Attachment 1
Conditions of consent (Approved by the applicant)

DEMOLITION CONTROL

1. ADAPTIVE RESUSE OF TIMBER BUILDING

Every effort is made to sell the timber building prior to its demolition and that the building is advertised in the market place for a minimum period of four weeks.

REASON: To facilitate sustainable outcomes which include minimisation of waste generation from beginning to end use and include reuse of materials and/or structures from the site. **(55.01)**

2. BUILDING TO BE PHOTOGRAPHED

Prior to the demolition or sale of the timber building the complete exterior and interior must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

All images must be saved in JPG formats and burned to a CD, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be submitted to Council. The image size, to ensure all detail of the building is visible, must be no smaller than 10"x8" (25cmx20cm).

Images printed on a home/office computer are not acceptable.

REASON: To ensure the history of the site is adequately recorded. **(55.02)**

3. SUBMIT WORKS MANAGEMENT PLAN

Prior to work commencing a Demolition Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the works must be submitted to, and endorsed by Council. The plan must:

- **(a) describe the proposed demolition program,**
- **(b) set standards and performance criteria to be met by the works,**
- **(c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria,**
- **(d) identify procedures to receive, register, report and respond to complaints, and**
- **(e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.**

REASON: To ensure that satisfactory measures are in place to provide for environmental management of the construction works. **(55.03)**

4. SUBMIT ASBESTOS INSPECTION REPORT
Prior to demolition works commencing an asbestos inspection report must be undertaken and submitted to Council.

REASON: To satisfy the requirements of the *Work Health and Safety Act 2011* and to protect public health. **(55.05)**

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)

5. GROUNDWATER MONITORING WELLS
Installation of groundwater monitoring wells along the northern boundary of the site targeting the offsite workshops as recommended in the Report, Preliminary Site Investigation, prepared by Douglas Partners, April 2017.

REASON: To ensure migration of offsite contamination can be monitored. **(56.01)**

6. UNEXPECTED FINDS PROTOCOL
The implementation of an unexpected finds protocol to address potential contamination, including any asbestos related materials which is encountered during site works, and a "safe working methodology' if disturbance of any underground infrastructure occurs.

REASON: to ensure that satisfactory measures are in place to provide for environmental management of the construction works and to ensure that in the event of unexpected contaminants being discovered a protocol is in place to deal with the unexpected event. **(56.01)**

PRIOR TO COMMENCEMENT

7. BUILDING CONTRIBUTIONS TO BE PAID

Prior to the commencement of building works the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000*.

REASON: To provide for the funding of augmentation and provision of services. **(57.02)**

8. PROVIDE WORKERS TOILET FACILITIES
Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

9. SUBMIT AN APPLICATION FOR TRADE WASTE (C4)
Prior to the commencement of any building work a Trade Waste Application (C4) for disposal into sewer must be submitted to, and approved by, Council in relation to the new proposed canteen.

REASON: To ensure compliance with Section 68 of the Local Government Act, 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System. **(57.10)**

10. SUBMIT A TRAFFIC MANAGEMENT PLAN
Prior to work commencing a Traffic Management Plan for the demolition and construction works must be submitted to, and approved by, Council under the provisions of Section 138 of the *Roads Act 1993*.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the construction works. **(57.13)**

SITE MANAGEMENT DURING DEMOLITION AND CONSTRUCTION

11. PROVIDE WASTE STORAGE RECEPTACLE
A waste receptacle must be placed on the site for the storage of waste materials.

REASON: To prevent pollution of surrounding areas. **(58.02)**

12. INSTALL EROSION AND SEDIMENT CONTROLS
Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

13. HOURS OF OPERATION FOR WORKS
All works associated with the demolition and/or construction of this development must be carried out between the following hours:

Weekdays:	**7.00am to 6.00pm**
Saturdays:	**8.00am to 4.00pm**
Sundays and Public Holidays:	**NIL**

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

14. WORK ON ADJOINING LAND IS LIMITED
The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

(a) Installation of a temporary, stabilised construction access across the verge.
(b) Installation of services.
(c) Construction of an approved permanent verge crossing.

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

15. REPAIR DAMAGED PUBLIC PROPERTY
All damage caused to public property during the establishment of the development must be repaired or reinstated prior to occupation of the building.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

16. TEMPORARY VEHICLE ACCESS
Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

GENERAL CONDITIONS

17. IN ACCORDANCE WITH THE APPROVED PLANS
The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp (as listed in Schedule 2), and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

BUILDING

18. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. **(60.02)**

19. ALL WORKS TO BE CONFINED TO THE SITE

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- **(a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.**
- **(b) Comply with the requirements of AS 2601-2001 – The demolition of structures.**
- **(c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.**
- **(d) Be kept clear of stormwater, sewer manholes and service easements on the site.**

REASON: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. **(60.05)**

20. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion of the base course brickwork and then be submitted to Council.

REASON: To ensure building has been sited in accordance with the approved plans. **(60.08)**

21. RETAINING WALL/S

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

REASON: To ensure that excavated areas are adequately retained. **(60.17)**

Note: If a retaining wall will exceed 1.5 metres in height or will be located within an easement a separate development consent must be obtained prior to construction.

FIRE SAFETY MEASURES

22. SUBMIT FINAL FIRE SAFETY CERTIFICATE
At the completion of works, a Final Fire Safety Certificate detailing each essential fire safety measure provided in the building must be issued by the owner and must be submitted to Council. Copies of the certificate must also be given to the Fire Commissioner and be prominently displayed in the building.

REASON: To ensure compliance with the *Environmental Planning and Assessment Regulation 2000*. **(61.02)**

23. SUBMIT ANNUAL FIRE SAFETY STATEMENT
Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

REASON: To ensure compliance with the *Environmental Planning and Assessment Regulation 2000*. **(61.03)**

CARPARKING AND ACCESS

24. DRIVEWAY CONSTRUCTED OVER THE VERGE
The development must ensure the driveway over the verge on Mulloon Street is reinstated upon completion.

REASON: To ensure satisfactory construction of a driveway over the verge. **(66.02)**

25. CAR PARKING TO COMPLY WITH AS2890
A total of 19 car parking spaces are to be available on the site. Additional car spaces to be provided to meet this number are to be line marked and comply with AS2890 – 2004 Parking Facilities.

REASON: To provide adequate off-street car parking. **(66.04)**

CONSTRUCTION OF INFRASTRUCTURE

26. DESIGN OF STORMWATER MAIN RE-ALIGNMENT
Detailed design of the proposed stormwater main relocation is to be submitted to and approved by Council as the Water Authority prior to works commencing.

REASON: To ensure services constructed for Council met Council's requirements and specifications. **(67.01)**

27. INSPECTIONS – WATER & SEWER AUTHORITY
Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

(a) immediately prior to connection of new sewer pipes to the existing sewerage system,
(b) immediately prior to connection of new water pipes to the existing water reticulation,
(c) immediately prior to the backfilling of sewer drainage trenches, and
(d) immediately after installation of any on-site stormwater management system.

Council's Natural and Built Character section must be given 24 hours notice of the need for these inspections.

REASON: To ensure that hydraulic services are constructed in accordance with Council requirements. **(67.03)**

Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.

28. WORK IN ACCORDANCE WITH ENGINEERING SPECIFICATIONS
All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Queanbeyan Design and Construction Specifications*.

REASON: To ensure construction and restoration work is in accordance with Council's requirements. **(67.05)**

SAFER BY DESIGN

29. ENTRANCE LIGHTING
Lights must be installed to illuminate all entrances to the new build.

REASON: To ensure that entries are clearly identified. **(71.03)**

LANDSCAPING

30. RETAIN AND PROTECT TREES
All trees located on the verge between the property boundary and the street kerb and gutter must be protected by cyclone or chain mesh fencing.

The fencing must:
(a) keep free a 1.2 metre wide section for use by pedestrians and be a minimum of 1.1 metres from the street kerb and gutter, or as directed by Council;
(b) be erected prior to commencement of work; and
(c) remain in place until all site works have been completed.

Trees nominated to be retained on the approved plan must be protected by cyclone/chain mesh fencing.

The fencing must:

(a) extend around the drip line of the tree;
(b) be erected prior to commencement of work; and
(c) remain in place until an all site works have been completed.

REASON: To ensure that tree(s), including street trees, are protected from damage during construction. **(73.08)**

31. DRAIN IMPERVIOUS SURFACES IN COURTYARDS

All impervious areas within courtyards must drain to a garden bed or storm water pit.

REASON: To ensure effective disposal of storm water. **(73.09)**

FOOD

32. CONSTRUCTION AND FITOUT REQUIREMENTS

Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the:

(a) Food Act 2003;
(b) Food Regulations 2015;
(c) Australia New Zealand Food Standards Code; and
(d) AS1668.2 – The use of ventilation and air conditioning in buildings – Part 2: Ventilation design for indoor air contaminant control

REASON: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2015, Food Standards Code and relevant Australian Standards. **(75.02)**

ENVIRONMENTAL

33. WASTE STORAGE AREA

The waste storage area must provide:

(a) A secure waste area that is only accessed by staff and waste contractor
(b) Waste contractor must enter and exit waste area in a forward direction to ensure safety of staff and students
(c) The waste storage area must be of sufficient size to store and provide access to bins capable of dealing with the types of quantities of waste for the development.

REASON: To ensure the efficient use and management of the waste storage area. **(76.03)**

34. ASBESTOS REMOVAL AND DISPOSAL

Any asbestos material found on the site must be removed and disposed of in accordance with the *Work Health and Safety Act 2011*, and the NSW WorkCover Guidelines.

Asbestos material must be disposed of to a landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent authority in the ACT. Written evidence that the material has been disposed of to the approved landfill must be submitted to Council.

REASON: To ensure the proper disposal of asbestos material. **(76.07)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

35. WASTE MANAGEMENT

All waste must be managed in accordance with the Waste Management Plan prepared by GHD Pty Ltd dated 30 October 2017 and subsequent variations. Alternatively all waste is to be disposed of lawfully.

REASON: To ensure that all waste materials are disposed of in a proper manner. **(78.08)**

ON-GOING MANAGEMENT OF THE DEVELOPMENT

36. KEEP CAR PARKING AREAS FREE FOR PARKING

The number of car parking spaces must be maintained at all times and not be obstructed to allow parking by vehicles associated with the development.

REASON: To ensure that the car parking provided on site is used for the development. **(79.03)**

PLUMBING AND DRAINAGE

37. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS

Plumbing and drainage work must be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005*, the *Plumbing and Drainage Act 2011* and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

REASON: This is a mandatory condition under the provisions of the *Local Government (General) Regulation 2005*. **(80.02)**

38. INSPECTION OF PLUMBING AND DRAINAGE

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with the inspection requirements of *Plumbing and Drainage Regulation 2012* and Council's inspection schedule. **(80.03)**

39. FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY
The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system. **(80.05)**

40. HEATED WATER NOT TO EXCEED 50 DEGREES C
All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50º Celsius.

All heated water installation for any accessible facility must deliver hot water at a temperature not exceeding 45º Celsius.

REASON: To prevent accidental scalding. **(80.07)**

41. STORMWATER DISPOSAL REQUIREMENTS
All stormwater from the proposed development must be trapped and piped to the stormwater pit/pipe on Mulloon Street via an on-site detention system to limit the discharge from the site to the pre-development rate for a 1 in 5 year and 1 in 100 year recurrence interval storm event.

REASON: To provide satisfactory stormwater disposal. (**80.08)**

42. INSULATE HEATED AND COLD WATER SERVICE PIPES
Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

(a) unheated roof spaces
(b) locations near windows, ventilators and external doors where cold draughts are likely to occur
(c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. **(80.12)**

NOTE

NSW POLICE

- It is important to realize that vegetation can aid in concealment opportunities, restrict natural surveillance, dull lighting, casting shadows and provide natural climbing ladders to gain access to other structures that are otherwise difficult to access. This needs to be born in mind when implementing all new garden beds and sunken gardens. The following measures should also be considered.
  - tree limbs should be kept above average head height and shrubs should not provide easy concealment (i.e. keep under 70cm of height).
- A landscaping maintenance policy should be established for this area.
- Care should be taken when implementing lighting to ensure it maximizes natural surveillance and creates an even glare with no dark areas that can be used as concealment opportunities. Landscaping should be taken into consideration by ensuring it will not affect lighting in the future.
- As a general rule, areas that have adequate surveillance during hours of darkness should have adequate lighting, but if an area cannot be viewed of a night time the light only encourages people to congregate in the area or aids criminals in their acts because lighting enables them to see better. It is not recommended to have lights left on within the new court yard area or other areas with limited natural surveillance.
- It is important that any lighting matches the needs of any installed CON system.
- Many CCTV systems can operate in darkness and others operate on a system where when intruders are detected, lights are turn on.
- A lighting maintenance policy needs to be established for the development.
- There is no information to indicate signage which might be used in and around the development. Confusion resulting from vague entry design can legitimise exploration, trespassing and excuse making by opportunistic criminals. Entries should be legible and inviting.
- Signage also needs to be provided at entry/exit points and throughout the development to assist users and to warn intruders they will be prosecuted.
- It is noted CCTV is to be implemented within the area. Relevant signage will need to be implemented to indicate this.
- It is noted that building codes of Australia will be adhered to which should include door and window locks.
- It is noted frame louvre windows will be used. This is considered a deterrent as it can reduce break ins through windows.
- It is recommended items used in the canteen be adequately locked away when not in use. This includes locking any fridges and freezers on site. A safe designed and installed to the Australian Standards can provide additional security to money and other valuables.
- All external gates, including vehicle access gates, should be adequately locked when not in use.
- To enhance the security of the school, a monitored intruder alarm system is recommended.
- Consider incorporating a duress facility into the system to enable staff to activate the system manually in the event of an emergency, such as an armed incident **(81.01)**

Schedule 1 –Water and Sewer Contributions

The following table provides calculations for the applicable ETs for the development, based on Water Directorate *Section 64 Determinations of Equivalent Tenements Guidelines* (May 2009) under Section 64 Local Government Act 1993.

Headworks Contribution Calculations
The following table provides calculations for the applicable ETs:

Item	**No of Units**	**ETs per Unit**	**ETs**
Water			
Per Person	115	0.03	3.45
Allow for existing lot/dwelling	N/A	N/A	
Total ETs			
Total Water ET Contributions Payable for this development:			**3.45**

Item	**No of Units**	**ETs per Unit**	**ETs**
Sewer			
Per Person	115	0.05	5.75
Allow for existing lot/dwelling	N/A	N/A	
Total ETs			
Total Sewer ET Contributions Payable for this development:			**5.75**

The following contributions should be sought, with the amounts stipulated being based on current rates and will need to be adjusted to the rate applicable at time of payment –

Water ETs*	**Zone**	**Sewer ETs****	**Zone**
3.45	❑ Queanbeyan ❑ Jerrabomberra	**5.75**	❑ East ❑ West

Total contribution: $23206.65

Water = $4314.19/ET
Sewer = $1447.43/ET

Based on the above calculations water and sewer contributions are sought, with the amounts stipulated being based on current rates in Council's adopted Developer Servicing Plan under S64 of the Local Government Act 1993. Amounts will need to be CPI adjusted to the rate applicable at time of payment. At the time of writing the calculated contribution is $**23206.65**.

Schedule 2 – List of plans and documentation

The development is to be carried out in accordance with the following plans and documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Statement of Environmental Effects October 2017

Appendix A Architectural Drawings

Drawing No	Title	Prepared by	Dated
23-16004-A-QEPS-DA-AR-0000 [B]	Location plan and list of drawings	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-0011 [B]	Site analysis plan	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-0050 [C]	Notification drawings – Elevations Materials	GHD Woodhead	13.02.18
23-16004-A-QEPS-DA-AR-0200 [B]	Site Demolition Plan	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-0500 [B]	Photomontage	GHD Woodhead	30.10.17
23-16004-QEPS-DA-AR-1000 [C]	Site Plan	GHD Woodhead	13.02.18
23-16004-A-QEPS-DA-AR-1010 [B]	Elevations plans from Street	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-2101 [C]	Floor Plan – New learning area	GHD Woodhead	13.02.18
23-16004-A-QEPS-DA-AR-2102 [A]	Roof Plan – New learning area	GHD Woodhead	23.10.17
23-16004-A-QEPS-DA-AR-3000 [B]	Elevations With levels	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-3100 [B]	Building Sections	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-4101 [A]	Floor Plan - Canteen	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-4102 [A]	Elevations - Canteen	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-5000 [B]	Building Fabric finishes	GHD Woodhead	30.10.17
23-16004-A-QEPS-DA-AR-9001 [B]	Shadow Diagrams	GHD Woodhead	30.10.17

Appendix B – Site Survey
14199.01_DT_001_REV_A A0 300 – Detail survey

Appendix C – Earthworks
23-16004-C005 [A] – Concept Sediment and Erosion Control Plan, dated 23.10.17
23-16004-C080 [A] – Bulk Earthworks Plan, dated 23.10.17

Appendix D – Landscaping Plans

Drawing Number	Title	Prepared by	Dated
23-16004-QEPS-SD-L0001[B]	Landscape Plan and Planting Schedule	GHD Woodhead	23.10.17
23-16004-QEPS-SD-L0002	Tree Removal Plan	GHD Woodhead	23.10.17
Amended plan 23-16004-QEPS-LA-0103 [E]	General arrangement plan	GHD Woodhead	13.2.18
Amended plan 23-16004-QEPS-LA-0301 [E]	Planting Plan	GHD Woodhead	13.2.18

Appendix E – Design Compliance
QEPS Statement of Compliance with EFSG – Architecture dated 27 October 2017
QEPS Statement of Design Compliance – Landscape dated 26 October 2017

Appendix F – Geotechnical Report
88406.00.R.001.DftA.Geotech Report – Report on Preliminary Geotechnical Investigation prepared by Douglas Partners, March 2017

Appendix G – Site Contamination Assessment
88406.01.R.001.Rev0.PSI – Report on Preliminary Site Investigation with Limited Sampling prepared by Douglas Partners, April 2017.

Appendix H – Waste Management Plan
2316004 – LET – B-WMPLetter Report - 30 October 2017

Appendix I – BCA Review Report
Queanbeyan East Public School BCA Review Report dated 13 September 2017

Appendix J – Asbestos Register
Asbestos Register Hazardous Materials and Risk Assessment _QEPS – 3 Dec 2015

Attachment 2
Applicant's response to Design Quality Principles

Design Quality Principals	Design Responses
Principal 1: context, built form and landscape *Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.* *Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.* *School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.*	The development appropriately responds to the existing built and natural environment on the site. The siting of the new building maximises natural light and natural cross flow ventilation. A sheltered courtyard is created by utilising existing adjacent buildings within the site. The constrained siting of the building (existing structures and sloping terrain) dictating the setback from the Mulloon Street boundary is treated with verandas, varying roof lines and fenestration to reduce the visual bulk of the building to a more domestic scale along this frontage, in keeping with the residential setting. The brick façade is also in context. The proposed development responds to the heights and of adjoining one and two storey medium density residential properties and is not considered to result in an undue negative impact of the surrounds. Courtyard and plaza planting and terracing responds to the natural slope across the site.
Principle 2: sustainable, efficient and durable *Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.*	The development incorporates appropriate water sensitive urban design measures including passive stormwater use for new landscaping irrigation. The building is designed to maximise natural ventilation and in accordance with the Department of Education policy does not incorporate mechanical air-conditioning.
Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	The development maximises natural daylight penetration to reduce the reliance on artificial illumination. The development incorporates solar panels on the roof of the building that will offset the new building's power demand and assist to reduce the schools total demand for electricity. The building is constructed of durable materials that are low maintenance and utilise the Department of Education's experience in minimising on-going maintenance costs. The internal planning of the school building ensures that it is adaptable and contains opportunities for break out spaces and group learning that is consistent with modern educational practices rather than only incorporating traditional class rooms.
Principle 3: accessible and inclusive *School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.* *Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.*	Accessible paths of travel are provided from the sites boundaries to school facilities. Ramps are provided from the new pedestrian entry on Mulloon St to the proposed new learning area classrooms. On grade transitions are provided at all new entry points to the new buildings. Maximum ramp grade has been designed at 1:14. The development will incorporate appropriate wayfinding signage to assist visitors and first time users with identifying key areas within the site. Before and after hours use is catered for and a new pedestrian plaza is incorporated to provide a safe and sheltered place for parents to mingle while dropping off and picking up children.

Principle 4: health and safety *Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.*	A new site security strategy has been developed in consultation with the Department of Education. Visual connections for passive surveillance and site permeability have been integrated into the landscape and architectural designs. The building maximises access to natural light and ventilation and maximises the provision of outdoor space on the site through siting adjacent existing built forms.
Principle 5: amenity *Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.* *Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.* *Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.*	The school provides a variety of internal and external learning places that are suitable for formal and informal educational opportunities for students. The new building incorporates appropriate storage spaces for teachers, students and the school. The proposed building has been located to minimise the impact on the outdoor areas available to the school by re-use of the existing areas currently occupied on the site by temporary accommodations (portables). Adequate landscaping and terracing will provide a pleasant outlook from both within the site and for views into the site. The buildings maximise natural light penetration through the appropriate use of glazing and facilitate natural cross ventilation. The buildings incorporate acoustic absorbing Materials and the new hard surfaced play areas are appropriately set back from boundaries, behind built form, to reduce excessive noise transition.
Principle 6: whole of life, flexible and adaptive *School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.*	The design of the building considers the future needs of the school and the building has been designed to incorporate both formal learning areas and informal learning spaces, allow for combined educational opportunities and maximise the opportunities for the adaptive use of the building as technology is increasingly used in classrooms by both educators and students. The buildings structural system and proportions allows for long term design and planning flexibility and the building contains smaller rooms to facilitate small group learning.
Principle 7: aesthetics *School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.* *The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.*	The new building is designed to be sympathetic to the fabric of the emerging suburb including the nearby commercial and residential zones, while establishing a presence for the school. Practical materials and finishes selections add colour and contribute to an overall stimulating and engaging environment.