12.5m service vehicle and changes to pedestrian arrangements to resolve the conflict between pedestrians and service vehicles along the western side of the car park. The RMS is satisfied with this arrangement.

- f) The service vehicle requires the entire road width to perform the left turn out of the car park.

Comment: RMS notes that a service vehicles still requires the entire road width to perform a left turn out of the car park. RMS recognises this is a local road and considers this issue a matter of Council's consideration. RMS notes that service vehicle movements will be generally limited to out of school operating hours and will only take place once a week, as a result, RMS does not have concerns regarding this issue.

- g) The layout of the car park may result in operational issues. The entry to the parking area being located just past the exit may create functional issues especially at peak times, such as pick up and set down times.

Comment: Based on the submitted supporting document, the entry and exit arrangements has been developed to best suit the surrounding road network whilst providing for clockwise traffic circulation through the school car park. The clockwise direction of travel through the car park is required to provide both safe kerb side drop off and pick up for children who are not being escorted through the car park, and allows increased range of vision of drivers of large cars to spot children as all turning movements through the car park are towards the driver side of the car. The arrangement also provides for the possible future roadway to the south of the school that would be expected to increase the volume of traffic entering the site from the south.

RMS considers the entry and exit of the car park are quite close to each other which may create functional issues during peak hours. However that the majority of traffic movements exiting the car park will be left turn movements due to the cul-de-sac at the end of Rosa Street. RMS recognises this is a local road and considers this issue a matter for Council's consideration.

- h) RMS notes that the SEE states that the pedestrian facilities outside the site boundary will remain unchanged from the approved Googong Township subdivision documents. RMS understands however, that the linemarking and pavement plans for the external pedestrian facilities and crossing arrangements north of the site on Gorman Drive were not previously supported by local traffic committee as these did not meet RMS standards. As RMS understands that these matters were not resolved as part of the Googong Township DA, the Children's pedestrian crossing facilities and school zones on Gorman Drive need to be considered and assessed in the plans for this DA.

Comment: RMS understands issues (8) to (10) are outside the scope of influence of the applicant and the school. The issues relate to a different development application (DA178-2013) and will need to be addressed by the developer of that DA. These issues have been withdrawn from the assessment of this subject DA.

- i) The developer will be required to pay an up-front fee to RMS for the installation of a 40km/h School Zone on Gorman Drive. The application should liaise with the RMS's Safety Around Schools Project Officer, Brendon James, on 4221 2539 for further details regarding costs, design and installation. This payment must be made a minimum of two months prior to students attending the school.

Comment: See comment above.

- j) The developer should note that RMS installs standard school zones across all of NSW (other than in some very rare expectations across the state). The school shall operate at the standard school hours to allow for the provision of the standard school zone from 8-9.30am and 2.30-4pm.

Comment: See comment above.

- k) RMS notes that the external traffic and transport impacts of the school development were considered in the DA for the full Neighbourhood 1A development (DA 233-2012) which RMS has commented on separately. The matter of traffic impacts and the identification of an appropriate intersection treatment to ameliorate safety impacts at the junction of Old Cooma Road with Googong Dam Road for DA 233-2012 remains unresolved at this point in time. A copy of the correspondence is attached. Unless the outstanding matters are resolved for the junction of Old Cooma Road with Googong Dam Road for DA 233-2012, RMS would require that the Traffic Study for the subject school DA considers the impacts of the school development traffic at the intersection. In this regard, the following would need to be included in the Traffic Study:

- a) Likely traffic movements generated at the junction as a result of the subject development, based on the RTA Guide to Traffic Generating Developments.
- b) Any assumptions for the distributions to and from the site must be justified. For example, distributions may be based on movements at a similar land use within the immediate vicinity of the site.
- c) The treatment type is then to be determined based on the warrants for turn treatments outlined in Figure 4.9 of AUSTRROADS Guide to Traffic Management – Part 4a: Unsignalised and Signalised Intersections (Warrants for turn treatments on the major road an unsignalised intersections).
- d) Intersection modelling using SIDRA should be undertaken for the junction of Old Cooma Road with Googong Dam Road considering the following:
 - i) AM and PM peaks volumes.
 - ii) Existing traffic volumes with and without development and 10 year projected volumes with and without the development.
- e) The applicant would need to identify suitable infrastructure require to ameliorate any traffic and safety impacts at the junction associated with the development. Concept plans need to be provided for any works proposed within the road reserve prior to determination to demonstrate that they can be constructed within the road reserve. If the works could not be constructed within the road reserve, RMS would not support the proposal unless appropriate legally binding arrangements were in place to ensure that the appropriate land required to construct the works could be obtained.
- f) The Statement of Environmental Effects needs to consider the environmental impacts of any road works within the road reserve that

are required to manage the impacts of the development. These impacts include traffic and road safety impacts as well as other impacts such as noise, flora and fauna, heritage and impact to community.

Comment: RMS notes that the external traffic and transport impacts of the school development were considered in a separate DA 233-2012. RMS considers these issues are outside the scope of influence of the applicant and school and should be addressed by the developer of DA 233-2012 as they are still outstanding.

All issues raised by the RMS related to this development application have been resolved and plans have been amended to reflect the changes required. The issues related to 2 separate development applications mentioned above have been withdrawn from the assessment of this application. The RMS has raised no objection to the proposal.

(e) State Environmental Planning Policy (Temporary Structures) 2007

The aims of this Policy are as follows:

- (a) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures,
- (b) to encourage the protection of the environment at the location, and in the vicinity, of temporary structures by (among other things) managing noise, parking and traffic impacts and ensuring heritage protection,
- (c) to specify the circumstances in which the erection and use of temporary structures are complying development or exempt development,

No indication is given of any intention to erect temporary structures on site. However being a school, it is likely the school site and buildings on it will be used either by the school or community for different purposes outside school hours.

A note is recommended for inclusion on any consent granted to the proposed development, advising the necessity for prior development consent to be obtained for the erection of any temporary structure on the subject land unless such structures are identified by an environmental planning instrument as exempt development or prohibited development.

(f) State Environmental Planning Policy No 44 – Koala Habitat Protection

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- (b) by encouraging the identification of areas of core koala habitat, and

(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.

This policy applies to each local government area listed in Schedule 1 of the SEPP including the Yarrawlumla local government area. The site was located within the former Yarrawlumla local government area and therefore the provisions of this SEPP are applicable to the application.

A Flora and Fauna Assessment report has been submitted as part of the DA 233-2012 for the subdivision of the lands which resulted in the creation of the subject site. The report concludes the development will not result in a significant impact on any threatened flora and fauna species. A controlled action approval under the Environmental Protection and Biodiversity Conservation Act 1999 has been granted for the Googong township subdivision and urban works. Additionally the subject site was used in the past for agricultural and grazing purposes. There are no existing buildings, structures or significant vegetation on the site. Therefore it is not considered that the proposed development will have significant negative impact on koala habitat in the locality.

Queanbeyan Local Environmental Plan 2012

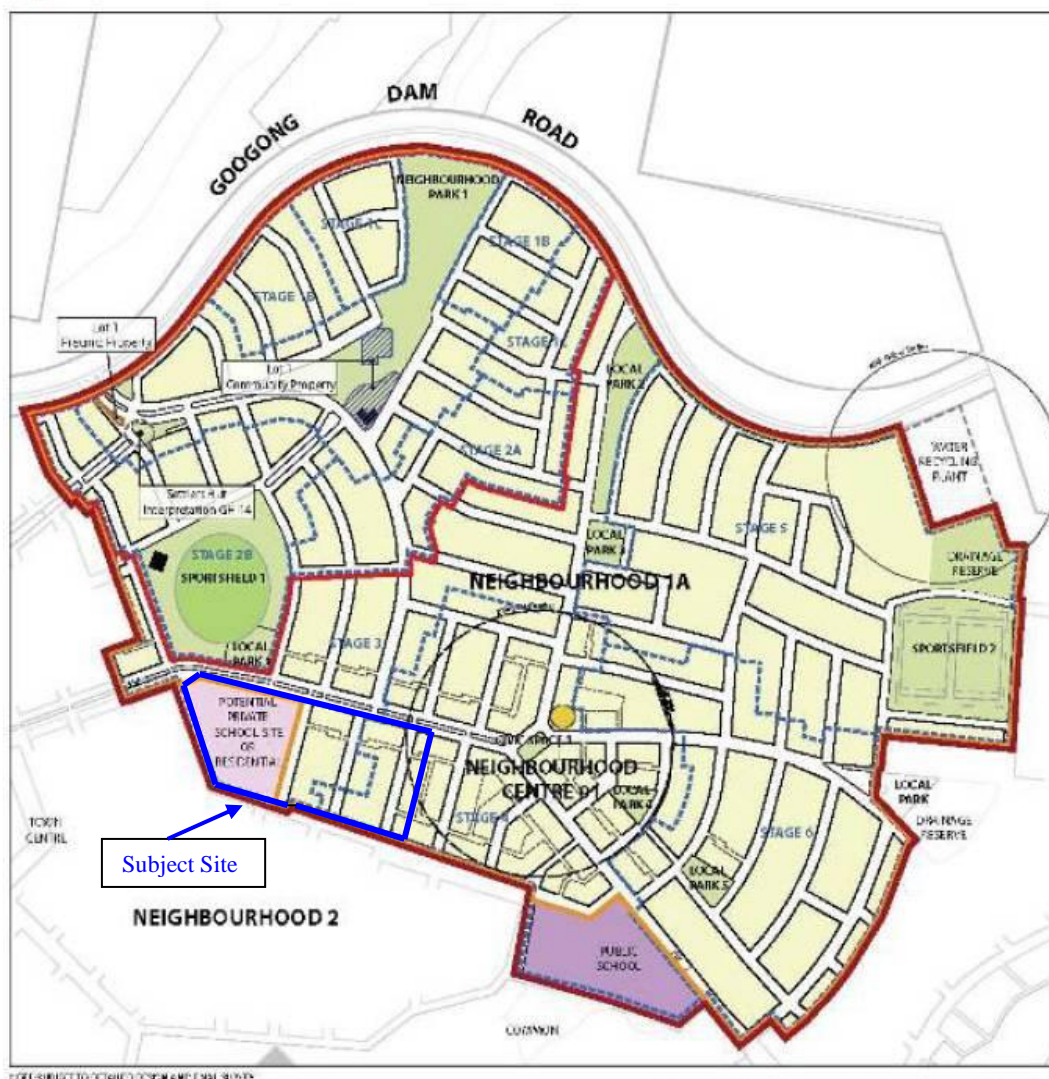
The proposed development has been assessed in accordance with the requirements of the Queanbeyan Local Environmental Plan 2012 and a summary is provided as follows:

| COMMENT | | COMPLIES (Yes/No) |
|---|--|------------------------------|
| <i>PART 1 - Preliminary</i> | | |
| <i>Clause 1.2 Aims of Plan</i> | | |
| The aims of the plan relevant to the proposal is: (g) to facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land. The proposed development is consistent with the above aim in that it provides an educational establishment to be used for the intellectual, social, cultural development or welfare of the residents and community of the locality. | | Yes |
| <i>Clause 1.4 Definitions</i> | | |

| | |
|--|-----|
| <p>In terms of the definitions prescribed by QLEP, the proposed development is defined as educational establishment which means a building or place:</p> <p>educational establishment means a building or place used for education (including teaching), being:</p> <p>(a) a school, or (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.</p> <p>school means a government school or non-government school within the meaning of the Education Act 1990.</p> <p><i>Note. Schools are a type of educational establishment—see the definition of that term in this Dictionary.</i></p> | Yes |
| | |
| Clause 1.9A Suspension Of Covenants, Agreements And Instruments | |
| No covenants, agreements and instruments restricting this development have been identified. | Yes |
| PART 2 – Permitted or Prohibited Development | |
| Clause 2.1 Land Use Zones | |
| The land is in Zone R1 General Residential. | Yes |
| Landuse Table | |
| Zone R1 General Residential | |
| <p>The land is in Zone R1 General Residential. Educational establishments are not listed as developments permitted with consent within the zone. However, Clause 28 of the Infrastructure SEPP 2007 allows for an educational establishment in R1 zones with consent. Pursuant to clause 8 – <i>Relationship to other environmental planning instruments</i> the provisions of the SEPP prevail over the QLEP 2012.</p> <p>The proposed development complies with the definition of educational establishment as defined under Dictionary. The development satisfies the zone objectives, in particular;</p> <ul style="list-style-type: none"> To enable other land uses that provides facilities or services to meet the day to day needs of residents. To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the | Yes |

| | |
|---|-----|
| zone's predominantly residential character. | |
| PART 4 – Principal Development Standards | |
| Clause 4.3 – Height of Buildings | |
| <p>In accordance with the Dictionary, building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p> <p>The site is located within a currently undeveloped rural area. Large amounts of subdivision earthworks for Googong Stage 3A of Neighbourhood 1A are required to be completed before construction of the proposed building could begin. This means that the current existing ground level of the site will be altered by the subdivision works as the bulk platforms for the proposed building are intended to be completed as part of these works. It is therefore considered appropriate to measure height from the finished subdivision ground level.</p> <p>The height of buildings on this land as shown on the Height of Buildings Map is restricted to a maximum 8.5m. The proposal is for a single storey development with a maximum height of 7.64m excluding the thermal chimney. The proposal complies with LEP in this regard.</p> | Yes |
| Clause 4.4– Floor Space Ratio (FSR) | |
| <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) To ensure that the density, bulk and scale of development is appropriate for a site, (b) To ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located, (c) To facilitate development that contributes to the economic growth of the Queanbeyan central business district, Googong town centre and Queanbeyan's neighbourhood centres. <p>The floor space ratio map identifies the maximum FSR for the neighbourhood centres and the local centres at Googong which is 1.5:1. The subject site is partially located within the FSR map for the neighbourhood 1A (see map below). The proposed development being single storey buildings including a large car park, field and playground area is not considered to exceed the FSR requirement. The density, bulk and scale of the development is appropriate for the site and integrates with the streetscape and character of the area.</p> | Yes |

Neighbourhood 1A Structure Plan



PART 5 – Miscellaneous Provisions

Clause 5.9 – Preservation of Trees or Vegetation

The objective of this clause is to preserve the amenity of the area through the preservation of trees and other vegetation. Most of the development site in the area is grazing land. There are no significant trees on the subject site that are proposed to be removed as part of this application.

The submitted landscape plan provides for the planting of a variety of native and exotic trees and shrubs.

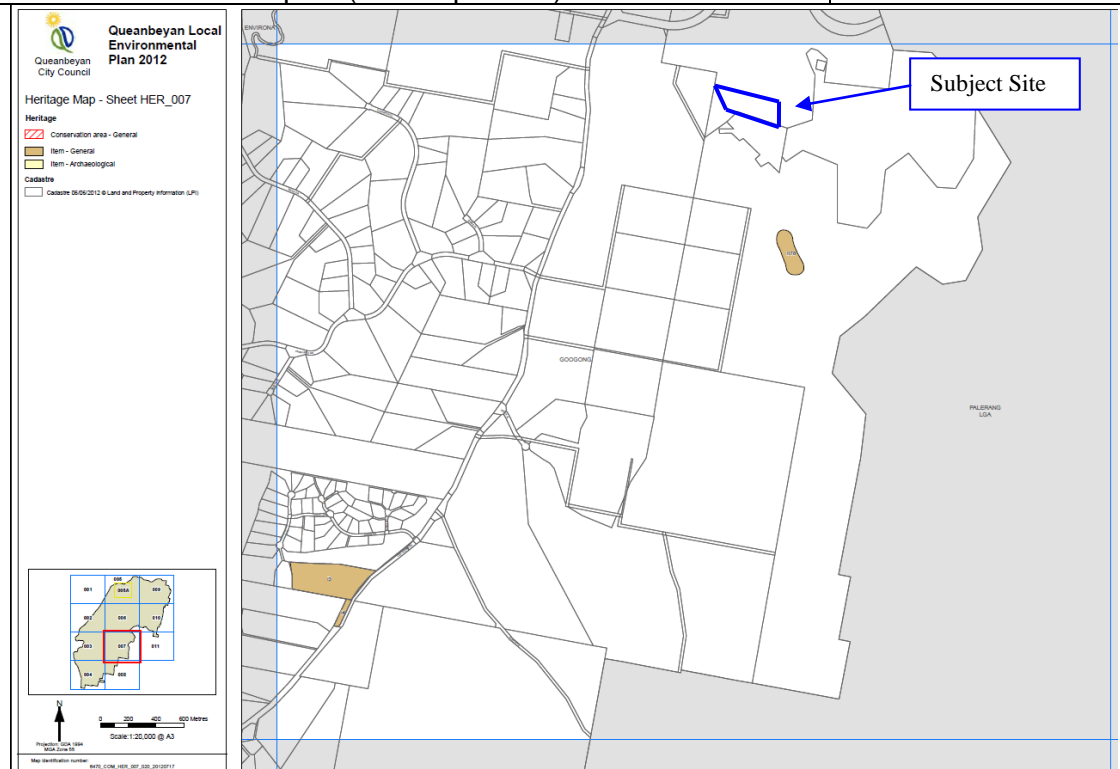
Yes

Clause 5.10 Heritage Conservation

This clause is not considered relevant to the proposed development as the subject site does not contain any heritage items nor is it in the vicinity of any heritage items as identified

Yes

in Schedule 5 of this plan (see map below).



PART 6 – Urban Release Areas

Clause 6.2 Public Utility Infrastructure

Clause 6.2 requires that development consent must not be granted for development on land in an urban release area unless Council is satisfied that any public utility infrastructure that is essential for the development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

The site is capable of being serviced. Refer to the assessment by Council's Development Engineer later in this Report.

Yes

Clause 6.3 Development Control Plan

The Clause 6.3 objective is to ensure the development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.

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 the clause has been prepared. Googong Development Control Plan was adopted by Council at its PDRC meeting on 13 October 2010 and has been amended subsequently. The current Googong DCP was adopted by Council on 12 June

Yes

| | |
|--|--|
| 2013. Refer to the Development Control section of this Report for further commentary. | |
| Clause 6.5 Development Near Googong Dam Foreshores | |
| This clause is not considered relevant to the proposed development as the site is not identified as "Googong Foreshore Buffer Area" on the Googong Map. | Yes |
| PART 7 – Additional Local Provisions | |
| Clause 7.1 – Earthworks | |
| <p>The objective of this clause is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>Earthworks will be associated with site preparation and grading, infrastructure and essential services works. The proposed development is not considered to create any detrimental effect on soil stability, waterway, drainage patterns or amenity of adjoining properties. Conditions of consent will be imposed requiring all excavation, backfilling and other activities associated with the erection of the development to be executed safely and in accordance with appropriate standards and will not adversely impact on the existing streetscape and adjoining properties.</p> | Yes with conditions. |
| Clause 7.2 Flood Planning | |
| This clause is not considered relevant to the proposed development as the site is not identified as 'Flood planning area' on the Flood Planning Map and has not been identified as land at or below the <i>flood planning level</i> as defined. | Yes |
| Clause 7.3 Terrestrial Biodiversity | |
| This clause is not considered relevant to the proposed development as the site is not identified as 'Biodiversity' on the Terrestrial Biodiversity Map. | Yes |
| Clause 7.4 Riparian Land and Watercourses | |
| This clause is not considered relevant to the proposed development as the site is not identified as "Watercourse" on the Riparian Lands and Watercourses Map. | Yes |
| Clause 7.5 Scenic Protection | |
| This clause is not considered relevant to the proposed development as the site is not identified as 'Scenic Protection Area' on the Scenic Protection Map. | Yes |
| Clause 7.6 Airspace Operations | |
| This clause states that if a development application is received and the consent authority is satisfied that the | Yes subject to written confirmation of |

proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application. Also the consent authority must not grant development consent for the development is the relevant Commonwealth body advises that the development will penetrate the Limitation of Operations Surface (OLS) and should not be constructed.

verbal advice from Commonwealth (due 21 February 2014).

The submitted plan shows the existing ground level of the site is between 740m – 750mm AHD which means that any structure on this site will penetrate the Limitation or Operation Surface for Canberra Airport. As such the application was referred to the Commonwealth Department of Infrastructure and Transport for comment.

The Department of Infrastructure and Transport advised that an approval under the Airports (Protection of Airspace) Regulations 1996 is required for buildings on the site and advised that the proposal must also be referred to the Canberra Airport for comment.

The application was referred to the Canberra Airport and they have raised no objection to the proposal. Their advice is as follows;

“The existing terrain of the Googong Township is already through the OLS for Canberra Airport. The whole Googong Township development site has had an Aeronautical Study completed that has been assessed by both Australian Government Civil Aviation Safety Authority (CASA) and Airservices Australia. The Googong Township site has an approved exemption No. AD 24/2008 issued by CASA in respect to the height of buildings or structures to be constructed at the site of the proposed Googong residential development south of Queanbeyan. In addition Airservices Australia have issued a PANSOPS assessment letter of approval (see attachment) in which PAP East plates instrument flight procedures are protected from infringement from this development.

The proposed site for the Anglican School in Googong Township is located within residential zone and the proposed development site does not exceed 20m above ground level and meets the conditions of both CASA and Airservices Australia.”

According to the approved exemption No. AD 24/2008 (see attachment) issued by Australian Government Civil Aviation Safety Authority (CASA) in respect to the height of buildings or structures to be constructed at the site of the proposed Googong residential development south of Queanbeyan, structures which do not exceed 20m above ground level do not need to be referred for assessment as these will be shielded by a water tower at maximum height 822m AHD.

| | |
|--|-----|
| <p>The proposed development does not exceed 20m above ground level.</p> <p>The approved exemption of unlimited duration mentioned above is applicable to the proposed development as to date it does not been varied or cancelled by CASA.</p> <p>Department of Infrastructure and Transport also require input from CASA and Airservices before they can issue an approval under the Airports (Protection of Airspace) Regulations 1996. At the time of writing this report, the Department have advised verbally that this is likely to be issued.</p> <p>Subject to the formal written advice from the Department of Infrastructure and Transport confirming this, the proposal will satisfy the requirements of this clause and the Consent Authority may grant development consent.</p> | |
| Clause 7.7 Development in Areas Subject to Aircraft Noise | |
| This clause is not considered relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater. | Yes |
| Clause 7.8 Active Street Frontage | |
| This clause is not considered relevant to the proposed development as the site is not identified as "Active street frontage" on the <u>Active Street Frontages Map</u> . | Yes |
| Clause 7.9 – Essential Services | |
| The site is capable of being serviced. Refer to the assessment by Council's Development Engineer later in this Report. | Yes |
| Clause 7.10 – Development Near Cooma Road Quarry | |
| This clause is not considered relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map. | Yes |
| Clause 7.11 – Development Near HMAS Harman | |
| This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial. | Yes |

(d) Section 79C(1)(a)(ii) – Any Draft Environmental Planning Instruments

Draft QLEP 2012 Amendment 1 applies and does not raise any additional matters for consideration.

(e) Section 79C(1)(a)(iii) – Any Development Control Plan

The proposed development has been assessed in accordance with the requirements of Googong Development Control Plan and a summary is provided as follows:

| Googong DCP | |
|---|----------------------|
| <i>Parts 1 and 2 – Preliminary and Context</i> | |
| <p><i>Clause 1.8 – Relationship to Other Planning Instruments and Policies</i> – The Googong DCP supports the QLEP 2012 which was gazetted on the 23 November 2012. This DCP provides further detailed objectives and design guidelines and controls for the development of the new town of Googong.</p> <p>Accordingly, it shall be read in conjunction with the QLEP 2012 and other relevant planning instruments and policies that are current at the time of submission of a development application. This development application was lodged on 4 October 2013 and the Queanbeyan Development Control Plan 2012 (DCP 2012) was adopted by Council at its PDRC meeting on 12 December 2012. Therefore the DCP 2012 is applicable to the proposed development.</p> <p>The following provisions of the QDCP 2012 are adopted by the Googong Development Control Plan and have been addressed as follows:</p> <p>a) Part 1 Section 1.8</p> <p>b) Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 and 2.9</p> | Yes |
| <p><i>1.8 Public Notification Of A Development Application</i></p> <p>The DCP applies to the public notification of advertised development. In accordance with the DCP, the original proposal was advertised in The Queanbeyan Age on 18 October 2013 and in The Chronicle on 22 October 2013. The proposal was also notified to the adjoining owners by mail on 14 October 2013 to 1 November 2013. No written submissions were received. However one submission was received outside this period and was received during the notification period of DA 186-2013 from Cardno (NSW/ACT) Pty Ltd, acting on behalf of M Gorman Holdings Pty Ltd, which has an authority from the owner (Mrs M Gorman) of Lot 101 DP 616217 (land known as “Bunyip”). The submitter has raised no objection to this proposal. The submitter however raised a concern regarding the Rosa Street as it proposed as a cul-de-sac, without construction of the road along Lot 101 boundary along the southern edge of the Anglican School site. Given that the submission received is not part of the notification process for this DA, the issue raised is not considered as part of this application.</p> | Yes |
| <p><i>2.2 Car Parking</i></p> | Yes with conditions. |

The DCP aims to provide on-site car parking to cater for the increased demand brought about by the development of the site and the provision of car parking which is functional, safe and attractive.

In accordance with the DCP, the educational establishment development for the purposes of Pre-school, Primary school and Secondary School require 1 space per each full time employee plus one space for persons with disabilities plus an additional 10% of the total for visitors.

Based on the submitted SEE, the Anglican School Googong will provide a total of 229 parking spaces for staff, visitors, set down/pick up and year 12 students within two proposed car parks, one for the Junior School adjacent to the Junior School and another one for the Senior school located near the proposed cafe and on street. These are to be developed in later development applications to coincide with the development of the school.

The applicant has provided a summary of the parking requirement for this development application in accordance with the following:

| | DCP Requirement | Parking Provided | Comments |
|--|-----------------|-------------------------|--|
| 2015 – Junior School | 19 | 85 + 2 Disabled spaces | 69 car spaces + 2 Disabled provided on site; plus 16 provided adjacent to works on Rosa Street and Gorman Drive. |
| Total – Junior School | 40 | 85 + 2 Disabled spaces | 69 car spaces + 2 disabled spaces provided on site; plus 16 provided adjacent to works on Rosa St and Gorman Drive |
| The following two rows are for information only and relates to the concept master plan which provides context for the application. | | | |
| Total – Senior School Site | 93 | 139 + 3 disabled spaces | 10 parallel spaces provided to Ceremonial driveway off |

| | | | | |
|----------------|-----|-------------------------|---|--|
| | | | Gorman Drive; 117 car spaces + 3 disabled provided to western carpark; plus 12 provided on Gorman Drive | |
| Total - School | 133 | 224 + 5 disabled spaces | 196 car spaces + 5 disabled spaces provided on site; plus 28 provided on Rosa St and Gorman Drive | |

In accordance with the SEE, completion of this development in 2017 results in a total of 16 employees and 224 students. The masterplan anticipates that a total of 85 employees will be working at the school when the whole school site is completed. The parking requirements below are calculated only for this development application and as per submitted plan.

This development application generates a requirement for a total of 16 parking spaces based on employees' number plus one disabled space plus 22.4 spaces for visitors. A total of 39.4 spaces (say 40 spaces) are required. A total of 71 on-site car spaces have been provided, including 2 disabled spaces. These spaces do not include the parking spaces outside the boundaries along Rosa Street and Gorman Drive. The proposal complies and exceeds the car parking requirement as prescribed in the DCP.

Bicycle parking for staff, visitors and students will also be provided on site.

There is no significant traffic impact from the proposed development to surrounding roads and intersections. The development application was considered as a traffic generating development under the SEPP (Infrastructure) 2007. Therefore the application was referred to the NSW Department of Roads and Maritime Services (RMS) (previously known as the RTA) for comment. After a numerous discussions between Council staff, RMS and the applicant, the RMS has raised no objection to the proposal. RMS is satisfied with the revised internal car park arrangements and the layout of the school zone.

Council's Senior Development Engineer has assessed the design, dimensions and layout of proposed vehicle entry/exit, manoeuvring and parking facilities. The Senior Development Engineer raises no objection to the proposal subject to recommended consent conditions to be imposed.

| | |
|--|----------------------------|
| <p><i>2.3 Environmental Management</i></p> <p>Provided appropriate recommended conditions of consent are complied with, the proposed development is considered generally satisfactory with respect to energy efficiency requirements, water use and conservation, solar impacts and waste management.</p> <p>Possible noise impact from construction noise and vibration from plant and equipment whilst construction of the proposal is undertaken may be of concern in the locality. On this basis, a standard amenity condition regarding hours of construction is required.</p> <p>The operation of the educational establishment and ancillary development such as café, chapel, sports field, tennis courts and an outdoor learning area has the capacity to generate noise to nearby residences. The approved Googong Master Plan includes a proposed educational establishment in the location of the proposed Anglican School development. Presumably the potential buyer of the residential blocks close to the proposed school are fully aware of the intended development of the proposed school site and its impact. The school will be operated during normal school hours from Monday to Friday. The Early Learning Centre (ELC) will operate from 8am to 6pm from Monday to Friday. It is anticipated that teaching staff will be on site between 7.30am and 6.30pm. The Junior School will operate from 9am to 3pm on Monday to Friday and that teaching staff will be on site between 8am and 5pm.</p> <p>Based on the submitted SEE, noise emitted from the school is broadly expected to be generated by three main sources:</p> <ul style="list-style-type: none"> (a) Noise emitted from fixed plant equipment servicing the school building; (b) Noise from students during outdoor activities; (c) Noise from additional vehicles on surrounding roads. <p>A Noise Assessment Report for this development application dated 18 September 2013 has been submitted to Council to address the above issues and Council's Environmental Health Officer has assessed the noise impacts of the proposed development. Recommended conditions of consent will be imposed as follow:</p> <ul style="list-style-type: none"> a) Noise from the development at any stage to not be higher than 5dB above background level at any time; b) Limiting the use of any outdoor speakers to between 9am and 8pm; and c) Requiring a complaints management procedure be develop for the development to allow feedback from the community/residents regarding any concerns relating to noise. | <p>Yes with conditions</p> |
|--|----------------------------|

| | |
|---|----------------------|
| <p>It is considered that, assuming compliance with recommended conditions, the operation of the facility will not adversely impact on nearby residences in terms of noise. However, should Council receive complaints about noise from the development in the future, the recommended conditions will allow for Council to require noise monitoring be carried out and ameliorating measures imposed.</p> <p>It is not considered that the proposal will give rise to significant air or water pollution nor will it create any significant waste implications for the site. Standard conditions relating to site management during construction etc will be imposed should development consent be granted.</p> | |
| <p><i>2.4 Contaminated Land Management</i></p> <p>The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) and therefore also with respect to DCP clause 2.4. The site is not an AEC concern and there is no reason to suspect that this land is contaminated. Additionally the site is suitable for the proposed educational establishment as per the Site Audit Statement above.</p> | Yes |
| <p><i>2.6 Landscaping</i></p> <p>Under this Policy the landscape plan needs to be prepared by a Council accredited Category 2 landscape consultant. The applicant has supplied a satisfactory Category 2 landscape plan prepared by Red Box Design Group, who is included on Council's list of accredited landscape consultants. The submitted landscape plan was accompanied by a Statement of design intent which reflects how the proposed landscape works meet the relevant objectives of the QLEP and Council's DCP including landscape management plan. It also accompanied by a written declaration stating that the accredited landscape consultant prepare the plan.</p> <p>The landscape plan includes the provision of a variety of plantings and surface treatments. The proposed landscaping is considered to be appropriate and will make a positive contribution to the natural environment of the streetscape. It is therefore considered satisfactory with respect to DCP.</p> <p>A recommended condition of consent will be imposed requiring a Council accredited Category 2 landscape contractor to install the landscape works. Also a recommended condition of consent will be imposed requiring the submission of a revised landscape plan and statement that clearly show compliance with, and consideration of the School Facilities Standards—Landscape Standard—Version 22 (March 2002) as per SEPP (Infrastructure) 2007.</p> | Yes with conditions. |
| <p><i>2.7 Soil, Water and Vegetation Management Plan (SWVM Plans)</i></p> <p>A recommended condition of consent (if granted) requires implementation of erosion and sediment control measures in</p> | Yes with conditions. |

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| accordance with the relevant provisions of DCP. Erosion control details are also included on the plans. | |
| <p><i>2.9 Safe Design</i></p> <p>The proposed development is not expected to have any significant negative impact with respect to crime prevention through environmental design considerations. The proposal generally satisfies the relevant provisions of this policy. The applicant has addressed compliance with this policy in the submitted Statement of Environmental Effects (SEE) as summarised below.</p> <p>Landscaping - The design of landscape elements and selection of planting has been completed with consideration to the provision of views and opportunities for surveillance. Groundcovers and low level planting are proposed to garden areas with tree species to the perimeter of the site, through the carpark and to internal planting areas designed to provide shade, but have clear trunks at a lower level to allow for views through the gardens. The retaining walls have been designed so the height and distance of the wall to the eaves overhang does not allow for people to access the roofs.</p> <p>Communal/Public Areas - The site planning and design of the building perimeters have been developed with consideration of views in and out of the site to encourage passive surveillance. The development and resolution of levels for the buildings, and their interfaces with the street and each other have worked to eliminate furtive spaces and provide clear and open circulation paths. The buildings typically provide perimeter security to the Gorman Drive and Rosa Street frontages, with fencing enclosing the perimeter between buildings and enclosing the outdoor play areas on the western side of the car park.</p> <p>Entrances – The Junior School and ELC are provided with clear and identifiable entrances from Rosa Street and from the carpark. These entrances are marked through the architecture and landscaping in these locations and signage to blade walls adjacent to the entrance paths to avoid confusion at entry points. The entrance locations are to be gated and locked off after hours to reduce opportunities for unauthorized access.</p> <p>Lighting – External lighting has been provided to the site entrances, carpark, building perimeters and internal circulation paths to allow for safe movement after dark and provide security lighting in accordance with the requirements of Australian Standards AS1158 Lighting for Roads and Public Spaces; and Australian Standard AS4282: The control of Obstructive Effects of Outdoor Lighting. The lighting will have timing and daylight control for the public areas, while the building perimeter will also be provided with motion sensors. The spacing and selection of fittings will provide an even light to minimise shadows and glare.</p> <p>The size of the proposed development meant that it was referred to the NSW Police for comment. The NSW Police has assessed the application and conducted a Safer by Design Evaluation and</p> | <p>Yes with conditions.</p> |

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| <p>identified the development as a moderate crime risk. The applicant has addressed the issues raised by the NSW Police (see attachment) and amended the development plans to reflect the changes required. A number of conditions and advisory notes have been recommended to minimise opportunities for crime within the development as per NSW Police recommendation.</p> <p>In summary, proposal generally satisfies the relevant provisions of this policy. The NSW Police are generally satisfied with the proposed development and have raised no objection to the proposal subject to the imposition of relevant conditions of consent. The entrance of both buildings is visible from the street and internal area within the site. The proposed development provides casual surveillance to the street from the classrooms, meeting room, kitchen area and staff rooms. The building exterior has been designed to avoid creating recesses or enclosed spaces that may become traps and will provide openings to allow for passive surveillance by the building occupants. It is considered that the proposed landscaping will not obstruct casual surveillance or allow intruders to hide.</p> <p>Standard conditions will be imposed to any consent granted to ensure that external lighting to the site entrances, building perimeters, internal circulation paths and car park area are installed to Australian Standards and do not produce areas of glare and/or dark shadows.</p> | |
| <p><i>Part 5 – Design Guidelines and Controls for Public Domain</i></p> | |
| <p><i>Clause 5.12 – Educational Facilities</i> - The DCP provides controls relating to educational facilities as follow and should be broadly applied to the proposed development where appropriate.</p> <p><i>School sites shall:</i></p> <ol style="list-style-type: none"> <i>1) Be designed and built in accordance with current standards and guidelines from NSW Department of Education and Training or equivalent private education body.</i> <i>2) Be located near other community facilities including child care facilities, health centres, public open space and community sporting and other recreation facilities.</i> <i>3) Be located on walking and cycling networks.</i> <i>4) Be located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links.</i> <i>5) Be relatively flat and free of possible restrictions such as power easements, contamination, and environmental constraints.</i> <i>6) Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.</i> <p><i>Educational establishments, community facilities and places of</i></p> | <p>Yes</p> |

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| <p>worship are to:</p> <ol style="list-style-type: none"> 1) Be located above the 1 in 100 year flood level. 2) Co-locate with appropriate facilities. 3) Locate in or near activity centres to enhance community identity and create focal points in the development. 4) Achieve high quality design that complements the existing and desired character of the surrounding area. 5) Be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise. 6) Parking provisions for community uses are to meet the standard set out in DCP 1. <p>The subject site is identified in the Googong Master Plan as future school site. The proposed development including ancillary development such as café, chapel, library etc are considered to generally satisfy the above criteria. The site is not within a 1 in 100 year flood level. The proposed development is considered to be consistent with the desired character of the surrounding area as represented in the master planning of the Googong township. The site is located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links and located near other community facilities and public open space. It is also considered that impacts on the surrounding residential area will be acceptable providing that recommended conditions relating to noise are complied with (to be further discussed later in this Report).</p> | |
| <p>Part 8 – Environmental Management</p> | |
| <p><i>Clause 8.2 – Soil and Salinity & Clause 8.3 – Cut and Fill</i> - Earthworks will be associated with site preparation and grading, infrastructure and essential services works. The proposed development is not considered to create any detrimental effect on soil stability, waterway, drainage patterns or amenity of adjoining properties. Conditions of consent will be imposed requiring all excavation, backfilling and other activities associated with the erection of the development to be executed safely and in accordance with appropriate standards and will not adversely impact on the existing streetscape and adjoining properties.</p> <p>A satisfactory Soil, Water and Vegetation Management Plan has been submitted for the control of erosion and sediment from the development site.</p> | <p>Yes with conditions</p> |
| <p><i>Clause 8.4 – Stormwater Management and Flooding</i> – An indicative storm water drainage plan has been submitted.</p> <p>Council's Senior Engineer – Development has assessed the proposed development and advises as follows:</p> <p>The Stage 3 Construction Certificate plans of the Googong subdivision for the stormwater network provide a 600 mm dia</p> | <p>Yes with conditions</p> |

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| <p>stormwater tie in Gorman Drive opposite Beltana Avenue and another 375 mm dia tie in Hearne Street near Gorman Drive.</p> <p>The conceptual hydraulic plans provide a site stormwater layout that drains the buildings and hardstand areas to this tie. The stormwater network for the subdivision provides stormwater detention / retention such that site facilities are not required for the this development. Notwithstanding this, the future open space areas of the site for the outdoor learning and Senior Field will provide further opportunity for this.</p> | |
| <p><i>Clause 8.11 – Construction Waste</i> – A Waste Management Plan for construction waste has been submitted.</p> | Yes |
| <p><i>Part 9 – Advertising Signage</i> is not applicable as it does not contain controls relating to building identification signs. The proposed signs have been discussed previously in this Report under SEPP 64 – Advertising and Signage.</p> | Yes |

(f) Section 79C(1)(a)(iv) – The Regulations

No matters prescribed in the Regulation are relevant in the consideration of this application.

(g) Section 79C(1)(b) – The Likely Impacts of the Development

The following additional planning matters apply to the development:

| MATTERS FOR CONSIDERATION | COMPLIES (Yes/No) |
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| <i>The Likely Impacts of the Development</i> | |
| <p><i>Context and Setting</i> – The development is designed to complement the scenic qualities, landscape features, future character and amenity of the area in terms of use and the scale and form of the development. It is considered that the proposal will have minimal impact on adjoining land use activities. The proposal is not considered to be out of context with surrounding future residential properties and rural land which also eventually form part of the township.</p> | Yes |
| <p><i>Access, Transport and Traffic</i> – The proposed development's impact in relation to access, transport and traffic has been adequately addressed by the applicant. The Roads and Maritime Services and Council's Senior Development Engineer are satisfied with access, parking spaces and traffic arrangements for the development. Appropriate conditions are recommended to ensure satisfactory provision is made for access, transport and</p> | Yes with conditions |

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| traffic. | |
| <i>Public Domain</i> – There are adequate pedestrian linkages, public recreational opportunities and public open spaces in close proximity to the site. | Yes |
| <p><i>Utilities</i> – Council's Senior Development Engineer is satisfied with arrangements to service the land. The proposed development will connect to the potable and recycled water system provided in the Googong Township.</p> <p>As per submitted Statement of Environmental Effects, the future stages will include the provision of a large in ground storage tank in the north western corner of the site for the reuse of roof water for toilet flushing and irrigation.</p> | Yes |
| <p><i>Heritage</i> - The subject site does not contain any heritage items nor is it in the vicinity of any heritage items as identified in Schedule 5 of this plan.</p> <p>Therefore the proposal was not required to be referred to Council's Heritage Advisor or Heritage Advisory Committee for comment. A Statement of Heritage Impact is not required in this instance.</p> | Yes |
| <i>Other land resources</i> - Catchments can be protected by soil erosion and sedimentation control measures during construction. A condition of development consent will be imposed to regulate soil erosion and sediment control. | Yes with a condition |
| <i>Water</i> - The development will not have any significant impact on ground and surface waters. The proposed development incorporates modern recycled water strategies. A condition of development consent will be imposed to control the discharge of stormwater from the site. | Yes with a condition |
| <i>Soils</i> - Soils on the property are suitable for the development. A condition of development consent will be imposed to control erosion and sedimentation during construction. | Yes |
| <i>Air & Microclimate</i> – The construction stage of development will likely cause the emission of dust from earthworks. A recommended condition of consent will be imposed requiring the dust control procedures to be implemented on site at construction stage. | Yes with a condition |
| <i>Flora & Fauna</i> - No significant negative impacts on flora and fauna are expected to result from the proposal. There are no significant trees on the subject site that are proposed to be removed as part of this application. | Yes |
| <i>Waste</i> – Adequate provision has been made for the management of waste during construction and the ongoing use of the site once the development is completed. | Yes with conditions |

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| <p>A waste enclosure is proposed adjacent to the drop-off area within a car park and will be accessible from Rosa Street. A secondary bin storage area is proposed to be located adjacent to the proposed café under Stage 2 development. Standard conditions will be applied to ensure the functionality of this area.</p> <p>Council's Environmental Health Officer has assessed the application and has advised that the proposed waste enclosure is acceptable in terms of location and size.</p> | |
| <p><i>Energy</i> – The proposed development incorporates modern energy efficient measures such as;</p> <ul style="list-style-type: none"> e) Natural ventilation – the use of low level louvers and thermal chimneys to increase convection currents and air movement and allow for night purge of internal space. f) High Performing Building Fabric – insulated building fabric and provision of internal thermal mass. g) Glazing – use of energy efficient glazing and locations to maximise opportunities for natural light while managing glare. This will reduce reliance on artificial lighting, however, where used, this will be controlled by sensors. h) Roof spaces to accommodate solar collectors. i) Solar hot water services and photo voltaic cells. | Yes |
| <p><i>Noise and Vibration</i> – Possible noise impact from construction noise and vibration from plant and equipment whilst construction of the proposal is undertaken may be of concern in the locality. On this basis, a standard amenity condition regarding hours of construction is required.</p> <p>The operation of the educational establishment and ancillary development has the capacity to generate noise to nearby residences.</p> <p>A Noise Assessment Report for this development application dated 18 September 2013 has been submitted to Council and Council's Environmental Health Officer has assessed the noise impacts of the proposed development. Recommended conditions of consent will be imposed as follow:</p> <ul style="list-style-type: none"> a) Noise from the development at any stage to not be higher than 5dB above background level at any time; b) Limiting the use of any outdoor speakers to between 9am and 8pm; and | Yes with conditions. |

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| <p>c) Requiring a complaints management procedure be develop for the development to allow feedback from the community/residents regarding any concerns relating to noise.</p> <p>It is considered that, assuming compliance with recommended conditions, the operation of the facility will not adversely impact on nearby residences in terms of noise. However, should Council receive complaints about noise from the development in the future, the recommended conditions will allow for Council to require nose monitoring be carried out and ameliorating measures imposed.</p> | |
| <p><i>Natural Hazards</i> - The development will not pose any significant risks towards people, property or the environment through soil instability, flooding or fire as the proposed development site is not subject to these hazard types.</p> | Yes |
| <p><i>Technological Hazards</i> – The proposal is not expected to have any significant negative impact in this regard. There are no technological hazards associated with the proposed development site and no potential contamination has been identified for the site.</p> | Yes |
| <p><i>Safety, Security and Crime Prevention</i> – The development is able to comply with the relevant DCP on crime prevention through environmental design. The proposed buildings on site will provide casual surveillance to the street/public places. The NSW Police has assessed the application and conducted a Safer by Design Evaluation and identified the development as a moderate crime risk. The applicant has address the issues raised by the NSW Police and amend the development plans to reflect the changes required. A number of conditions and advisory notes have been recommended to minimise opportunities for crime within the development as per NSW Police recommendation. See further detailed discussion under External Referral below.</p> | Yes with conditions. |
| <p><i>Social Impact in the Locality</i> – It is considered that the proposed development will not have an adverse social impact. It will provide social benefit by providing an educational establishment to be used for intellectual, social and cultural development or welfare of the community.</p> | Yes |
| <p><i>Economic Impact in the Locality</i> – Any economic impact within the locality from the proposal is likely to be positive. The proposal is likely to generate employment and local expenditure during construction.</p> | Yes |
| <p><i>Site Design and Internal Design</i> – The site design and internal design is considered satisfactory and provides adequate areas for open space, landscaping and on-site parking to cater for the increased demand brought about by the development of the site. The size, scale, height and</p> | Yes |

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| design of the building and linkage between building and open space take into account solar energy requirements and energy efficiency. | |
| <i>Construction</i> – The construction stage of the proposed development will have the potential to impact on adjoining properties and environment for a short period of time. Any approval granted to the proposal can be conditioned to ensure construction activities, construction times, storage of materials and use of machinery do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, dust emissions, erosion and the like. These conditions are standard Council conditions of development consent. | Yes subject to conditions. |
| <i>Cumulative Impacts</i> – The proposal is not expected to make a significant contribution to any cumulative negative impacts upon the environment and amenity of the locality. | Yes |

(h) Section 79C(1)(c) – The Suitability of the Site for the Development

There is no physical constraints, heritage, threaten species, agricultural or mineral and extractive resource constraints impacting on the development.

The development will not give rise to unmanageable transport demands, adequate recreational opportunities will be provided, the site is capable of being serviced and there will be acceptable impacts on adjoining land owners.

(i) Section 79C(1)(d) – Any Submissions made in relation to the Development

i. External Referrals

Written responses were received from:

NSW Roads and Maritime Services

Comment: In accordance with Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 the application was referred to the NSW Roads and Maritime Services as traffic generating development. They have provided comments relate to the car park layout, pedestrian path, access, potential conflict between pedestrians and vehicles using the car park especially at peak hours and outstanding issues raised by the RMS under separates development applications (DA 178-2013 and DA 223-2012). The applicant has addressed the issues mentioned above and the plans have been amended to reflect the changes. RMS is satisfied with the revised internal car park arrangements and the layout of the school zone. RMS has raised no objection to the proposal and the outstanding issues raised under separate DAs mentioned above have been withdrawn from the assessment of this application.

NSW Police

Comment: Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure

of cities and neighbourhoods. The Googong DCP has adopted the principles of CPTED by adopting Part 2 of the Queanbeyan DCP 2012. In keeping with these principles this major development proposal was forwarded to the NSW Police for comment. The NSW Police has assessed the application and conducted a Safer by Design Evaluation and identified the development as a moderate crime risk. The applicant has addressed the issues raised by the NSW Police and amend the development plans to reflect the changes required. Relevant conditions of consent will be imposed as part of this application.

Department of Infrastructure and Transport

The Department of Infrastructure and Transport has raised no objection to the proposal and their written confirmation is due on 21 February 2014.

Canberra Airport

The Canberra Airport has assessed the application and has raised no objection to the proposal. The advice is as follows;

“The existing terrain of the Googong Township is already through the OLS for Canberra Airport. The whole Googong Township development site has had an Aeronautical Study completed that has been assessed by both Australian Government Civil Aviation Safety Authority (CASA) and Airservices Australia. The Googong Township site has an approved exemption No. AD 24/2008 issued by CASA in respect to the height of buildings or structures to be constructed at the site of the proposed Googong residential development south of Queanbeyan. In addition Airservices Australia have issued an PANSOPS assessment letter of approval (see attachment) in which PAP East plates instrument flight procedures are protected from infringement from this development.

The proposed site for the Anglican School in Googong Township is located within residential zone and the proposed development site does not exceed 20m above ground level and meets the conditions of both CASA and Airservices Australia.”

ii. Internal Referrals

Building Surveyor

Council's Building Surveyor advised that the proposed development generally appears to comply with the BCA and raised no objections subject to the imposition of recommended conditions. A Construction Certificate (Building) has not been applied for with Council.

Development Engineer

Council's Senior Development Engineer advises:

The subject site is located within the Stage 3 Googong Township development site, and will be dedicated as a lot upon registration of the subdivision. The Construction Certificate -Subdivision (CC) plans for Stage 3 provide for servicing and road access to the proposed lot, as discussed below. The Stage 3 area is anticipated to

be completed during 2014 so that the subject lot will be registered prior to commencement of the school in 2015.

Water:

The Stage 3 Construction Certificate plans provide drinking (potable) water and non-drinking (recycled) water mains in Gorman Drive. A 100 mm dia drinking water service and a 100 mm dia non-drinking water service will be provided to the site from these mains adjacent to the Beltana Avenue intersection.

Sewer:

The Stage 3 Construction Certificate plans provide a sewer service tie to the lot adjacent the water services that can be utilised for the initial stages of the development. Another tie will be provided in Hearne Street to provide for draining parts of the latter stages that cannot drain to the Gorman Drive tie.

Stormwater:

The Stage 3 Construction Certificate plans for the stormwater network provide a 600 mm dia stormwater tie in Gorman Drive opposite Beltana Avenue and another 375 mm dia tie in Hearne Street near Gorman Drive.

The conceptual hydraulic plans for Stage 1 provide a site stormwater layout that drains the buildings and hardstand areas to this tie. The stormwater network for the subdivision provides stormwater detention / retention such that site facilities are not required for the development. Notwithstanding this, the future open space areas of the site for the outdoor learning and Senior Field will provide further opportunity for this.

Traffic Generation:

The concept master plans provide for a 71 space car park off Rosa Street to serve the primary school (Years 1-6) and an additional 201 car space car park off Hearne Street to service the high school. The Rosa Street car park is proposed to be constructed in conjunction with this Development Application, with the other carpark to be constructed as part of a future development application.

The Statement of Environmental Effects (SoEE) is accompanied by a Traffic Report for the development, which analyses traffic generation based on RMS traffic generation rates for a child care centre. This rate is potentially high but the analysis concludes that the traffic generation will have no impact on the existing street network.

The report also references the TTM Consulting traffic reports for the Stage 1-2 & Stage 3-5 subdivisions and notes that these reports identified the school site and provided overall traffic analysis with due regard to traffic generation from a fully functional school.

The assessment is concurred with such that it is considered that the street network has been suitably designed to accept the traffic generation from the school.

A school zone will be created around the site in stages. For the first stage Gorman Drive from Hearne Street to Plummer Street and Rosa Street will signposted as a

40 kph school zone. The location for the school zone has been approved by RMS and is subject to installation by RMS at the developer's cost. Extension of the zone will be considered upon assessment of the future stages.

Vehicular Access:

Access to and from the Rosa Street carpark will be via separate entry and exit driveways (Type 3 driveway configuration). This configuration exceeds the Type 2 requirement (combined entry/exit) required by AS2890.1 and will provide a very good standard of access.

The carpark off Hearne Street will form part of the future DA. It is anticipated that it will have a similar separate entry and exit arrangements to the streets bordering the southern and western edge of the school site. This will require construction of these roads at that time.

The future DA will also create a formal entry / exit access road from Gorman Drive to the administration area, hall, library etc. The median in Gorman Drive will make entry and exit left turn only. This will decrease traffic impacts of the development on this sub-arterial road.

Vehicular Parking

Googong DCP sets the following parking rates for an educational establishment involving primary &/or secondary school – 1 space per each full time employee plus one space for persons with disabilities plus an additional 10% of the total for visitors.

The Rosa Street carpark will provide 85 spaces and is virtually double the requirement of the DCP for the primary school. The car park has been designed for User Class 3 vehicles (AS2890.1) and will also provide 2 disabled car spaces conforming with the requirements of AS2890.6.

The future carpark will likewise provide more than adequate parking for the secondary school.

Pedestrian / Cycle Access

Gorman Drive and Rosa Street will be provided with 1.5 m footpaths on both sides of the street. These footpaths will link to the footpath network in Stages 1A & 1C of Googong and ultimately to the defined footpath network identified in the Googong Masterplan. Gorman Drive will be constructed with a dedicated on-road cycle lane in both directions. At present this will link to cycle paths within Stages 1A & 1C, but will ultimately be extended in keeping with the adopted Googong masterplan.

A school crossing may ultimately be required across Gorman Drive directly west of Alchin Street to provide a link from the school to Rockley Oval within the school zone. The warrant for such crossing will need to be met prior to its installation. The warrant is dependent on sufficient pedestrian and traffic volumes being present at the location. With Gorman Drive not functioning as a sub-arterial road until future subdivisions are constructed to the west, the requirement for the crossing does not exist for this development application. The situation should be reviewed upon submission of each subsequent DA for future development on the site.

Any other Engineering comments:

The subdivision developer (GTPL) will be supplying all required infrastructure to the site. Furthermore, the headworks facilities that will be provided as part of the subdivision have been designed to cater for the school, such that no headworks contributions or S94 contributions need be sought for this development.

The proposed construction access off Googong Road is currently being utilised as the access to the construction of the Stage 3 subdivision and as construction / maintenance access for the IWC Stage A temporary reservoirs. The access will require signposting for this development once the Stage 3 works are complete.

Environmental Health

Council's Environmental Health Officer has reviewed the proposed development and raised no objections subject to the imposition of recommended conditions regarding waste management, compliance with the Food Act and Standards and noise issue.

iii. Community Consultation

The application was advertised in The Queanbeyan Age on 18 October 2013 and in The Chronicle on 22 October 2013. The proposal was also notified to the adjoining owners by mail on 14 October 2013 to 1 November 2013. No written public submissions were received during this period. However one submission was received outside this period and was received during the notification period of DA 186-2013 from Cardno (NSW/ACT) Pty Ltd, acting on behalf of M Gorman Holdings Pty Ltd, which has an authority from the owner (Mrs M Gorman) of Lot 101 DP 616217 (land known as "Bunyip"). The submitter has raised no objection to this proposal. The submitter however raised a concern regarding the Rosa Street as it proposed as a cul-de-sac, without construction of the road along Lot 101 boundary along the southern edge of the Anglican School site. Given that the submission received is not part of the notification process for this DA, the issue raised is not considered as part of this application.

(j) Section 79C(1)(e) – The Public Interest

All relevant federal, state and local and community interests have been taken into consideration. Approval of the development is considered to be in the public interest. It is considered that the proposal will not have an adverse effect on the public interest. Standard conditions will be imposed to ensure minimal impacts to surrounding properties.

Contributions

There is no adopted Section 94 Contributions Plan that applies to the site at present. A draft contributions plan prepared under section 94 of the Environmental Planning and Assessment Act 1979 specifically for Googong development was placed on public exhibition between 15 November 2013 and 20 December 2013. As the plan is not yet adopted the draft contributions plan does not apply to the application.

The land is subject to the Googong Urban Development Planning Agreement and the commitments required in this agreement do not apply to the school.

Conclusion

The proposed development, whilst initially identified as staged development has been amended by the applicant to be a development application for the erection of an Education establishment consisting of an Early Learning centre and Junior school. A master plan of the whole site and future development of the Anglican School was provided for context only.

The development is “Regional Development for the purposes of the *State Environmental Planning Policy (State and Regional Development) 2011* and the Joint Regional Planning Panel (South Region) is the consent authority for the application.

The development has been assessed under the relevant State Environmental Planning Policies, Queanbeyan Local Environmental Plan 2012 (including draft Amendment 1) and Googong Development Control Plan. This assessment found that the development generally satisfies the controls and requirements of these instruments. The other relevant matters for consideration under Section 79C of the Act have also been considered and the development is considered suitable for the site, it will have an acceptable impact on the site, local area and neighbouring properties. The submissions for agencies have been considered and conditions recommended where appropriate and no public submissions were received that related to this development. There are no significant public interest concerns resulting from the development.

The development is recommended for conditional approval.

Recommendations

1. That Development Application 178-2013 the Erection of an Educational Establishment (The Anglican School Googong) and Associated Works on Lot 280 DP 1185463 Googong Road, Googong NSW 2620 be granted consent subject to the following conditions of consent.
2. That the Roads and Maritime Services, NSW Police, Department of Infrastructure and Transport and Canberra Airport be advised of the outcome of the determination.