

**JOINT REGIONAL PLANNING PANEL  
(Southern)**

<b>Panel Reference</b>	2018STH004
<b>DA Number</b>	415-2017
<b>Local Government Area</b>	Queanbeyan-Palerang Regional Council
<b>Proposed Development</b>	<p>Alterations and additions to the existing Queanbeyan East Public School including:</p> <p>Demolition of 9 buildings;  Construction of a single storey learning facility containing 11 permanent classrooms;  Alterations and additions to existing structures;  Construction of new canteen and COLA adjacent to the existing hall  Removal of 17 trees, landscaping and associated work</p>
<b>Street Address</b>	<p>10 Yass Road, Queanbeyan East</p> <p>LOT 104 DP 729079  LOT 105 DP 729079  LOT 106 DP 729079  PT LOT A DP 412056  PT LOT B DP 412056  PT LOT 8 SEC 49 DP 758862  PT LOT 9 SEC 49 DP 758862  PT LOT 11 SEC 49 DP 758862</p>
<b>Applicant/Owner</b>	GHD Pty Ltd on behalf of Department of Education
<b>Date of Lodgement</b>	16 November 2017
<b>Number of Submissions</b>	Nil
<b>Key Issues</b>	Proximity of development to eastern boundary (secondary frontage to Mulloon Street)
<b>Regional Development Criteria (Schedule 4A of the EP&amp;AAct)</b>	Crown development with a capital investment value of more than \$5 million
<b>List of All Relevant s79C(1)(a) Matters</b>	<p>State Environmental Planning Policy No. 55 Contaminated Land Management</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</p> <p>State Environmental Planning Policy (Vegetation In Non –Rural Areas) 2017</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>Queanbeyan Local Environmental Plan 2012</p>

<b>List all documents submitted with this report for the panel's consideration</b>	<p>Attachment 1 - Agreed conditions of consent</p> <ul style="list-style-type: none"> <li>• Schedule 1 - S64 Local Government Act 1993 Water and Sewer Contributions</li> <li>• Schedule 2 - List of plans and documentation</li> </ul> <p>Attachment 2 – Applicant's response to Design Quality Principles</p>
<b>Recommendation</b>	Approval with conditions
<b>Report prepared by</b>	Jacinta Tonner
<b>Report date</b>	May 2018

## 1.0 Executive Summary

This application seeks approval for alterations and additions to the existing Queanbeyan East Public School including the construction of a single story learning facility containing 11 permanent teaching spaces, indoor amphitheatre and amenities.

The current student population is 207 and after the alterations the capacity will increase to 322 students (an increase of 115 students).

The application was lodged prior to the commencement of the amendments to the Environmental Planning and Assessment Act 1979 that came into force on 1 March 2018 therefore the application has been assessed under the saving provisions.

The development application is a Crown Development under Division 4 of Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. The consent authority is the Joint Regional Planning Panel (Southern) as it meets the criteria under Schedule 4A Clause 5 of the EP&A Act -Crown development that has a *Capital Investment Value (CIV) of more than \$5 million*.

The proposal is permissible by virtue of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities 2017) (SEPP (Educational))* and the main issues raised in the assessment relate to:

- Proximity of the development to the eastern boundary (secondary frontage to Mulloon Street).

The development is consistent with the aims of the SEPP (*Educational*) and the objectives of Zone R3 – Medium Density Residential.

The proposed development is compatible with the existing buildings on the school site and responds to the physical characteristics of the landform. The development will not result in adverse impacts to adjoining properties by way of loss of amenity such as overshadowing or overlooking or adverse impacts to the character of the site or surrounding locality.

As a crown development, the imposition of the conditions require the approval of the applicant. The applicant agreed to conditions on 15 June 2018.

## 2.0 Introduction

### 2.1 Description of Proposal

The application seeks approval for alterations and additions to the existing Queanbeyan East Public School at 10 Yass Road, Queanbeyan.

Specifically the alterations and additions include:

- Removal of 9 demountable buildings (6 classrooms, library, canteen, toilet),
- Demolition of one small timber classroom and covered outdoor learning area (COLA),
- Construction of a single storey learning facility fronting Mulloon Street containing 11 permanent teaching spaces, maker spaces, forum (theatrette), amenities and special purpose room opening to a common area and amenities,
- Construction of a COLA and canteen attached to the existing hall,
- Construction of new landscaped courtyards with terracing,
- Provision of a new pedestrian access gate and landscaped entry from Mulloon Street,
- Removal of 17 trees - one outside the site boundary.

### 2.2 History

In 1961 the vacant land was dedicated as a public school site. The school was established from 1961-1968 when the timber building was brought on site from an unknown location. The applicant has confirmed that the timber building was not constructed on site. Over time the school has been added to with new classrooms but Council has no record of when the buildings were constructed except for the following:

30 August 2006	Approved DA 286-2006 – Construction of 120000L concrete underground water tank
9 December 2009	Complying Development Certificate issued for new hall and COLA
28 June 2010	Amended location plan for new hall and COLA
20 July 2017	A pre-lodgement meeting (DCR) for alternations and additions to existing school. The key issues arising from this meeting related to: <ul style="list-style-type: none"><li>• Compliance with State Government's School Facilities Standards</li><li>• Setback to Mulloon Street – building appearance and impacts on nearby residences</li><li>• Relocation of a storm water main.</li></ul>



NORTH ENTRY PLAZA



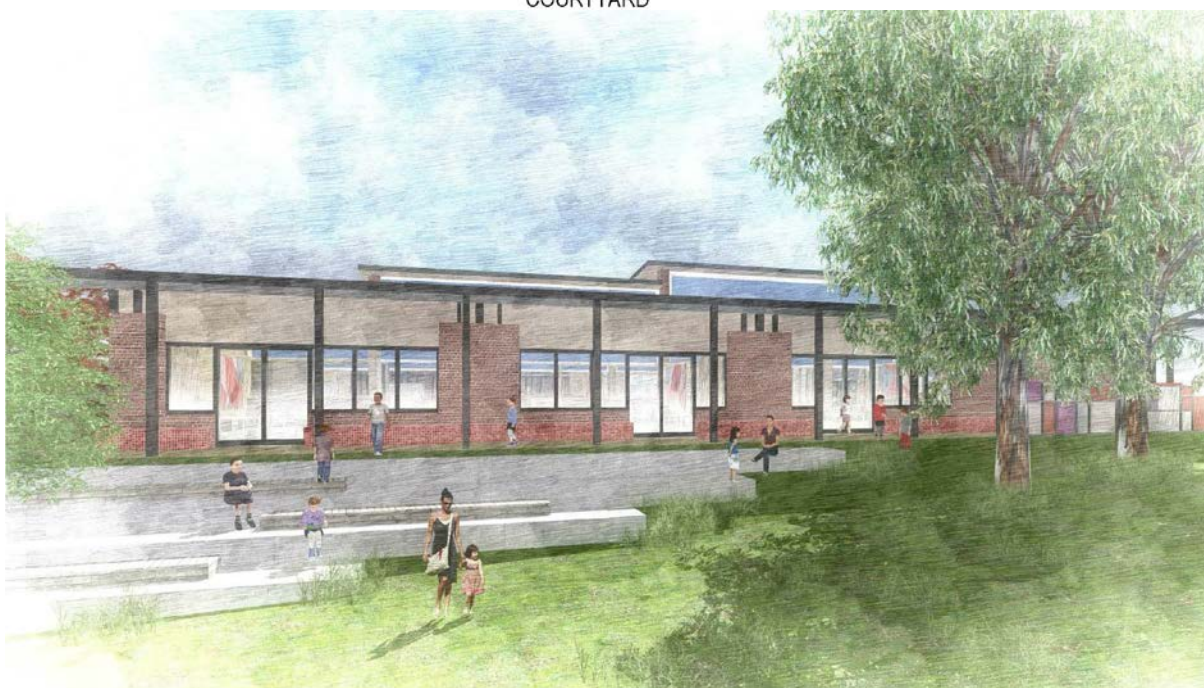
NORTH ENTRY

*Figure 1 Artists impression of proposed learning facility*





COURTYARD



SOUTH STEPS

*Figure 2 Artists impression of proposed learning facility*

### 2.3 Description of subject site

The subject site is known as 10 Yass Road, Queanbeyan and consists of Pt Lot A and Pt Lot B DP 412056, Lot 105 and Lot 106 DP 729079, Pt Lot 8 and Pt Lot 9 Sec 49 DP 758862, Pt Lot 11 Sec 49 DP 758862 and Lot 104 DP 729079 (confirmed with NSW Land Registry Services that Lot 104 is dedicated to NSW Government as part of the State School) (Figure 3). The site is owned by the NSW Department of Education.

The site has an area of 23,124m<sup>2</sup>.





- To the north of the site the land along Thurralilly Street is zoned IN2 – Light Industry and comprises a mix of businesses such as vehicle repairs and sales, vehicle upholstery, shops, mixed use, packaging supplies and steel fabrication.
- To the east of the school site is a mix of residential development on land zoned R3- Medium Density Residential comprising single dwellings, vacant land and multi dwelling housing.
- To the west of the school site is land zoned RE1 – Public recreation and land zoned RE2 – Private Recreation comprising the Queanbeyan Bowling Club, Indoor Sports Facility, and various sports fields. Yass Road (classified road) separates the school and the recreation areas.



**Figure 4 Locality Plan**



**Figure 5 Zones surrounding the subject site under the QLEP**



### 3.0 Evaluation

The proposed development has been assessed under Section 79C heads of consideration of the EP&A Act. The assessment has identified key issues which are elaborated upon for the Panel's consideration.

#### **Section 79C(1)(a)(i) provisions of any environmental planning instrument**

##### **Environmental Planning and Assessment Act 1979**

###### Determination of Crown development applications (Section 89)

Section 89 of the EP&A Act stipulates that a consent authority must not:

- (a) refuse its consent to a Crown development application, except with the approval of the Minister, or*
- (b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.*

The application is recommended for approval and Council has sought approval from the applicant to impose conditions on its consent by email dated 15 June 2018.

##### **State Environmental Planning Policies**

###### **State Environmental Planning Policy No.55 – Remediation of Land**

###### Potential for land to be contaminated (Clause 7(1))

A consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. The development site is currently occupied by existing buildings, a soft play area and landscaped spaces.

A "Preliminary Site Investigation with Limited Sampling" (PSI) was submitted with the statement of environmental effects. The objectives of the PSI were to:

- Assess the potential for contamination at the site based on past and present site uses;
- Identify potential areas of environmental concern (PAEC);
- Determine the contaminants of concern; and
- Comment on the need for further investigation and/or management (if required) in order to determine the compatibility of the site for the proposed development of additional classrooms at the site.

Based on a history review and site walkover the PSI concluded that "the potential for gross contamination to be present within the site is considered to be low and the site is generally suitable for the intended land use as a site for additional classrooms subject to the following conditions:

- *Installation of groundwater monitoring wells along the northern boundary of the site targeting the offsite workshops; and*
- *The implementation of an unexpected finds protocol to address potential contamination, including any asbestos containing materials which is encountered during site works, and a "safe working methodology" if disturbance of any underground infrastructure occurs.*

The PSI acknowledges that the existing buildings may contain hazardous building materials (HBM) such as asbestos, lead paint or PCB in fluorescent light fittings. In accordance with the plans and the PSI submitted as part of the development application, a hazardous building materials survey will be carried out prior to the demolition of the buildings.

The PSI states that if soil is proposed to be removed for the site it must be stockpiled first and tested for the listed contaminants and subjected to a formal waste classification assessment with reference to the NSW EPA's *Waste Classification Guidelines, Parts 1: Classifying Waste*.

Council has in its assessment considered whether there is a possibility that a previous land use has caused contamination of the site, as well as the potential risk to health or the environment. To this end an initial assessment has been undertaken in accordance with the requirements of 'Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land'. The initial assessment considered that:

- there are no previous investigations about contamination of this land,
- Council records do not show a past history of any contaminating land uses,
- the site's zoning has not suggested possible contaminating land uses,
- the current land use is not a known contaminating land use,
- the site has never been regulated in relation to land contamination,
- the land has not been the subject of restriction in relation to land contamination, and
- there is no information held indicating that there is any nearby contamination which may impact on the subject property.

The site has been used continuously as a school since 1961 and a review of available aerial photographs and records do not indicate any previous potentially contaminating activities on the site.

Safe Work NSW confirmed that no records indicate Storage of Hazardous Chemicals on the subject site.

The proposed development is considered to satisfy the requirements of the SEPP 55 (Remediation of Land).

## **State Environmental Planning Policy (Infrastructure) 2007**

### Proximity to Electricity (Clause 45)

The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services, therefore Clause 45 of this SEPP is not relevant.

### Development Criteria and Standards (repealed)

Historical versions of the SEPP (Infrastructure) 2007 set out development criteria for Educational Establishments including references to State Government Publications *School Facilities Standards – Landscape Standard, Design Standard and Specification Standard* (Clauses 27-32). These were repealed from the SEPP (Infrastructure) 2007 when the SEPP (Educational Establishments and Child Care Facilities) 2017 came into force and are no longer considerations. The standards are web based guidelines designed to assist in the planning, design and use of NSW Department of Education school facilities. The most recent versions of the Design and Specification Standards refer to the Industry Standard for

specification in construction. It has ‘NOT’ been developed “*to be a minimum standard or an indication of entitlement*” and “*should not be used as a benchmark by which current schools are assessed*” (<https://efsg.det.nsw.edu.au/> accessed 16 May 2018). The applicant states that the design of the school is being tracked against these guidelines and any departures would be noted and signed off by the technical stakeholders at the relevant design stage approvals.

The applicant has submitted letters confirming that the Schematic Design and the Schematic Landscape Design has been undertaken in association with the Department of Communities, Asset Management Directorate and complies generally with the requirements of the Queanbeyan Local Environmental Plan (2012) and the *Educational Facilities Standards and Guidelines*, as applicable to the current level of design. No further assessment of these standards is required.

#### Development fronting classified roads (Clause 101)

The development fronts Yass Road, a classified road. In accordance with Clause 101 the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) *where practicable, vehicular access to the land is provided by a road other than the classified road, and*
- (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
  - (i) *the design of the vehicular access to the land, or*
  - (ii) *the emission of smoke or dust from the development, or*
  - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The application and submitted Traffic Statement was referred to NSW Roads and Maritime Services (RMS). This authority reviewed the information provided and is satisfied with the assessment. Based on this, the RMS has no objections in principle to the DA.

A detailed discussion on traffic impacts is under traffic generating developments of SEPP (Educational).

#### Traffic Generating Development (Clause 104)

Historical versions of the SEPP (Infrastructure) 2007 required educational establishments with a size or capacity of 50 or more students to be referred to RMS under Clause 104 as Traffic Generating Development. Traffic Generating Development controls for educational establishments were transferred to SEPP (Educational) when it came into force.

The proposed development is considered to satisfy the requirements of the SEPP (Infrastructure) 2007.



## **State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (SEPP (Educational))**

SEPP (Educational) came into force on 1 September 2017 and aims to simplify and standardise planning approvals for education establishments and early education and care facilities.

The provisions of the SEPP have been considered with the following clauses being of relevance to the proposed development:

### Development permitted with consent (Clause 35)

Development for the purposes of a school is permitted with consent on land zoned R3 – Medium Density Residential, a prescribed zone therefore the proposed development is permissible with consent.

### Design Quality Principles (Clause 35 (6))

The consent authority must take into consideration:

- a) *design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4; and*
- b) *whether the development enables the use of school facilities (including recreational facilities) to be shared with the community*

Clause 35(6) provides that before determining a development application for a school, the consent authority must take into consideration the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4 of the policy. The application was accompanied by a design statement addressing all of the design quality principles (Attachment 2). The design of the new learning facility and landscaping is of a high quality and integrates with the existing school buildings on site and the pedestrian flows of students and teachers within the school grounds.

The building has been designed with an adaptable floor plan which could facilitate different community uses in the future if required. This development application does not propose the shared use of the facility with the community however there is potential for the design to accommodate this in the future.

Each design quality principle is addressed by the assessing officer below:

### **Principle 1—context, built form and landscape**

The new facility fronts Mulloon Street and integrates well into the surrounding pattern of existing buildings on the site. The new facility is irregular shaped which minimizes continuous wall lengths and provides openings to allow integrated access to existing buildings on site and the new courtyards area. The school will maintain the front entrance from Thurralilly Street.

Internal spaces connect to active and passive recreation areas. New courtyard areas link old with new facilities. Soft landscaping is proposed which incorporates native and exotic trees in courtyards areas and low level dense planting along the eastern boundary.

The proposed learning facility introduces a new alignment to Mulloon Street which initially raised concern. The existing buildings (proposed to be demolished) are set back 31 m from Mulloon Street. The external wall of the proposed development introduces a 2.8m set back from Mulloon Street boundary and the verandah 920mm from the site boundary. The verandah is an open structure and has a height of 5.324m. The proximity to the boundary is assessed on merit.

Notwithstanding Clause 35(9) of the SEPP (Education) setback controls and objectives for multi-dwelling housing, contained in Queanbeyan Development Control Plan 2012(QDCP), has been used as a guide to consider the proposed 2.8m side setback and 920mm verandah setback from Mulloon Street given the sites zoning and that multi dwelling housing is likely to be the predominant building form and create a certain streetscape character. Under the QDCP multi dwelling housing requires a 6m setback from the primary frontage and a 3m setback from a secondary/side setback for single storey buildings (heights up to 6m). Variations to these controls would be considered on merit and be assessed against the setback objectives. An assessment against these objectives is as follows:

1) To preserve and enhance the existing streetscape;

Comment: The new learning facility has a mix of design elements and building materials including an open verandah and roof levels that break up the building mass. The eastern boundary of the school site is 255m long and the encroachment is 39m long or 15% of the length of the boundary which is considered minor. The north eastern corner of the school site is landscaped with trees and provides visual relief as one moves along Mulloon Street.

The applicant states

*“the constrained siting of the building dictating the setback from 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”*

Opposite the school in this location are three dwelling houses with setbacks of 4.5 m to the boundary. Mulloon Street is a small collector street with low volumes of traffic. The street does not have a strong local character but over time this will change as new development occurs. For higher density development the proposed setback of 2.8m would generally be considered inadequate however the constraints of the existing structures on the school site and ground levels prevent the new facility from being moved away from the eastern boundary without changes to design. The open verandah attached to the external wall could be removed to reduce the encroachment to the boundary but it is not likely to achieve a significant deal in terms of enhancing the streetscape for this section of the street.

The existing streetscape will not be so adversely affected that it warrants the redesign of the school to achieve a minimum 3m setback from the external wall and therefore the 2.8 m wall setback and 920mm verandah setback is satisfactory from a streetscape perspective.

2) To maintain adequate space between buildings and public places to allow for privacy;

Comment: The design of the building maintains adequate space between public places and provides for privacy. The school is utilised during daylight hours Monday to Friday and will not impact privacy of adjoining dwellings. The proposed facility provides adequate space between surrounding development.

3) To provide equitable access to light and sunshine; and

Comment: The proposed learning facility provides adequate light and sunshine to surrounding development. On 22 June the facility casts morning shadows over the existing school grounds and part of the courtyard. The shadows are reduced by midday and by 3pm shadows are cast over part of Mulloon Street. No dwelling will be impacted by the proposed development and therefore the proposed setback to Mulloon Street is satisfactory in relation to access to light and sunshine.

4) To accommodate landscaping and the deep planting of trees, particularly at the rear of the building.

Comment: 17 trees will be removed to enable construction of the proposed facility however the landscaping plan shows their replacement by more appropriately sited trees that provide shade along walkways and within sunken gardens.

The design and spatial organisation of the proposed development responds well to the setting and landscape character of the existing school and the surrounding development.

The proposed development generally meets the setback objectives contained in the QDCP for multi-dwelling housing developments permissible on land zoned R3 Medium Density Residential. The design of the new facility is less dense than multi-dwelling housing and therefore in regard to context, built form and landscape the proposed development and its proximity to Mulloon Street is acceptable in this circumstance.

The proposed development satisfies Principle 1—context, built form and landscape

### **Principle 2—sustainable, efficient and durable**

Comment: The new building has been designed to incorporate energy saving measures such as solar panels and glazed automated louvre windows, air vents, covered walkways to maximise natural ventilation and provide permanent shading. The building is not mechanically air-conditioned and west facing glazing is minimized. An adaptable floor plan will enable changes to classroom layouts in the future and creates different learning opportunities within and around the new learning facility. Materials such as brick external face, cement sheet cladding and colourbond roofing are generally durable and resilient to the elements.

The applicant submits that the development incorporates water sensitive urban design measures including passive storm water use for new landscaping irrigation.

With regard to the existing buildings on site proposed to be demolished the waste management plan identifies materials that can be separated into waste streams for recycling or reuse and redundant materials disposed of at landfill sites. The option of retaining the timber building on site (discussed elsewhere in this report) is not feasible. However there is opportunity for the timber building to be repurposed and be made available in the market place. The applicant has agreed to advertise the building to sell in the market place for a period of 4 weeks before demolition occurs. A condition is recommended to be included in any consent issued to require sale of the timber building.

The proposed development satisfies Principle 2 - sustainable, efficient and durable.

### **Principle 3—accessible and inclusive**

Comment: A new pedestrian access gate is proposed at the northern end of Mulloon Street (outside the bus zone). The landscaped design incorporates a plaza and ramp to improve wayfinding into the main entry of the new learning facility. Internal areas contain sufficient circulation space to allow adequate movement of students and staff between the new and old facilities with improved courtyards and amphitheatre style spaces. Accessible pathway grades, surfaces and door clearances allow for easy circulation. Maximum ramp grade has been designed at 1:14.

The proposed development satisfies Principle 3 - accessible and inclusive.



## Principle 4—health and safety

Comment:

### Building Design

The design incorporates automated louvre windows and permanent covered walkways to provide weather protection. The building design provides good opportunities for natural ventilation and light into the classrooms. Covered outdoor learning areas (COLA) encourage outdoor opportunities for learning and play. Orientation of the building provides casual surveillance of active areas including the amphitheatre, courtyards and surrounding areas.

### Hazards

The subject site is not within a flood prone area and is not identified as bushfire prone land.

### Safe design

The application was referred to NSW Police for comment in regard to Crime Prevention through Environmental Design (CPTED). The Police rated the development as a moderate crime risk. The applicant addressed the main issues raised by NSW Police including:

- the removal of the alcove by bringing the building's entry point forward; and
- replacement of 3m high trees with plants that will not exceed 70cm in height to improve surveillance and reduce concealment and entrapment points along Mulloon Street.

Amended plans were received detailing the changes and are contained in the list of plans (Schedule 2). A summary of the NSW Police referral is in Section 4 of this report.

The applicant submits confirmation that the learning facility and landscape design complies with the Educational Facilities Standards and Guidelines which generally incorporate CPTED principles.

The applicant submits that a "site security strategy" has been developed in consultation with the Department of Education. The strategy identifies specific design initiatives and sets out a security brief for schools including CCTV, lighting requirements, passive surveillance, and suitable fencing. Other safe design elements include:

- Site entry points have been kept to a minimum in keeping with schools security features.
- Visual connections for passive surveillance and site permeability have been integrated into the landscape and architectural designs.
- The new building will be appropriately signed to direct parent drop-off and pick up. The administration entrance to the school will remain from Thurralilly Street.
- The proposed new pedestrian entry on Mulloon Street will be lockable Palisade style fence, 2.1m high, to match the existing perimeter security fence, which is visually permeable but not climbable.
- External lighting will be located to comply with the Educational Facilities Standards and guidelines.

### Waste

A waste management plan (WMP) was submitted with the Statement of Environmental Effects (SEE). The WMP addresses:

- Demolition waste— Demountable buildings and play equipment will be removed for future reuse at other sites or recycled once separated.
- Construction waste – excavation, demolition and building waste materials will be re-used or recycled where possible and residual waste will be disposed to licensed waste facility

- Operational waste – Recyclable materials are not currently separated and comingled with general waste. The school is looking into contractor quotes for separate collection of recyclables.

It is concluded that to accommodate the future increase in students from 207 to 322, it is likely that the size of the skip will need to be increased or the skip will need to be emptied more often per week. A condition is recommended to be included in any consent issued to require disposal of waste in accordance with the submitted WMP and that the area for waste storage is made safe for the school community.

The proposed development satisfies Principle 4 – health and safety.

### **Principle 5—amenity**

Comment : The new learning facility provides for an adaptable and flexible learning space and allows for collaboration between classes. It is located towards the north east of the school site away from busy roads to minimise noise impacts.

Though the new facility is located close to the property boundary screening and building design minimises the potential for visual intrusion along the eastern elevation.

The addition of the covered outdoor learning area and canteen attached to the existing hall propose no issue with regard to amenity and design and provides an area suitable for formal and informal learning opportunities.

The proposed development is considered to complement and enhance the built environment and has minimal impact upon the existing amenity of the locality and adjoining properties.

The building responds to the topography of the site and retains vegetation where possible. Additional planting is proposed to compensate for vegetation to be removed.

### Views, Shadowing and Privacy

Whilst the proposed building will be visually prominent it will not impact on any significant views from adjoining properties.

The applicant has submitted shadow diagrams which indicate that the school grounds will retain a minimum 3 hours sunlight on 21 June and no adjoining dwellings will lose sunlight to private open space as a result of the proposed development.

The proposed development satisfies Principle 5 – amenity

### **Principle 6—whole of life, flexible and adaptive**

The proposed development will provide capacity to accommodate increased numbers of students and improve the standard of facilities to meet future needs. The new facility has been located to preserve open space and integrates ground levels into the landscape design and spatial arrangement of buildings on the site.

Flexible internal spaces allow for adaptability over time to cater for the changing needs of students and the community.

The proposed development satisfies Principle 6 – whole of life, flexible and adaptive.

## **Principle 7—aesthetics**

The new facility is a contemporary design and contrasts to the existing buildings on the school site and surrounding development, but sits appropriately into the context of the larger school site. A bright, but complementary colour palette has been proposed. The removal of the demountable buildings will provide a modern facelift for the overall appearance of the school.

The proposed development satisfies Principle 7 – aesthetics.

### Design standards in QLEP (Clause 35 (7))

The QLEP does not contain any design quality standards.

### Competitive Design Process (Clause 35 (8))

There are no competitive design process requirements set out in a relevant environment planning instrument as a prerequisite and as the capital investment value is less than \$50 million this clause is not applicable.

### Development control plans are of no effect (Clause 35 (9))

Clause 35(9) stipulates that a provision of a development control plan that specifies a requirement, standard or control in relation to (a school) is of no effect, regardless of when the development control plan was made. In this regard relevant considerations have been broadly incorporated into the 7 Design Principles.

### Traffic-generating development (Clause 57)

The proposed development will result in the accommodation of 50 or more additional students and involves the enlargement or extension of existing premises on a site that has direct vehicle and pedestrian access to a road. As such any submission received by the RMS must be taken into consideration by the consent authority.

The applicant has indicated that the development will result in the accommodation of 115 additional students.

As such, Council referred the application to RMS for comment. The RMS initially raised concern with the potential for queuing of vehicles onto Thurrallilly and Mulloon Street accessing Yass Road (classified road), and requested additional information supporting the development. The applicant undertook a SIDRA analysis of the intersections and upon reviewing the SIDRA analysis, the development is not expected to have significant impacts on the function and level of service of surrounding intersections. Thus the RMS has no objection in principle to the DA (Refer Section 4.0). Council's Development Engineer has provided a technical discussion on traffic and parking (Section 4.0) with a summary below.

### Traffic and Parking:

The development is not expected to have significant impacts on the function and level of service of the surrounding intersections and satisfactory parking arrangements are provided with the addition of two parking spaces to cater for potential increase in staff numbers. The proposed development is considered satisfactory.



## Access

Vehicle access for staff only remains from Thurrallilly Street. An existing access off Mulloon Street will be used for waste collection vehicles to enter the site. This crossing is unformed and must be constructed in concrete as part of the development. A condition is recommended to be included in any consent issued to require the reinstatement of the driveway upon completion of the development.

## Conclusion

The proposed development is considered to satisfy the requirements of the SEPP (Educational).

### **State Environmental Planning Policy (State and Regional Development) 2011**

As the proposal is a Crown development with a capital investment value (CIV) of over \$5 million, the development is classed as Regional Development. The consent authority for the proposed development is the NSW Joint Regional Planning Panel (Southern Region) (the Panel).

The DA has been assessed and processed by Council for submission to the Panel for determination.

### **State Environmental Planning Policy (Vegetation in non-rural areas) 2017 (SEPP (Vegetation))**

The SEPP (Vegetation) commenced on 25 August 2017. It applies to “non-rural” areas and as such the subject site. Council’s QDCP prescribed that vegetation to be protected under the former clause 5.9 is by size (height of 6 metres or greater) canopy spread or patches of remnant vegetation). The QDCP requires a permit to remove trees that meet this criteria. The submitted DA seeks to remove 17 trees (16 within the school site and 1 on Council’s verge).

The application was referred to Council’s Urban Landscapes team. No objection was raised to the removal of the trees subject to their replacement with some advanced tree plantings. The proposed landscaping plan and planting schedule identify 10 new semi-advanced trees including red maples (*acer rubrum* “*bowhall*”), lemon scented gum (*corymbia citriodora*) and water gum (*trustaniopsis laurina*) to be planted around the new courtyards.

The proposed tree removal and replanting is considered to be acceptable and will maintain the amenity of the surrounding area. Standard conditions will be imposed to ensure the landscaping will be carried out in accordance with the approved plans.

The development proposes suitable planting to compensate for the loss of trees within the development footprint and will maintain the amenity of the surrounding area.

## **Queanbeyan Local Environmental Plan 2012 (QLEP 2012)**

### Aims of the QLEP 2012 (Clause 1.2)

The proposed development is generally consistent with the broad aims of the QLEP 2012.

### Zoning and Permissibility (Clause 2.3)

The subject site is zoned R3 – Medium Density Residential. Permissibility for the proposed development is established under SEPP (Educational).

### Zone objectives (Clause 2.3)

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage development that considers the medium density amenity of existing and future residents.*

The proposed development has regard for and is generally consistent with the objectives of the R3 zone, specifically item 3 - *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* The upgrade to the school will improve the provision of educational facilities and services, which will assist with meeting the day to day needs of the local residents, and takes into consideration the amenity of existing and future residents.

It is considered that the proposed development is generally consistent with the established and desired future character of the locality as established through the applicable height controls of the QLEP 2012. The building is unlikely to detract from the streetscape and responds to the physical constraints of the site.

### Height of Buildings (Clause 4.3)

The subject site has a maximum building height of 8.5m on the Height of Buildings Map. The application proposes a building height of 6.95 m above natural ground level and complies with height requirements.

The proposed development is consistent with the objectives of the height of building clause specifically objective 1(a) *to ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located.* The height of the proposed development and other proposed structures complement the residential streetscape of the area, surrounding built form and the existing and remaining buildings on the school site.

### Heritage Conservation (Clause 5.10)

The subject site is not listed as a local or state heritage item or within a heritage conservation area. However there has been discussion with the applicant on the significance of the timber building on the school grounds.

### European Heritage – timber building

One of the buildings proposed to be demolished is an old timber building. It is not heritage listed but may have some potential heritage significance. It appears that the building

appeared on the school grounds after 1961 and before 1968 (Douglas Partners Aerial Photography).

Council's Heritage Adviser's view was sought to determine if there is potential heritage significance. The applicant also provided some information on the history of the building to assist in determining the significance of that building.



*Figure 6 Timber building*

Advice from Council's Heritage Adviser:

*This looks like a nice building and too good to demolish. It has very good character and strong hints of a Federation structure ie Gables in the hips and exposed rafters, timber framed windows plus a style of weatherboard showing the verandah enclosed later with a different profile. There are many weatherboard school buildings listed on heritage schedules across NSW.*

*The question needs to be asked :*

- *Does it really need to be replaced?*
- *Can it be relocated to another part of the site?*
- *If its retention on site is neither prudent nor feasible, what strategy has been put in place to allow its relocation to a new home.*

In response to Council's request for additional information regarding the timber building proposed to be demolished the following comments were made:

*"It is the Department of Education's position that the building in question is no longer of value or of use to the school and its retention would be a financial and resource burden due to the necessary upgrades to ensure compliance and maintenance demands". It was concluded that after consideration of a number of factors it was not feasible to retain the timber building.*

To address Council's concern the Department of Education propose that a record of the building is retained in the following manner:

- I. *Detailed photographic record of the existing building, including significant features, setting and use and/or*
- II. *Physical site record in the form of a plaque or ground level landscape ghost or outline.*

### Assessing Officer Comment

The proposed learning facility has been designed around existing and functional buildings on the school site. There is no question that the use of the timber building has been outgrown and does need to be replaced. It is acknowledged that its retention is likely to add costs to the overall project. However an opportunity for the timber building to be repurposed remains viable and can reduce the overall cost of the project if the building does not have to be demolished. Before contractors are engaged to demolish the building the applicant has agreed to advertise the building for sale before its demolition.

A condition is recommended to be included in any consent issued to require:

- 1) Photographic record of the existing building prior to its demolition/removal and
- 2) Every effort is made to sell the timber building prior to its demolition and the building is advertised in the market place for a period of 4 weeks.

### Cultural Heritage

An Aboriginal Heritage Information Management System (AHIMS) Search of the Office of Environment and Heritage AHIMS Web Services has shown that there are no Aboriginal sites or Aboriginal places recorded or declared in the subject site. The site contains no topographical features that suggest the presence of items of Aboriginal cultural heritage significance upon the site and Council holds no records suggesting the presence of any such items within close proximity to the site. As such, in accordance with the NSW Office of Environment's Heritage Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales it is acceptable that the proposed development proceed with caution.

### Earthworks (Clause 7.1)

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Bulk earthworks of 1.2m cut and 1.6m fill will be required for preparation of slab on ground and surface preparation for suspended slab. The earthworks will be reinforced with a retaining wall along Mulloon Street at street level and within the courtyards areas.

A condition is recommended to be included in any consent issued to require site management. With the imposition of such conditions the earthworks are considered unlikely to result in any significant detrimental environmental impacts.

### Airspace Operations (Clause 7.6)

The objective of this clause is to provide for the effective and ongoing operations of Canberra Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitations or Operations Surface (OLS).

The obstacle limitation surface is RL 680. The total height of the proposed development is RL 594.28 and is well below the OLS for this site. This development meets this clause.

### Essential Services (Clause 7.9)

Development consent must not be granted unless the consent authority is satisfied that the development can be adequately serviced.

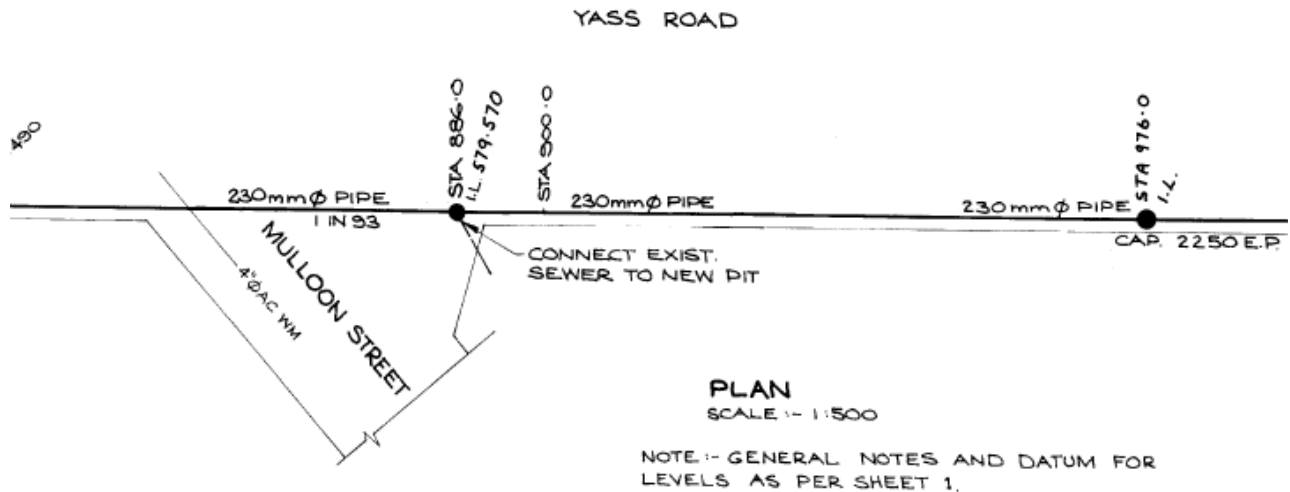
Council's development engineer provides the following comments in regards to services:

#### Water:

The site is currently serviced by two water meters, Meter Nos. 13110063 and 12620186, which are 50mm and 40mm in diameter respectively. The existing servicing is expected to be sufficient for the development.

#### Sewer:

It is expected that the proposed development will connect to the existing site sewer connection which is located at the southern corner of the block at the intersection of Yass Road & Mulloon Street.



#### Storm water:

Council's Development engineer is satisfied that an appropriate storm water arrangement can be achieved with a detailed design to be undertaken during construction when the applicant investigates the existing tank. A condition is recommended to be included in any consent issued to require all storm water from the proposed development to be trapped and piped to existing storm water infrastructure on Mulloon Street via an on-site detention system that limits discharge to pre-development flows.

A technical discussion of the Storm water issue is in the Development Engineers comments (Section 4).

#### **Section 79C(1)(a)(ii) the provisions of any proposed instrument**

Nil

#### **Section 79C(1)(a)(iii) provisions of any development control plan**

Clause 35(9) of SEPP (Educational) stipulates that a provision of a development control plan that specifies a requirement, standard or control is of no effect, regardless of when the development control plan was made.

There are no specific controls in QDCP relating to non-residential uses in residential zones therefore the application has been assessed on its merits.



**Section 79C(1)(a)(iia) provisions of any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F**

There is no planning agreement applicable to the proposed development.

**Section 79C(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

Matters specified under the EP&A Regulations 2000 have been considered in the assessment of this application.

Provisions of AS 2601-1991 in relation to demolition of structures (Clause 92)

The development application involves the demolition of structures. A condition is recommended to be included in any consent issued to require works to be undertaken in accordance with the provisions of AS 2601-2001: *The Demolition of Structures*.

Consent authority may require buildings to be upgraded (Clause 94)

This development is a new building and will be required to comply with current building fire safety requirements.

**Section 79C(1)(a)(v) provisions of any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)**

Not applicable

**Section 79C(1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

These matters have been considered in the assessment of this application. To summarise:

Natural Environment

The subject site is not identified within Council's Terrestrial Biodiversity map (QLEP). The site is not considered to be of specific environmental significance. The development requires the removal of a number of established trees, with replacement plantings proposed as part of the landscaping plan for the site.

The development is not likely to have any long term adverse impacts on the natural environment. Conditions of consent will be imposed to minimise impact to the natural environment.

Landscaping / Tree Removal

The development requires the removal of 17 trees (16 on site and 1 on the verge) to allow for the construction of the building. Council's Tree Management Officer raised no objection to the removal of the trees.

Built Environment

It is considered that the bulk and scale of the development is suitably managed through physical and visual articulation of the building to reduce the appearance of bulk when viewed from the surrounding locality.

The development is unlikely to have any significant adverse impacts on the built environment that warrant refusal or redesign of the development and therefore is satisfactory in its current form.

### Social Impact

The proposed development is considered of benefit from a social perspective, providing additional educational infrastructure for a growing population.

### Economic impact

The proposed development will not result in any significant adverse impacts or negative economic impacts upon the locality or community. During the construction period the development will bring short-term employment opportunities to the local economy.

### Contributions

#### Section 94 of the Environmental Planning and Assessment Act 1979

The Queanbeyan Section 94 Plan (S94 Plan) applies to the subject site but contribution rates for non residential development are generally not levied. The S94 Plan states

*“Unless specifically stated otherwise no contribution will be levied on commercial, industrial and retail development for providing community and public open space facilities”.*

In this regard it is considered that the development provides a type of community facility and contributions are not levied. Further “schools” are not specified in the S94 Plan and in this instance it would be difficult for Council to argue that the school generates demand for public amenities and services to apportion any costs.

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure as set out in Division 5, Part 2 of Chapter 6 of the Water Management Act 2000. Council’s Developer Servicing Plan enables contributions to be levied where the anticipated development will or is likely to increase the demand for water or sewer supply services. Clause 306.4 clearly states;

*If a water supply authority imposes a requirement under this section on the Crown, the Crown may request the Minister for Urban Affairs & Planning to determine whether such a requirement should be imposed and, if so what terms.*

On this basis, Council is steadfast in seeking contributions towards the Water and Sewer infrastructure that will be impacted by the development. Based on Council’s adopted S64 Developer Servicing Plans a contribution of \$23,000 is payable (adjusted to the rate applicable at time of payment based on CPI increases). The table in Attachment 1 (Schedule 1) sets out the Section 64 Headworks Contribution Calculations. It is recommended that a condition is imposed on any consent to require payment of the developer charges. The applicant requested clarification of the rates which has been confirmed.

### **Section 79C(1)(c) – The suitability of the site for the development**

The site is generally considered to be suitable for the proposed development.

The proposed new learning facility suitably addresses the physical constraints of the site. The development will not give rise to unmanageable transport demands. Adequate recreational opportunities, passive and active, exist on site and within close proximity to the school site. The expansion of the school is capable of being serviced and there will be acceptable impacts on adjoining land owners.

The design of the school is appropriate in its location on the school site and is in context within surrounding development. The school is place-based and relevant with the local character and community aspirations. The school contributes to the evolving and future character of Queanbeyan East and provides an opportunity for further development and growth.

**Section 79C (1)(d) Any submission made in accordance with this Act or the Regulations**

The application was notified to adjoining land owners/occupiers in accordance with the QDCP. The application was notified in the Queanbeyan Age on 28 November 2017 until 12 December 2017 (14 days). No submissions were received during the notification period.

The application was re-notified from 19 February – 6 March 2018 due to an error made in the original notification letter.

No submissions were received during either of the exhibition periods.

**Section 79C(1)(e) The public interest**

The proposed development is considered to be generally in the public interest and will provide a valuable service to the local community. The proposal will have minimal adverse effect on the public interest. Standard conditions of consent will be imposed to ensure there is minimal impact on surrounding properties during construction period.

## 4.0 Referrals

The following referrals were undertaken:

### Internal

#### **Building Surveyor**

Council's building surveyor has raised no objections to the proposal. It is noted the application includes a BCA Review Report prepared by BCA Certifiers outlining additional information required before Section 109R of the EP&AAct 1979 is satisfied. This additional information should not impact on the determination of the DA.

#### **Environmental Health**

Council's health officer has raised no objections to the proposal. Conditions relating to demolition of structures containing asbestos and food standards have been imposed.

Council's waste officer requested information requiring the applicant to demonstrate that a waste collection vehicle can enter and exit the site in a forwards direction and the waste area be shown on plan. Additional information was submitted by the applicant confirming

*that the waste contractor currently collects the school skip once a week. The truck enters the site from the vehicle access gates on Mulloon Street. The truck drives in forwards and reverses out. Given the design of the truck, reversing out is an easier turning movement, due both to the location of trees on site, and the narrow width of Mulloon Street. The waste collection truck has a front pick up and so some backing up on site will always be required.*

*Neither the school nor the waste collection contractor have encountered any issues with this process to date; it is not proposed to change the waste collection process or collection location.*

*The current skip location will only be changed slightly to be further clear of the new school building (exact location to be determined by school in consultation with the Waste Contractor) however it will still be located beneath the stand of gum trees- this area is an out-of-bounds area for students as it is also a safety risk area for tree branch fall. This area could be fenced off from the school as a further measures. The school arranges additional waste collection times with the contractor directly if and when deemed necessary (such as increase in volume, or end-of year clean out events).*

Relevant conditions of consent have been imposed in light of the above comments.

#### **Development Engineer**

##### Traffic and parking - Technical Advice

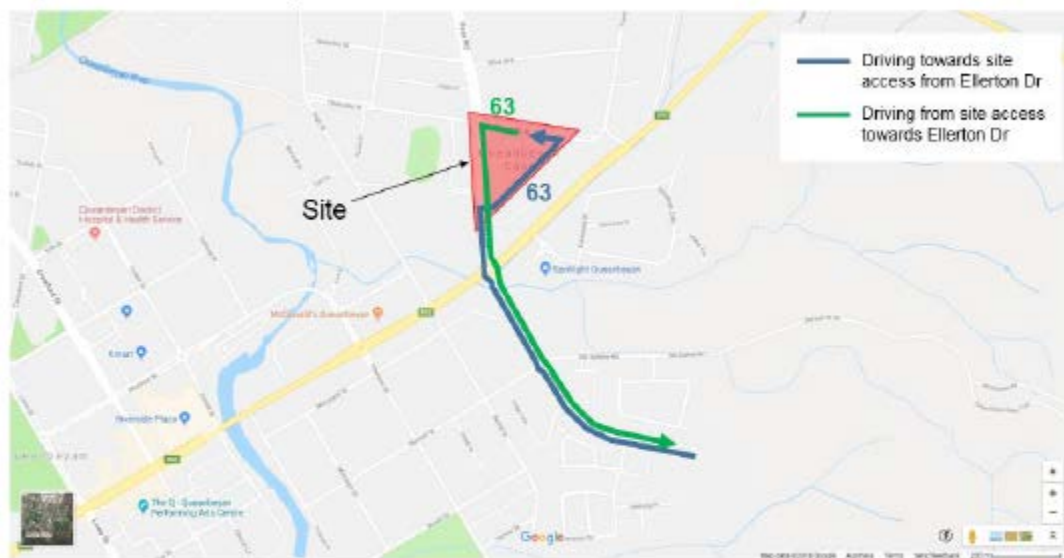
A traffic impact statement was provided as part of the Statement of Environmental Effects. A number of anomalies were noted, in particular the number of onsite parking spaces, which the statement indicated 25 spaces, though Council's Development Engineer counted only 17 spaces.

The Queanbeyan DCP calls for 1 space per full time employee, plus 1 disabled parking space, plus an additional 10% for visitor parking for primary schools. The statement of environmental effects indicates that the proposed development will require an additional four staff members based on the increase in students, bringing the total number of staff to 17.

The existing off street car park was observed to have 17 parking spaces plus 2 disabled parking spaces. Hence, the existing car park meets the requirement for required staff parking and disabled parking, however there remains the requirement for an additional 10% for visitor parking, which it is understood based on GHD letter (Ref 23/16004/258838) dated 26/03/2018 NSW Education has agreed to provide an additional two parking spaces, and a condition pertaining to the required number of parking spaces will be imposed.

At the request of the RMS, a traffic study for the intersections of Yass Road with Thurrallilly Street and Mulloon Street was undertaken to ascertain the effect of the increased student numbers on the intersections performance. The provided traffic study included a SIDRA analysis of the intersections in question and the two route options for the future predicted traffic projection.

**Figure 1 Scenario 1 trip distribution**



Source: Google Maps (modified by GHD)

Under Scenario 1, all trips have the same origin and destination via the Ellerton Drive extension. The arrival route to drop off at the school would be via Mulloon Street and departure via Thurrallilly Street and Yass Road.

The SIDRA analysis indicated that the additional traffic loading assumed to occur from the additional students would result in a negligible increase in traffic queue times thus it is inferred the same for queue lengths. Whilst the increase in students is a significant number (50% increase), the traffic generation on Yass Road by surrounding businesses and through traffic dwarf the additional vehicle trips expected to result from the development. Council's Development Engineer undertook inspections of the site during morning and afternoon peaks to observe the existing traffic conditions which concurred with the GHD reported queue lengths. Ample parking on Yass Road and Mulloon Street was utilised by parents dropping off and picking up children from the school. Though the drop off/pick area on Thurrallilly Street became occupied quickly during afternoon peaks, intersection performance was observed to perform satisfactorily with minimal delays and queue lengths of generally less than 3 vehicles. Therefore, the development is not expected to have significant impacts on the function and level of service of the surrounding intersections.

### Storm water - Technical Advice

The proposed development results in an increase of impervious surface area. Approximately 1,350m<sup>2</sup> of building roof area is calculated to be demolished as part of the development and some 2,060m<sup>2</sup> of proposed roof area to be constructed, which represents an increase of just over 50% in roof area. The development also includes additional landscaped areas replacing existing grassed area which are a mixture of impermeable and permeable surfaces causing overland flow rates to increase.

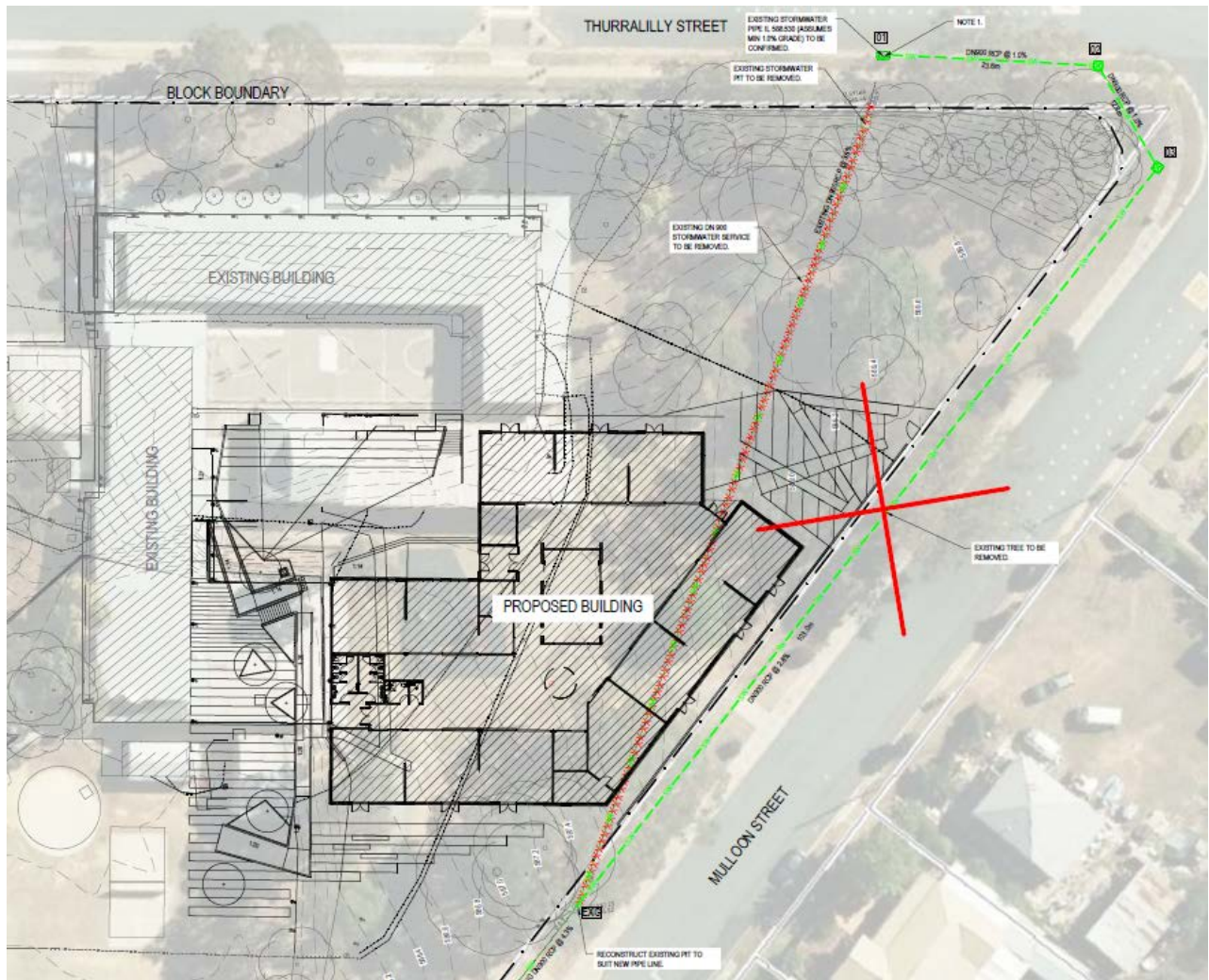


There is an existing 120kL rainwater tank present on site. The details of the tank have not been provided, nor have they been investigated by the applicant due to limitations accessing the tank. Given Council's records show the tank to have been constructed as a rainwater rather than an OSD tank, the tank will need to be retro fitted with an outlet and orifice plate at the base of the structure in order to drain or a pump operated by a float switch system with high and low level alarms installed to pump out collected storm water. Council's assessing officer has been advised that a Provisional Sum has been included in tender contracts for the repurposing of the rainwater tank as a detention tank during construction.

Storm water calculations provided lacked the detail to enable Council to cross examine values, though references to Council's design handbook were made in the provided documentation. Despite the detail normally required by the applicant, Council is satisfied given the size of the tank on site would be sufficient to satisfy Council's requirements. As it is expected that a new pump or existing pump will most likely be retrofitted to achieve OSD requirements, the flow rate of the pump could be pre-set not greater than the 1 in 5 year recurrence interval storm runoff pre-development rate as calculated by the Storm water Modelling Report by GHD. A condition is recommended to be included in any consent issued to require all storm water from the proposed development to be trapped and piped to the storm water pit/pipe on Mulloon Street via an on-site detention system with the discharge limited to the pre-development rate for a 1 in 5 year recurrence interval storm event.

The trunk main proposed to be diverted to cater for the proposed development is identified as an overland flow path. However given the site topography, the overland flow path only exists within the site. Historically, the trunk main was constructed within a Creek line, though over time the area outside the lot has been re-worked to fall into the kerb and gutter of Mulloon and Thurrallilly Streets. Therefore Council's requirement to maintain 1% ARI flow path is not applicable to the development, though internal drainage should cater for the overland flows and the potential overflow to the kerb and gutter.

The proposed alignment is of the proposed storm water diversion along Thurrallilly Street, is indicated to be behind the kerb whilst along Mulloon Street the alignment is shown to be adjacent to the property boundary. A mature tree on Mulloon Street will require removal, which has been agreed on with Council's Tree Officer.



## External

### **NSW Roads and Maritime Service**

The application was referred to NSW Roads and Maritime Service (RMS) pursuant to Clause 57 traffic generating development under the SEPP (Educational). A summary of the RMS comments is provided:

RMS completed their initial assessment of the application and requested that the applicant determine the performance of the existing intersections of Yass Road & Thurralilly Street as well as Yass Road and Mulloon Street in order to assess the impact of the increased students and associated vehicle trips that might be generated by the development.

*“RMS is concerned with the impact of the additional traffic from the school on delays at the intersections of Thurralilly Street and Mulloon Street with Yass Road. RMS believes the existing performance needs to be determined and the impact of the additional students (and associated vehicle trips) needs to be considered”.*

Consequently, a SIDRA analysis was undertaken by the applicant as well as a survey of the intersection to establish the existing intersection performance. The analysis estimated that the proposed development and potential increase in student numbers would create an additional 63 vehicle trips generated in the morning and afternoon pick up/drop off times. The SIDRA analysis indicated no significant delays or queue lengths would be expected from the development (discussed in Development Engineer's Comments).

On the 17 April 2018 RMS responded

*“The modelling undertaken indicates the development (expansion of the school population) is unlikely to have a significant impact on delay (on the road network) and that no intersection improvements are required.*

*RMS recognises the modelling includes the existing scenario and a future scenario with the increase in students. RMS’ previous response highlighted the needs to include consideration of observed delays and queue lengths during peak periods. This has not been done. Recognising the arrangements shown in Figure 3 of the consultant’s report (and the note below), these observations should be made for the movements out of the eastern leg of Thurrallilly St (both the stage 1 movements and the stage 2 movement from within the median). The observed delays and queue lengths should be used to calibrate the existing models (2018 AM and PM peaks) to ensure these models are fit for purpose. Once this has been done, the future scenario models should be revised (only if necessary).”*

The applicant submitted an updated traffic report on 1 May 2018 and was referred to RMS. In the last correspondence to Council from the RMS dated 15 May 2018 it was stated

*“RMS has reviewed the additional information provided and is satisfied with their assessment. Based on this, RMS has no objections in principle to the DA”.*

In this regard no further comment was required from the RMS.

### **NSW Police**

The development application was forward to the Crime Prevention Officer at the NSW Police Monaro Local Area Command for comment. After conducting the CPTED process the NSW Police identified the development as having Moderate crime risk. A summary of the Police comments are provided below and recommended treatments.

#### *Surveillance – General comments*

- The building itself is of open style and construction.
- The external areas of the building have no known climbing aids or unnecessary blocks.
- It is noted that in some areas semi permeable material will be used, increasing natural surveillance to the area.
- It is noted that the area will be secured with a permeable 2.1m high fence. This will maximise natural surveillance to the area.

#### *Landscaping*

- Some predatory offenders, particularly rapists, seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future.
- A safety convention is to have 3– 5 meters of cleared space on either side of pathways. Thereafter, vegetation is stepped back in height to maximise sightlines.
- It is noted the tree on Mulloon Street verge is proposed to be removed. Police are supportive of this as the tree currently provides a 'natural ladder' for people to climb over the fence and into the restricted area of the school.

### *Lighting*

- 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 at night 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 turned on.
- A lighting maintenance policy needs to be established for the development.

### *Territorial Re-enforcement, Space/Activity*

- 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.

### *Access Control*

- It is noted that building codes of Australia will be adhered to which should include door and window locks.
- It is noted frame louver 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.

### Assessing Officer Comments

Police comments are noted. Comments made in relation to design amendments have been addressed and amended plans received from the applicant. Comments in relation to standard management will be placed on the development consent (if granted) as advisory notes.

## 5.0 Conclusion

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 (Southern Region) is the consent authority for the application.

The application has been assessed under the relevant State Environmental Planning Policies and Queanbeyan Local Environmental Plan 2012. 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 EP&A Act have also been considered. The development is suitable for the site, will have an acceptable impact on the site, local area and neighboring properties. The submissions from agencies have been considered and conditions recommended where appropriate. 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.

## 6.0 Recommendation

- 1. That Development Application No. 415-2017 for alterations and additions to existing buildings, construction of new buildings, demolition and tree removal on land known as 10 Yass Road and identified as Pt Lot A and Pt Lot B DP 412056, Lot 105 and Lot 106 DP 729079, Pt Lot 8 and Pt Lot 9 Sec 49 DP 758862, Pt Lot 11 Sec 49 DP 758862 and Lot 104 DP 729079, Queanbeyan, be Approved subject to the conditions in Attachment 1.**
- 2. The NSW Roads and Maritime Services, NSW Police be advised of the outcome of the determination.**