PURDON PLANNING

DEVELOPMENT APPLICATION

&

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED EXPANSION OF THE ANGLICAN SCHOOL GOOGONG (TASG)

136 GORMAN DRIVE, GOOGONG

25 September 2019

Prepared For:

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Executive Summary

This Statement of Environmental Effects (SEE) has been prepared by Purdon Planning on behalf of The Anglican School Googong (TASG) and the Anglican Diocese Canberra and Goulburn (ADCG) in support of a Development Application (DA) for the proposed extension of TASG to cater for the growing education needs of the Googong community. TASG is an existing school located at 136 Gorman Drive, Googong in the local government area of Queanbeyan Palerang Regional Council (QPRC).

This report provides a description of the proposed development, an assessment of the site and surrounding areas, a rationale for the project, and an assessment of the proposed development against all relevant statutory planning requirements and environmental impacts. The main statutory planning requirements are contained in the QPRC Local Environment Plan (LEP) 2012, and the QPRC Development Control Plan (DCP). An expansion of the current education facilities at TASG is proposed (referred to as Stage 4) to enable the school to cater for an increasing population in Googong and the surrounding region. The proposed TSAG development seeks Council approval for the following works:

- A new education Hub comprised of eight new general learning spaces and eight speciality classrooms, totalling 16 new teaching spaces
- A new surface carpark
- Landscaping and infrastructure services

The expansion of TASG has been based on a concept site masterplan that can meet the long-term needs and requirements of the school and anticipates how the school will be built according to the available funding for teaching spaces and delivering quality education over time. The Hub will be used for the senior students and will enable the junior and senior students to interact to facilitate mentoring and other social interaction. The senior school Hub is based on contemporary pedagogy design to enable new ways of teaching with internal and external collaborative spaces. The northerly-facing landscaped courtyard will be the heart of the school for assembly and other functions. The TASG concept masterplan is provided in this DA for information purposes only.

The location, design and siting of a carpark within the school grounds will allow for improved parking availability for staff and students totalling 69 spaces, 10 drop off/pick up spaces, bicycle parking, and will have entry/exit to Hearne St and Rodgers Rd. It will be constructed in several stages in accordance with increased school enrolments. TASG has undertaken pre-lodgement community consultation with the school community and surrounding residential areas. The proposed TASG development will not have any adverse impact on the local environment:

- The school expansion will address community education needs, and will provide a boost to local investment and job creation
- The building design is low-rise and consistent with relevant provisions of the DCP
- Additional surface parking is provided on site and will not generate adverse traffic or safety impacts
- There is no overshadowing of adjacent land uses
- The site is not in a bushfire or flood prone area
- There is no removal of vegetation and there are no heritage or ecological issues

Based on the assessment made for this SEE, it is **recommended** that QPRC approve the TASG development application for the proposed school expansion.

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Purdon Planning on behalf of The Anglican School Googong (TSAG) and the Anglican Diocese Canberra and Goulburn (ADCG) in support of a Development Application (DA) for the proposed expansion of TSASG on its existing site in Googong, New South Wales.

TASG is an existing school located at 136 Gorman Drive, Googong (Lot/Section/Plan no: 613/-/DP1195842) in the local government area of Queanbeyan Palerang Regional Council (QPRC). Figures 1-3 refer.

Googong is a self-contained township with an existing population of approximately 4,216 and is forecast to grow to 14,683 by 2036 (forecast ID). This is a projected 248.29% change in population between 2019 and 2036. The final projected population on completion of the urban release area of approximately 20,000 residents or 6,500 homes. Googong also contains shops, local businesses, schools, and open spaces.

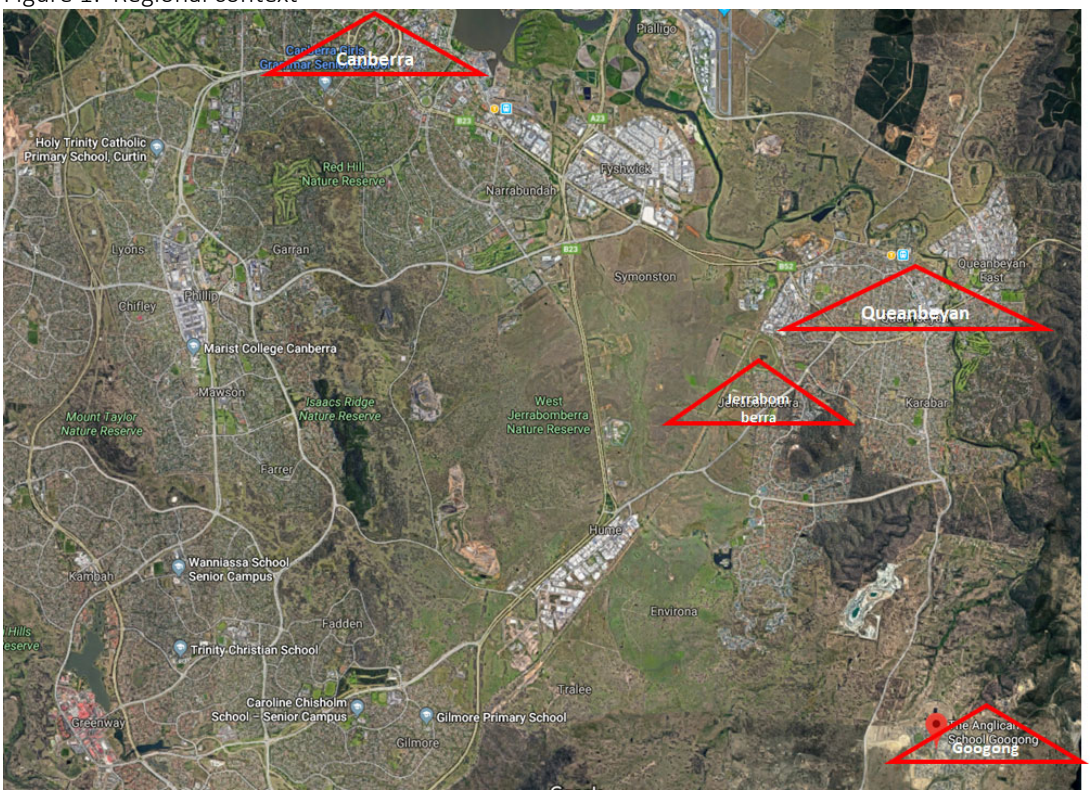
This report provides a description of the proposed development, an assessment of the site and surrounding areas, a rationale for the project, and an assessment of the proposed development against all relevant statutory planning requirements and environmental impacts.

1.1 The Existing Situation

This section provides an overview of the main features of the subject site.

Location:	The site is located at 136 Gorman Drive, Googong. Googong is located near the Googong Dam on Old Cooma Road in New South Wales, 9.6kms from Queanbeyan city centre, 16km from Parliament House in Canberra and 4km south of Jerrabomberra.
Cadastral Description:	The site is identified as Lot/Section/Plan no: 613/-/DP1195842.
Current Use:	The site is currently used by TASG as a school, a surface car park and open space.
Adjacent Land Use:	The site is fully enclosed by adjacent public roads and is located in a residential area. A commercial centre and public oval are nearby.
Zoning:	The site is zoned R1 or Residential 1, which permits the use of land as a school through the Queanbeyan LEP 2012.
Access:	The site has an irregular shape with main frontage to Gorman Drive. Access is provided via Rosa Street as a drop-off and parking facility.
Public transport:	A bus stop is located on Gorman Street
Vegetation:	The site has been mostly cleared of vegetation.
Heritage:	The site is not Heritage listed nor are any directly adjacent sites. There are therefore no heritage impacts of the site.
Utility Services:	The site is fully serviced

Figure 1: Regional context



Source: Googlemaps and Purdon Planning

Figure 2: Locality in Googong

Figure 3: TASG Existing development

Source: COX Architects

1.2 Enrolment projections

Current enrolments at TASG are at 185, with projections expected to reach 675 by 2026, warranting the expansion of the school to accommodate the growing educational demand of Googong residents.

Table 1: Enrolment Projections for TASG until 2026

Enrolment Projections														
	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2019	36	26	25	27	21	22	27	27	34					245
2020	39	37	25	32	32	22	21	64	26	34				332
2021	40	40	40	25	32	32	22	50	64	26	34			405
2022	40	40	40	50	27	32	32	50	50	64	26	34		485
2023	45	40	40	40	50	25	32	50	50	50	64	26	34	546
2024	45	45	40	40	40	50	25	75	50	50	50	64	26	600
2025	45	45	45	40	40	40	50	75	75	50	50	50	64	669
2026	45	45	45	45	40	40	40	75	75	75	50	50	50	**675**

Source: TASG (05 September 2019)

1.3 Discussions with QPRC to date

There have been three pre-application meetings with representatives from QPRC regarding the proposed development in March, July and September 2019. Matters raised by Council have been addressed in documentation for the DA including the SEE report and a pre-DA lodgement meeting was held on 5 September 2019.

Detailed plans and technical reports addressing all Council issues are submitted with this DA.

2 The Proposed TASG Development

2.1 TASG concept masterplan

A concept masterplan has been prepared by Cox for TASG (Figure 4). The masterplan was included in pre-lodgement community consultation and makes provision for future stages of development on the school campus including the current Stage 4 development which is subject to this DA and SEE assessment (see below).

The expansion of the TASG, as depicted in the masterplan, is a flexible design to meet the long-term needs and requirements of the school and anticipates how the school will be built according to the available funding for teaching spaces and delivery of quality education.

2.2 Project Staging

2.2.1 Existing development

The project is staged over 13 stages of construction over the longer term. The existing development comprises an Early Learning Centre and a park that were completed in 2016; a junior school and a junior field that were completed in 2017; a stage 2 junior science component that was completed in 2018; and three general learning areas with a music class that was completed in 2019.

2.2.2 DA for proposed development

This development application is for Stages 4 and 6 and has an estimated construction value is $7.6 million. The construction of Stage 4 will commence in 2019/20, subject to development and building approval. The architect is COX Architects.

2.2.3 Long-term development

The longer-term development is proposed to provide for:

- a further eight general learning areas; a shared hard-court play area as stage 7, for completion in 2021;
- the retrofitting of music and drama facilities as stages and 12;
- a senior field and senior hard-court play space for delivery in 2023;
- a hall, gym and drama spaces for completion in 2025;
- a chapel and music spaces for completion in 2026; and
- a campus Heart for completion in 2026.

The development is budget dependant and is proposed over the next seven years. Subsequent development stages will submit the requisite plans and development applications to the QPRC at appropriate times.

Figure 4: TASG Concept Masterplan

Source: COX Architects (September 2019)

2.3 Works for Development Approval

The proposed TASG development subject to this DA includes the following works:

- A new Hub with 16 new classrooms
- A new surface car park with capacity for 69 short and long stay parking spaces
- Associated landscaping, utility services, internal pathways and earthworks.

2.3.1 The Hub

The Hub building has a sculptural quality, is simple, has a heritage base as rural sheds, a big roof, lots of shade, and is a Hub for activity (Figure 5).

There is a slight step in the section of the building, which acts as an informal auditorium. People will walk in, come into a big and open central space. The designed module is 73m^2 of General Learning Areas (GLAs) each, totalling eight new GLAs that capture the north facing light. The northern part of the building is a strong roof with a good pitch that will project forward. The southern edge of the building expresses the internal architectural arrangement, is more articulated and is a less formal space than the classrooms that spill to the south. The architectural expression is a big landmark that faces the school civic/quadrangle where the school community gathers together.

The Hub will be used for the senior students and will enable the junior and senior students to interact so that the senior students can mentor the junior students. The senior school Hub is based on contemporary pedagogy design, to enable new ways of teaching with internal and external collaborative spaces.

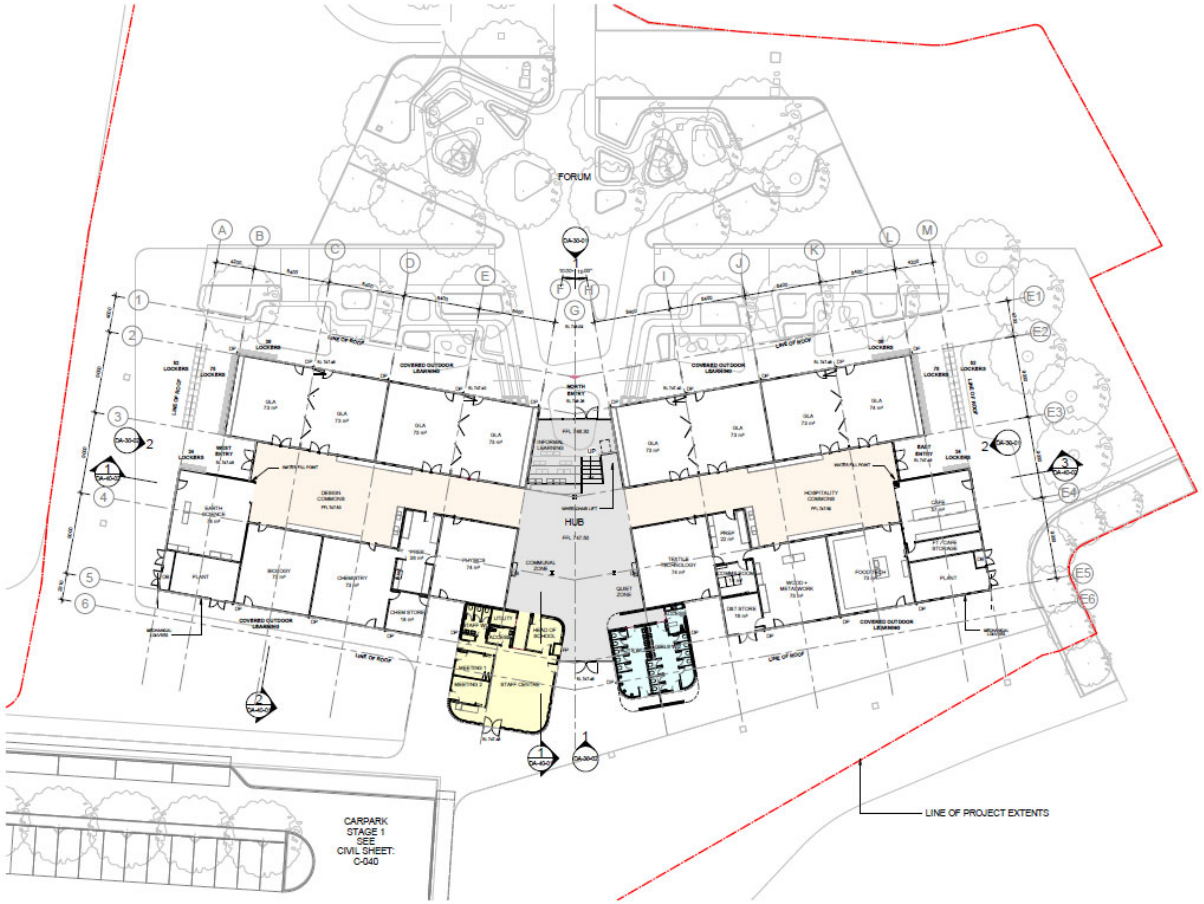
The proposed Hub is situated on the key central axis of the site. The space in-between the existing and new building will be an outdoor forum. A suite of outdoor spaces will be associated with the building. The north-east facing courtyard will be the heart of the school for assembly and other functions.

Key design elements of the Hub (Figure 5) include:

- eight new General Learning Areas;
- an Earth Science Lab;
- a Design Commons;
- Biology, Physics and Chemistry Laboratories;
- preparatory space;
- chemistry storage;
- covered outdoor learning areas that spill out of all learning areas;
- textile technology space;
- hospitality commons;
- a food technology learning space;
- a café with a storage facility; and
- a wood and metalwork space.
- lockers are provided on the external parts of the learning areas for teacher surveillance.

Boundary setbacks for the Hub are 76m for the front, 47m for the rear, 109m on the western side and 126m on the eastern side. These setbacks are consistent with requirements in the DCP for Googong.

Figure 5: Floor Plan



Source: COX Architects

2.3.2 Car park

A traffic assessment and report has been compiled by TTW. TASG currently caters to 245 students from kindergarten to year 8 and 35 staff. The current parking provisions servicing TASG consists of:

- 36 on-street parking spaces along Gorman Drive and Rosa Street
- Both sides of Gorman Drive are available for on-street parallel parking
- Only the side adjacent TASG of Rosa Street is available for on-street parallel parking
- No available on-street parking along Hearne Street and Rogers Road.
- Off-street car park consisting of 71 parking spaces
- Predominantly used by school staff and parents picking up and dropping off students
- 62 long stay 90-degree parking spaces
- 7 short stay parallel parking spaces
- accessible car spaces

Access and exit from the car park are both via the vehicular crossings along Rosa Street
The location, design and siting of a carpark within the school grounds will allow for improved parking availability for staff and students (69 spaces including 10 drop off/pick up spaces) in close proximity to the new Hub and other activities on-site. Figure 6 refers.

The following car spaces are proposed in this DA (Stage 4) works:

- 34 staff spaces
- 23 long stay spaces
- DDA spaces
- 10 drop off and pick up spaces

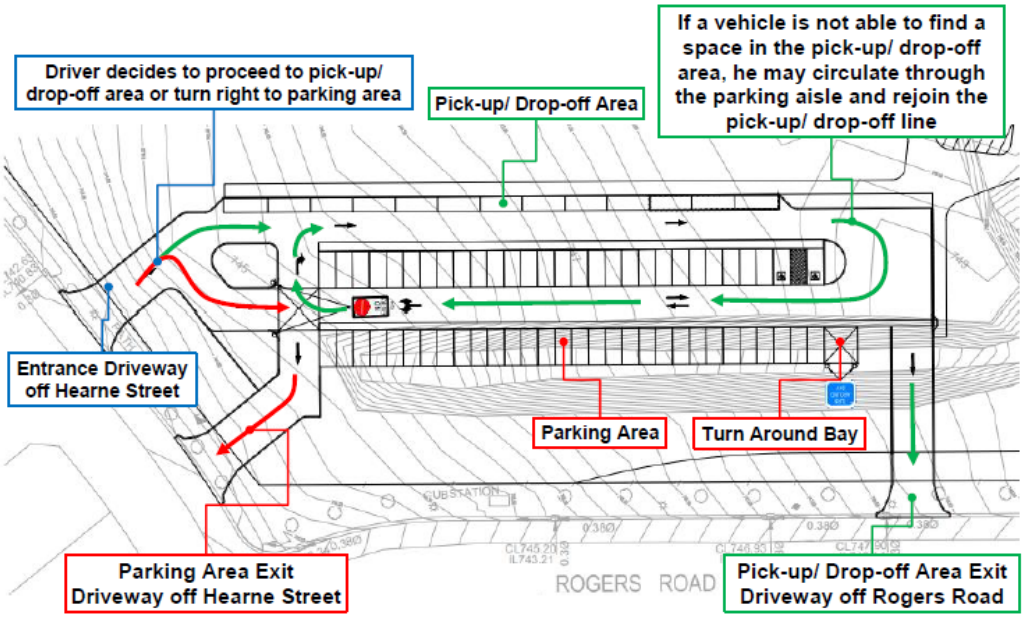
The new car park will have entry/exit to Hearne St and Rodgers Rd. It will be constructed in several stages in accordance with increased school enrolments. Bicycle parking is provided at convenient and appropriate locations in the new car park to encourage healthier lifestyles through cycling for the school's students and teachers. The site will accommodate all parking required under the DCP on-site. This includes employee and visitor parking in accordance with Council requirements.

2.3.2.1 Car park access and circulation

Three access driveways have been provided for the proposed car park – 1 entrance, 1 exit for pick-up/ drop-off vehicles, and 1 exit for parked vehicles. Refer Appendix B for the proposed Car Park Layout for Stage 4. TASG has been included in the conceptualization process of the car park layout. TASG have expressed that they wanted to prevent delays or bottlenecking induced by a combined access for drivers intending to park and drivers intending to pick-up/ drop-off, which is what they have described as their experience with the existing car park adjacent Rosa Street. With the layout provided (Figure 5), vehicles access the car park off the entrance driveway at Hearne Street. Once inside, they may proceed to the pick-up/ drop-off area or turn right into the parking area. If a vehicle is not able to find a space in the pick-up/ drop-off area, they may circulate through the parking aisle and re-join the pick-up/ drop-off line. Alternatively, if the pick-up/ drop-off area is congested at beginning of the pick-up/ drop-off area, then the driver may turn right into the parking aisle. The aisle at the pick-up/ drop off area is one way while the aisle at the parking area is two-way. A turn around bay is provided at the end of the second row of perpendicular spaces to allow a driver to turn around if the long stay car spaces are occupied. When a driver picks up or drops off their child, they then proceed to the exit driveway off Rogers Road where they exit the site via a left turn exit. From the long-stay parking lot, drivers

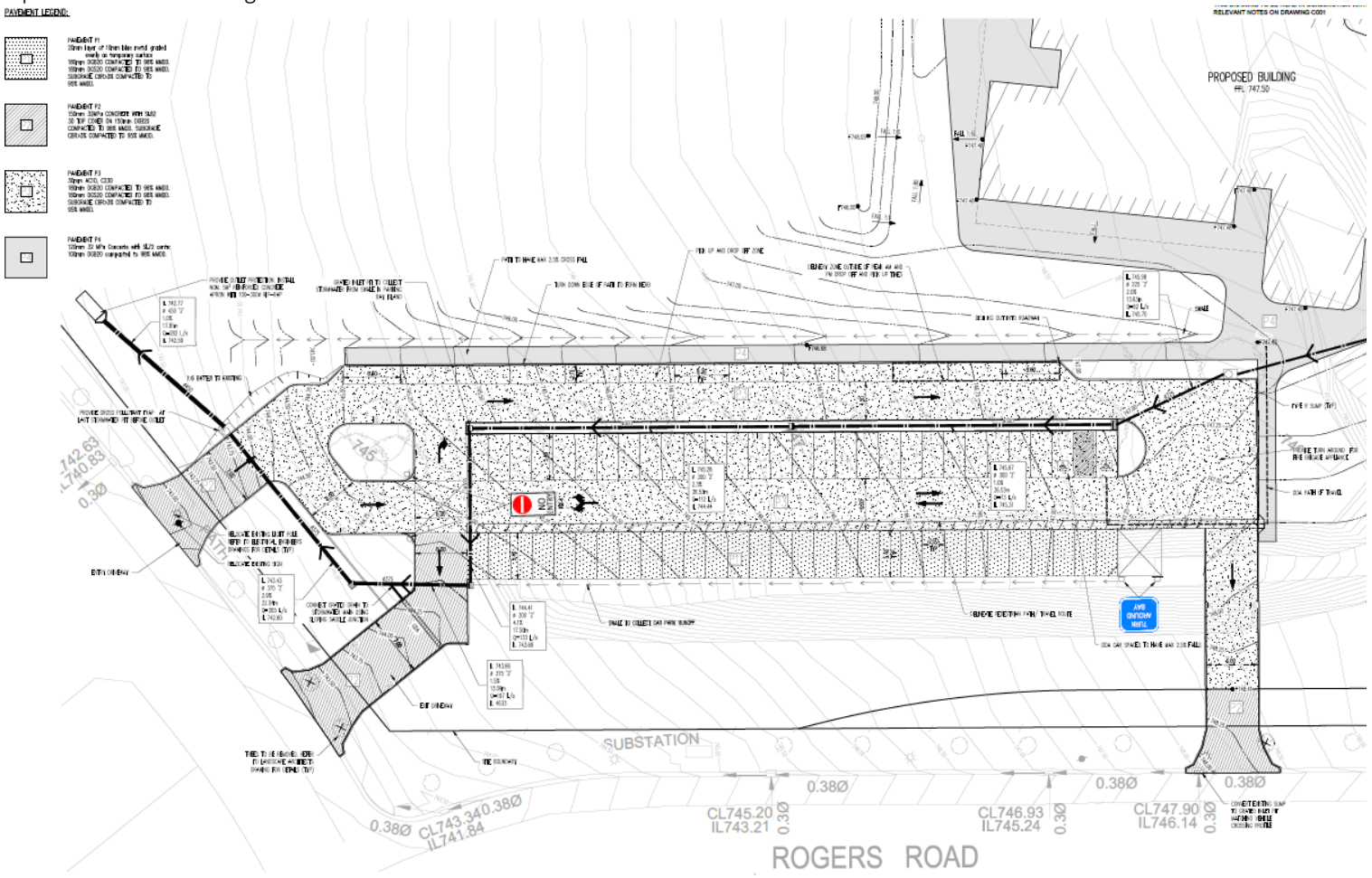
may exit the site via the left and right turn exit driveway off Hearne Street or the left turn only exit driveway off Rogers Road. Please refer to the figures below.

Figure 6 Vehicle access in car park



Source: TTW

Figure 7: Car park site works for Stage 1

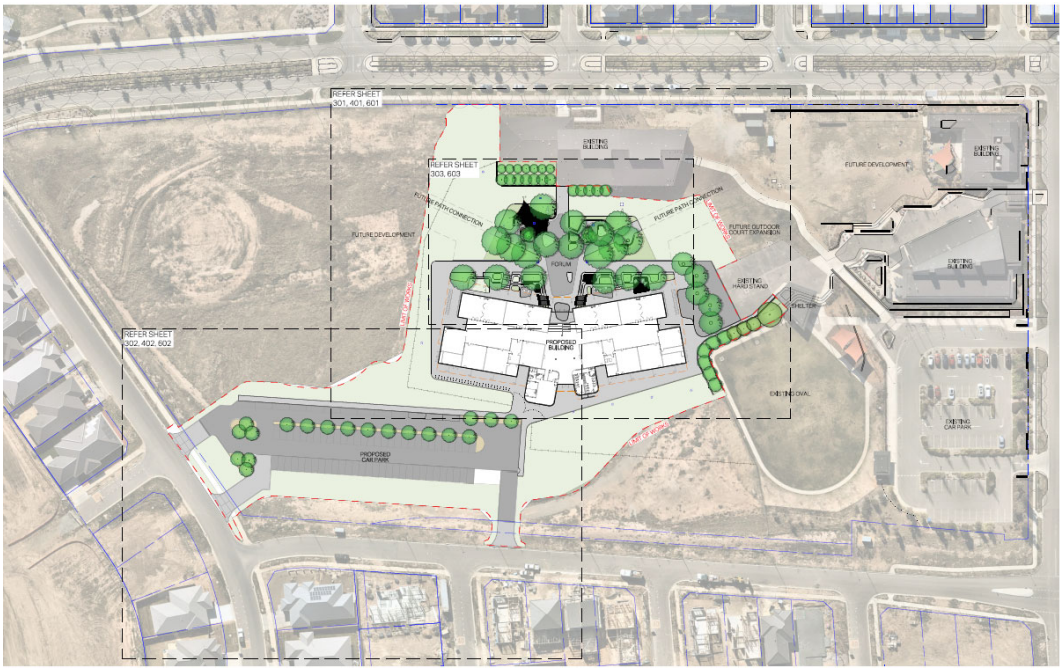


Source: TTW

2.4 Landscaping

A landscape plan has been prepared by Redbox for TASG covering the Hub, adjacent courtyard areas and the surface car park (Figure 7). The site contains some landscaping associated with the existing school facilities (eastern end). The proposed landscaping uses a combination of indigenous and exotic species (see detailed plans and materials schedule). The existing shade sail will be relocated to the north-western side of the site with seating for protection from the elements. The landscaping offers the students a quadrangle with east-west connectivity to existing and future buildings and spaces on site. Landscaped terraces spill out onto tiered steps with a public forum space. The design proposal will continue to the future buildings over the longer term. Landscaping will accompany the proposed car park in the form of bio-filtration and trees. The landscape plan provides a high-quality landscape design including a coordinated package of outdoor furniture and lighting that enhances the character of the neighbourhood.

Figure 8: Proposed Landscape Plan



Source: Redbox Design

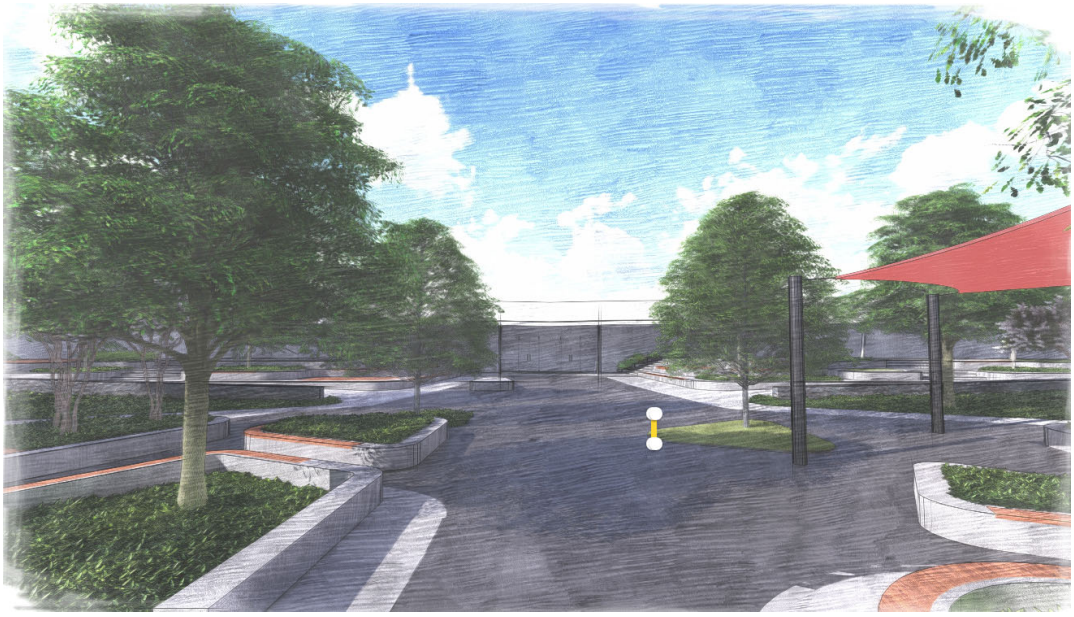
Figure 9: Proposed landscape materials

Source: Redbox Design

Figure 10: Landscaped northern courtyard (looking west)

Source: Redbox Design

Figure 11: Landscaped courtyard (towards Hub)



Source: Redbox Design

2.5 Site services

An extension of the water reticulation network for fire hydrants is planned on site (refer detailed technical plans in DA. New external lighting to the car park and walkways/courtyard will be provided to ensure site safety but has been designed to minimise light pollution and to keep night-time overspill and glare to a minimum.

Communications and power is available to the site. The NBN master plan reticulation is based on dual NBN feeds. New NBN fibre will be introduced for the senior school. All NBN devices for the senior school building will be accommodated in the new main communications room of Stage A. Communications services to all buildings of the senior school will be from the main communications room. Existing NBN fibre, the communications room and NBN devices in junior school will be retained. The communications conduit pathway contains conduits for other services, such as a master clock, fire protection, and security.

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3 State Planning Context

This section outlines the statutory planning provisions affecting the site and the proposed development.

3.1 Environmental Planning & Assessment Act 1979

3.1.1 Matters for Consideration

In determining any development application, the Council must consider a range of matters outlined in Section 79C of the *Environmental Planning & Assessment Act* 1979. The relevant matters are summarised in Table 2 below, with an outline of how the matters were addressed within this Statement of Environmental Effects (SEE).

Table 2: EPA Act Section 79C – Matters for Consideration

MATTER FOR CONSIDERATION	APPLICATION TO DEVELOPMENT
The provisions of any environmental planning instrument (Queanbeyan LEP 2012)	The provisions of the Queanbeyan LEP ((Queanbeyan LEP 2012) are addressed in this document
The provisions of any draft environmental planning instrument	There are no draft LEPs applying to the site
The provisions of any development control plan (Googong DCP 2015)	The provisions of the Googong DCP is addressed in this document.
The provisions of any planning agreement	The Googong VPA applies to the Googong Township. The developer has paid all contributions on the TASG site and there are no financial, land or infrastructure obligations that is required of the TASG
The provisions of any draft planning agreement	There are no further planning agreements of draft planning agreements applying to the site
The provisions of the regulations	The provisions of the EPA Regulations 2000 have been addressed in this SEE
The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The likely impacts of the development are addressed in this document
The suitability of the site for the development	Being zoned R1, a school is permissible
Any submissions made in accordance with the Act or the regulations	Subject to public notification by Council
The public interest	The development is in the public interest as a school that provides education services to the Googong community
Compliance with non-discretionary development standards	Non-discretionary development standards as covered by the Queanbeyan (Queanbeyan LEP 2012) and the Googong DCP 2015
Consent where an accreditation is in force	Not applicable

3.2 EPA Regulations 2000

The requirements of the *Environmental Planning and Assessment Regulation 2000* are summarised in Table 3. Most of the requirements do not apply to the development. Those relevant to this development proposal are identified below.

Table 3: EPA Regulation 2000 – Requirements

Environmental Planning and Assessment Regulation 2000 Requirements	Proposed development alignment
Part 3 Development control plans	Googong DCP
Part 6 Procedures relating to development applications	
Division 1 Development applications generally	Council
Division 7 Public participation—other advertised development	Council
Division 8 Determination of development applications	Council
Division 10 Post-determination notifications	Council
Division 11 Time within which development application procedures to be completed	Noted
Division 12 Development consents—extension, completion and modification	Noted
Division 12A Additional provisions where regional panel is exercising consent authority functions	Noted
Division 12B Applications for review under Division 2 of Part 4 of the Act	Noted
Division 13 Validity of development consents	Council

3.3 State Environmental Planning Policies

All State Environmental Planning Policies (SEPPs) have been reviewed to determine their relevance and application to this proposal. The following subsections provides a summary of the key SEPPs that are listed as relevant under the NSW Spatial Planning Viewer for the school site as the R1 zone in Googong.

Table 4: SEPPs relevant to the proposed development

SEPP	Proposed development
SEPP (Affordable Rental Housing) 2009	Not applicable as there is no proposed residential or rental housing proposed as the extension of the TASG
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable as a scheme to encourage sustainable residential development
SEPP (Concurrences) 2018	Not applicable
SEPP (Educational Establishments and Child Care Facilities) 2017	Applicable. Assessed and detailed below
SEPP (Exempt and Complying Development Codes) 2008	Not applicable as the development is not exempt or complying development
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable as there is no proposed housing for seniors or people with disabilities proposed as the extension of the TASG
SEPP (Infrastructure) 2007	Not applicable as this relates to State owned land for public infrastructure
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable as there is no proposed industry proposed as the extension of the TASG
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable as there are no proposed temporary structures
SEPP (Primary Production and Rural Development) 2019	Not applicable as there is no proposed residential production proposed as the extension of the TASG
SEPP (Vegetation in Non-Rural Areas) 2017	Not applicable as there is no proposed vegetation proposed as the extension of the TASG
SEPP No 1—Development Standards	Not applicable
SEPP No 21—Caravan Parks	Not applicable as there are no proposed caravan parks proposed as the extension of the TASG
SEPP No 33—Hazardous and Offensive Development	Not applicable as there is no proposed offensive development proposed as the extension of the TASG
SEPP No 36—Manufactured Home Estates	Not applicable as the site is not for manufactured homes
SEPP No 44—Koala Habitat Protection	Not applicable as Googong is not a koala habitat
SEPP No 50—Canal Estate Development	Not applicable as there are no proposed canals
SEPP No 55—Remediation of Land	Not applicable as the land is not contaminated
SEPP No 64—Advertising and Signage	Not applicable as there is no proposed advertising or signage as part of the extension development of the TASG
SEPP No 65—Design Quality of Residential Apartment Development	Not applicable as there is no proposed residential or apartment housing proposed as the extension of the TASG

3.3.1 SEPP (Educational Establishments and Child Care Facilities) 2017

The proposed development is consistent with the design quality principles of the SEPPs. The table below provides a response to the SEPP Educational Establishment Principles:

Table 5: Response to the Educational Establishments and Child Care Facilities SEPP (2017)

SEPP Schedule 4 Schools—design quality principles	TASG Response
Principle 1—context, built form and landscape: the school is designed to respond to and enhance the positive qualities of the setting and landscape as it provides sight lines from the Googong township and neighbourhood into the school.	The design and spatial organisation of buildings and the spaces between them is informed by the site conditions such as topography, building orientation to the north, and southern light through the windows. Landscaping is integrated into the design of the school development to enhance on-site amenity, to contribute to the internal streetscape and school amenity and lends towards positive impacts on the neighbouring residential areas through tree planting and visual amenity improvements.
Principle 2—sustainable, efficient and durable.	The school building is designed to minimise the consumption of energy through the north facing design and southern windows that take advantage of even southern light. The school is designed to be durable, resilient and adaptable, enabling the school to evolve over time to meet future requirements. For example, the school is able to link into the greywater recycling system for toilets and irrigation.
Principle 3—accessible and inclusive: the school buildings and grounds provide good wayfinding and is welcoming, accessible and inclusive to people with differing needs and capabilities.	the school has been designed with sensitivity to accessibility as there are accessible ramps and a wheelchair lift. The school will provide wayfinding information that guides people through a physical environment to enhance their understanding and experience of the space.
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.	The school achieves this through providing a safe environment for the students of the school that is welcoming to visitors through permeable fencing, lighting, and controlled access
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.	The school provides a variety of amenity through different colours, materials, facades, covered outdoor learning areas that spill from the learning spaces to the outdoors. Landscaping provides visual and acoustic privacy. The school is orientated to maximise sunlight and to encourage natural ventilation for heating in winter and cooling in summer.
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.	The school's General Learning Areas are adaptable to suit changing pedagogy needs.
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.	The School buildings and landscaping use materials that are aesthetically pleasing and that blend with the Googong neighbourhood and will have a positive impact on the quality and character of the neighbourhood

3.4 QPRC Local Environmental Plan 2012

The Queanbeyan Local Environmental Plan 2012 outlines the key statutory planning controls for the local government area. This Plan aims to make local environmental planning provisions for land in that part of Queanbeyan-Palerang Regional local government area to which this Plan applies (in this Plan referred to as Queanbeyan) in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

The proposed TASG specifically achieves the objectives above as it provides a facility that benefits the community and Objective (7) as it provides appropriate employment to the
The proposed development of the site is consistent with the overall aims and objectives of the QPRC LEP and the Googong DCP.

Table 6: Response to the QPRC LEP 2012 aims and objectives

QPRC LEP 2012 aims	Proposed development alignment to the QPRC LEP 2012 aims
1. To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles	The proposed extension of the TASG enables the implementation of this objective as it provides a facility and service that will support economic population growth in Googong while maintaining ecologically sound development principles.
2. To provide for a diversity of housing throughout Queanbeyan	The proposed development does not provide housing
3. To provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community	Whilst the school proposes a café for student and staff use, the proposed development does not provide retail, commercial or industrial land uses to the community
4. To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek	The proposed development is sensitive to the ecology of Googong and utilises sustainable development architectural design principles
5. To protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra	The proposed development is sensitive to views and provides sight lines from the residential developments to the school
6. To maintain the unique identity and country character of Queanbeyan	The proposed development maintains the Queanbeyan character through architectural design elements of country living
7. To facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land	The provision of the proposed TASG school expansion is a contributor to social infrastructure in Googong. The phased development contributes to the planned and timely provision of the social infrastructure

3.4.1 Aims and Objectives of Residential 1 Zoning

Table 7 provides an assessment of the proposed TASG development against provisions of the Residential 1 zoning for the site.

Centre-based childcare facilities; Community facilities; Information and education facilities and places of public worship are permitted with consent. The proposed TASG development is therefore within the permissible planning prescripts of the QPRC LEP 2012 R1 zoning.

Table 7: Response to the R1 zoning

Aims and Objectives of Residential 1 Zoning	Proposed development alignment to the zoning
To provide for the housing needs of the community.	Not applicable to this objective as this proposed development does not provide housing
To provide for a variety of housing types and densities.	Not applicable to this objective as this proposed development does not provide housing
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposed extension of the TASG enables the implementation of this objective as it provides a facility and service that meets the educational needs of the Googong residents
To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.	The proposed development is in accordance with the bulk and scale of the existing Googong development as it is within the zoning permissions, heights, setbacks, floor area ratio and minimum lot size
To promote walkable neighbourhoods and a sense of community.	The proposed development does not provide walkable spaces for the public
To ensure that where possible, development maintains existing bushland.	The proposed development is not within a bushland zone
To encourage medium to high density housing located in close proximity to the town and village centres.	The proposed development does not provide housing

3.5 The Googong Master Plan

TASG is located within the urban area (Neighbourhood 1A) of the Googong Master Plan.

3.5.1 Googong Master Plan Objectives

Table 8 provides an assessment of the proposed TASG development against the objectives included in the Googong Master Plan and confirms the planning alignment with all planning objectives.

Table 8 Proposed development alignment to the Googong Master Plan objectives

Googong Master Plan Objectives	Proposed development alignment to the Googong Master Plan objectives
1. Establish high quality liveable neighbourhoods within a sustainable township.	The proposed development meets this objective as it provides a high-quality architectural amenity designed through sustainability principles
2. Create a transition from lower density residential fringes to urban mixed-use centres.	The proposed development of the school meets this objective as it provides a new use within the R1 residential zone to contribute to a mixture of uses
3. Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets.	The proposed development is an extension of the TASG School and therefore does not provide interconnectivity within and between neighbourhoods
4. Focus each neighbourhood around a 'neighbourhood centre' which is to be a Hub of community, commercial and retail activity.	The proposed development is within the R1 zone and is not part of the neighbourhood centre
5. Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces.	The proposed development is an extension of the TASG School and therefore does not provide a connected open space network
6. Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.	The proposed development of the school meets this objective as it provides the future residents of Googong with meeting their social and cultural requirements through education provision

Figure 12: Googong masterplan

Source: Googong (September 2019)

3.6 The Googong Development Control Plan (2012)

The Googong DCP sets in place urban design guidelines to achieve the vision for Googong as a vibrant community and as a place to live, work and visit. This GDCP is broadly based on the Googong Master Plan. The DCP is prepared under Section 72 of the Environmental Planning and Assessment Act 1979, and in accordance with the relevant Regulations to the Act and Clause 6.3 of the QLEP 2012.

3.6.1 Vision of the Googong DCP

The Googong DCP Vision is to:

- Create a sense of place
- Capture the "essence" of the Monaro
- Deliver genuine social, environmental and economic sustainability
- Establish a high quality and accessible public realm
- Provide housing choice and intergenerational living
- Foster environmental stewardship
- Celebrate the township's environmental and cultural heritage

The proposed development is aligned to the Googong DCP vision as it enables the creation of a sense of place for the residents of Googong. The school assists in delivering sustainability through the celebration of the township's high quality architectural, social and environmental amenity. The Googong DCP sets a range of developmental objectives for the township. Of relevance to this project is "to provide a mixture of compatible land uses that provide services and facilities to meet the day-to-day needs of local residents". The TASG assists in the realisation of this objective by providing a school that caters to the demand of the residents of Googong for services and facilities.

3.6.2 Exempt and Complying Development

Part 2 of Queanbeyan LEP 2012 outlines provisions where certain developments can be considered to be exempt or complying development. The proposal does not meet the relevant criteria to be classified as exempt or complying and, therefore, is the subject of the Development Application for Council's consideration, due to the nature, size and scale of the proposed extension.

3.6.3 Development standards

Part 4 of Queanbeyan LEP 2012 and the Googong DCP set out a range of development standards for certain types of developments. The provisions that relate to the subject Development Application are:

- Height of buildings cannot exceed 3 storeys or 12m
- Floor space ratio of 1

The relevant development standards relate to the Height of Building Map and the Floor Space Ratio Map. The permissible building height is 12m. The proposed development has a maximum height of approximately 5,9m and, therefore, complies with the DCP height limitations. The proposed development has a total floor area of 2348m^2 on a site of 15757m^2, resulting in a Floor Space Ratio of approximately 0.149 m$^{2.}$ The proposed development complies with the relevant development standards of the Queanbeyan LEP and the Googong DCP.

3.6.4 Queanbeyan City Council Section 94 Contributions Plan (Googong) 2015

The Googong Voluntary Planning Agreement was signed between the developers, Peet and Mirvac, in 2011. The VPA between QPRC and Peet and Mirvac does not affect the proposed expansion of the TASG as all the monetary, land allocation and infrastructure provision conditions of the VPA have been met by the developer in agreement with QPRC.

3.6.5 Miscellaneous provisions

The Queanbeyan LEP 2012 includes a range of miscellaneous provisions including requirements addressing:

- Development near zone boundaries
- Bush fire hazard reduction
- Heritage conservation
- Preservation of trees or vegetation
- Availability of Services

None of the miscellaneous provisions are directly relevant to the subject development.

4 Likely Impacts of the Development

This section identifies the likely impacts of the proposed development as assessed against relevant planning controls (e.g. LEP and DCP) administered by Queanbeyan-Palerang Regional Council against the requirements of the Googong DCP 2015.

In summary, the development is considered to have a beneficial impact for Googong and the region. The proposed development will have flow on socio-economic benefits to Queanbeyan/Googong through a potential boost to the provision educational facilities, new investment, and new job creation during construction and operation of the expanded school.

4.1 Consistency with Statutory Plans

The proposed development is consistent with all statutory plans applying to the site, including:

- EP&A Act
- State Environmental Planning Policies (SEPPs)
- Queanbeyan Local Environmental Plan 2012
- Googong Development Control Plan 2015

4.2 Design

The proposed development complies with design requirements of the DCP, is compatible with the existing school architecture, and the building presents an appropriate bulk and scale consistent with the character of the local neighbourhood.

4.3 Access and Traffic

A traffic report undertaken by TCW for this development has made an assessment of proposed impacts associated with the new surface car park and traffic generation in adjacent streets. The report concludes that:

- The additional on-site parking will adequately address current and future parking demand and complies with Council requirements
- sightlines at the new vehicle cross-over to the car park are adequate to ensure pedestrian and vehicular safety.
- While there will be an increase in traffic, it is considered that Gorman Drive, Rosa Street and Rogers Road have the capacity to accommodate the increased traffic volumes as this was planned through the Googong Master Plan.

4.4 Parking

The proposed surface car park will add an additional 69 short and long stay parking spaces to the school site and will meet projected demand as well as DCP requirements.

4.5 On-site erosion and sediment control

On-site erosion and sediment control will be treated with a construction environment management plan (CEMP). According to the Site Management Plan provided by TTW and attached to this application, all work shall be generally carried out in accordance with:

- Local authority requirements
- EPA - Pollution control manual for urban stormwater
- LANDCOM NSW - Managing Urban Stormwater: Soils and Construction (Blue Book)

Prior to commencement of excavation the following soil management will be undertaken:

- Construct silt fences below the site and across all potential runoff sites.
- Construct temporary construction entry/exit and divert runoff to suitable control systems.
- Construct measures to divert upstream flows into existing stormwater system.
- Construct sedimentation traps/basin including outlet control and overflow.
- Construct turf lined swales.
- Provide sandbag sediment traps upstream of existing pits.
- Construct geotextile filter pit surround around all proposed pits as they are constructed.
- On completion of pavement provide sandbag kerb inlet sediment traps around pits.
- Provide and maintain a strip of turf on both sides of all roads after the construction of kerbs.

Erosion and sediment control drawings and notes are provided for drawings and notes are provided for the whole of the works. The erosion and sediment control plan shall be implemented and adopted to meet the varying situations as work on site progresses. This includes:

- Maintain all erosion and sediment control devices to the satisfaction of the superintendent and the local authority.
- When stormwater pits are constructed prevent site runoff entering the pits unless silt fences are erected around pits.
- Minimise the area of site being disturbed at any one time.
- Protect all stockpiles of materials from scour and erosion. Do not stockpile loose material in roadways, near drainage pits or in watercourses.
- 7. All soil and water control measures are to be put back in place at the end of each working day and modified to best suit site conditions.
- Control water from upstream of the site such that it does not enter the disturbed site.
- All construction vehicles shall enter and exit the site via the temporary construction entry/exit. 10. All vehicles leaving the site shall be cleaned and inspected before leaving.
- Maintain all stormwater pipes and pits clear of debris and sediment. Inspect stormwater system and clean out after each storm event.
- Clean out all erosion and sediment control devices after each storm event.

4.6 Trade waste installation

Trade waste installation will be undertaken to the satisfaction of the QPRC and the Liquid Waste Guidelines 2009.

The location and depth of the sewer point requires final confirmation.

Four new inground acid neutralising pits and grease traps will be installed to serve the proposed science labs, café, and home economic class. Capacity of new services will be confirmed during the detailed design stage in coordination with the QPRC Council.

4.7 Water quality and discharge

Prior to discharge of site stormwater, groundwater and seepage water into Council's stormwater system, contractors will undertake water quality tests in conjunction with a suitably qualified environment consultant outlining the following:

- Compliance with the criteria of the Australian and New Zealand Compliance with the criteria of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000).
- If required and subject to the environmental consultant's advice, the contractor will provide remedial measures to improve the quality of water that is to be discharged into Councils storm water drainage system. This will include comments from an environmental consultant confirming the suitability of these remedial measures to manage the water discharged from the site into Councils storm water drainage system.
- Outlining the proposed, ongoing monitoring, contingency plans and validation program that will be in place to continually monitor the quality of water discharged from this site. This will outline the frequency of water quality testing that will be undertaken by a qualified environmental consultant.

4.8 Heritage

The development does not have any impact on heritage sites or resources.

4.9 Natural disaster mitigation

The site is not within a flood plain or a bushfire prone zone and is therefore not at risk of fire or flooding.

4.10 Visual Impact

The proposed development represents a minor change to the existing local urban form and will not dominate the local skyline or impede views from adjacent residential properties. The proposed development will read as a logical extension of the built form associated with the existing school campus.

4.11 Fire safety

The TASG proposes new fire hydrant locations and fire system mains to improve fire safety on site. The hydrant locations and pipe paths are indicative and will be reviewed and finalised. The provision of isolation valves on the proposed fire services ring main will be reviewed and finalised when building layouts are finalised. The proposed layout of the new fire brigade booster assembly, the proposed new fire hydrant, new proposed fire system mains and the existing fire system are depicted in the map below.

4.12 Lighting

New lighting will be provided to the surface car park, internal walkways, buildings and courtyards to ensure safe movement throughout the site. There is no adverse impact on adjacent residential areas.

The new lighting will include 131W LED pole top luminaires with the distribution mounted on 4.5m high poles. The luminaire and the pole are to be powder coated in a black colour to minimize the visual effect on the built environment.

4.13 Noise

Noise and vibration criteria have been developed in accordance with the Australian Standards and stipulated NSW guidelines. Background and Ambient noise monitoring were conducted by NDY near the site and results determined that Building Services Plant Noise will be generated. The proposed measures to mitigate the expected noise is detailed below, with the submission of the full noise report attached with this submission.

4.13.1 Plant noise

All mechanical services noise emissions from the development will be designed to satisfy the boundary noise requirements of the NSW Noise Policy for Industry (NSW NPfI) using internally lined ductwork, attenuators and/or barriers where required. These will be reviewed in detail as the design of the development progresses.

4.13.1.1 Construction noise and vibration mitigation measures

Noise and vibration impact during the construction phase is proposed to be managed through the implementation of a Noise and Vibration Management plan where the contractor will undertake a range of measures to ensure that noise and vibration impacts are minimised and complies with the relevant construction noise and vibration standards during the construction phase.
A detailed construction noise and vibration management plan and a quantitative construction noise assessment will need to be developed in the later stage of the project with the consultant team and the contractor and will need to be finalised prior to issuing a construction certificate.
A detailed construction noise and vibration management plan and a quantitative construction noise assessment will be developed in the later stage of the project with the consultant team and contractor and it will be finalised prior to issuing a construction certificate in accordance the other relevant Australian Guidelines. A letter will be distributed to neighbouring sites/residents in advance of the works to notify them of the nature and estimated timescales for completion of the proposed works.
The noise study and mitigation measures report conducted by NDY, as certified Members of the Australian Acoustical Society, is submitted with this DA application for contractor compliance.

4.14 Flora and fauna

The QPRC biodiversity objectives are:

- To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the Queanbeyan LGA.
- To minimise the impact of development on the biodiversity of the identified natural reserves, parks, creeks and other open spaces in the new township and its rural surroundings.

According to the Googong DCP state that:

> *"A recent 7-part test under section 5A of the EP&A Act 1979 carried out by Willana Associates investigated the flora and fauna significance of the site for the new township and concluded that the properties within the lands to be rezoned:*
> *1) "…predominantly comprise non-native vegetation and have little value for threatened fauna in the region. The types of habitat within these areas are likely to be widespread throughout the region and are of low conservation value".*
> *2) A portion of the site, adjacent to Old Cooma Road was identified in the LES as having native grass land.*

The site has been fully cleared of vegetation *since 2015,* with the school utilising part of the area. Expansion of the school was planned as part of the initial development for the site. An aerial image from July 2019 (NearMap) demonstrates that the site has been cleared of vegetation (Figure 12).

Figure 13: Cleared TASG site

Source: Nearmap (25 July 2019)

4.14.1 Previous ecological assessment

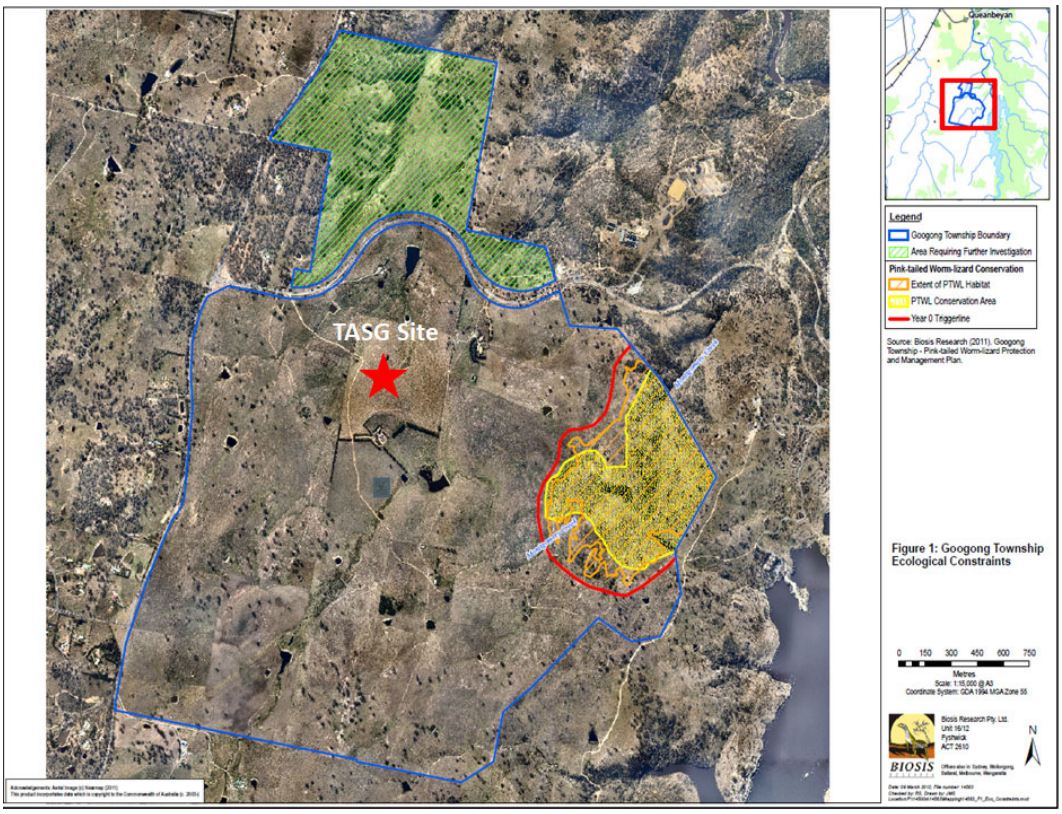
An ecological assessment was undertaken by Biosis Research in 2011 for the Googong Township Development Application as submitted to the QPRC by the developer, Peet and Mirvac. The conclusion from the ecological assessment is as follows:

> "*Based on the information currently available it is considered that appropriate and sufficient survey effort has been undertaken to identify and assess the ecological values of the southern section of the Googong Township. In this regard, the area of the southern section of the Googong Township subject to ecological constraint is limited to the EPBC Act approved Pinktailed Worm-lizard.*
>
> *Notwithstanding the above, given that no dedicated ecological assessment of the area of the Googong Township to the north of Googong Dam Road has been undertaken to date, appropriate surveys of this area should be undertaken to assess the presence/absence of EECs, threatened flora, fauna or their habitats within this area. This area is indicated on the attached figure*"

Following the assessment by Biosis Research and the mapping above, in 2011, it is evident that there are no threatened or endangered flora or fauna on the TASG site.

An opinion has been sought from Capital Ecology as to the need for further study on the site. Capital Ecology has provided advice that given the site is cleared, with no vegetation, further ecological study is not warranted.

Figure 14: Ecological assessment undertaken for the Googong Township (2011)



Source: Biosis Research (9 March 2011)

4.14.2 New South Wales Protected Areas

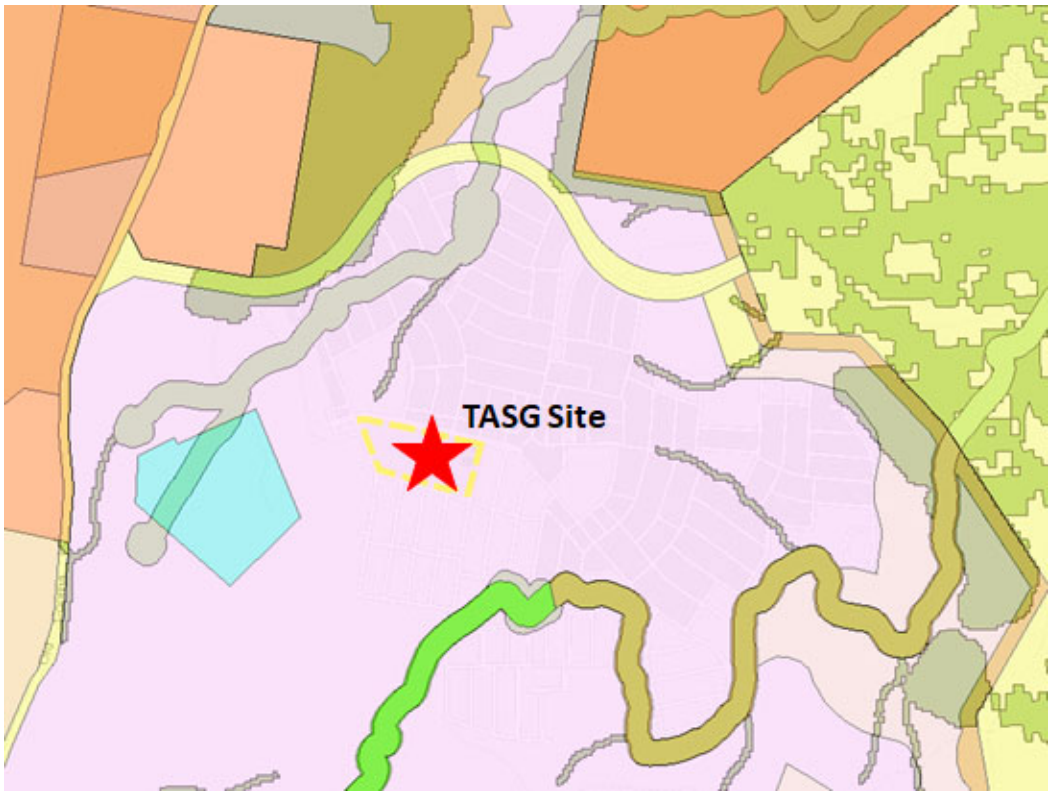
An assessment of the site through the NSW ePlanning Spatial Viewer shows that there are no identified protected areas on the subject land.

Capital Ecology has stated that:

> *"A full Flora and Fauna Assessment was prepared for NH1A around 2009-2010 and this informed the DA which was subsequently approved by the then Queanbeyan City Council (QCC). The site is also within the area approved for development under the Commonwealth EPBC Act approval for Googong Township. The site is located on R1 – General Residential zoned land in the middle of existing residential development. The site has been entirely cleared of its former native/natural vegetation and it appears to have been graded/levelled. It is clear from a review of recent aerial imagery that nothing remains of the site's former biodiversity values and the site does not have the potential to be of any habitat value to any significant flora or fauna species*" - 30 August 2019.

Due to the 2011 Biosis Research study, recent advice from Capital Ecology and the information available at the NSW ePlanning Spatial Viewer and aerial maps, it is concluded that there are no endangered, listed or threatened flora and fauna on the site and that no further ecological investigation or assessment is required.

Figure 15: Assessment of Protected Areas



Source: NSW ePlanning Spatial Viewer (29 August 2019)

4.15 Sustainability

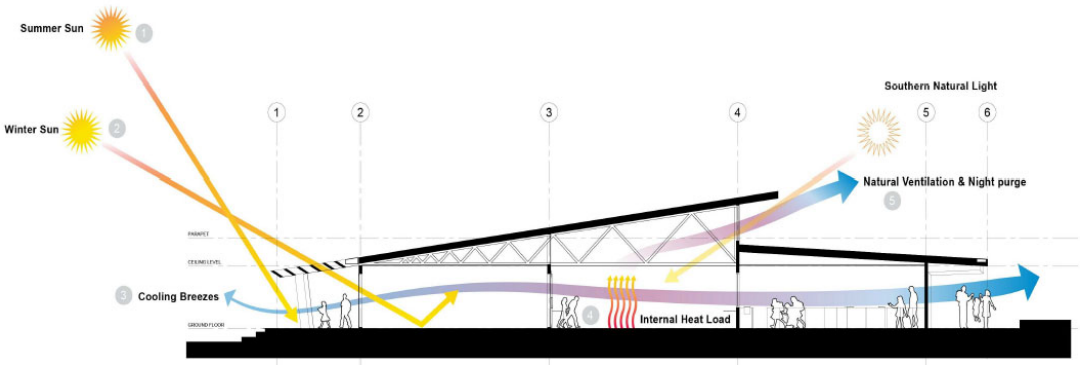
The project team are committed to creating a truly sustainable environment for the building's users. The architecture of the centre responds to the regional climate and is environmentally sound. The Hub is thus termed "A Building for All Seasons." The centre could also be developed as a tool to demonstrate energy efficiency and responsible use of water as a part of a broader educational agenda. The aims of the building are to maintain, respect and restore biodiversity; to create quality, comfortable, healthy and safe environments; to ensure responsible resource use; to explore the potential for energy collection, energy conservation and waste re-use; to minimise pollution and environmental impacts; to balance capital, efficiency and building lifecycle costs; and to respect and enrich the project's context, environment and culture.

Sustainability initiatives for potential inclusion in the project include passive design principles such as:

- orientation thermal cooling, heating and resistance;
- night purging;
- natural ventilation;
- human comfort;
- natural lighting through north and south lighting for specific classrooms;
- effective external shading;
- the effective use of thermal stacks and the efficient use of lighting.

The proposed development is based on environmentally informed choices of materials; optimising waste minimisation; water conservation; leak avoidance; using efficient fixtures and fittings; water sensitive landscaping and the use of environmental rating tools.

Figure 16: Sustainability through Energy Efficiency



Source: COX Architects

4.16 Community consultations

Two community consultation sessions were held as part of the pre-lodgement DA process for the proposed development to ensure wide understanding of the prosed development and gauge comments and concerns.

The community participation sessions were held at the TASG on 29 July 2019 for the students and parents, and a subsequent session was held on 07 August 2019 for the entire Googong community.

4.16.1 Methodology

School community consultation session - 29 July 2019

For the school's consultation session, Purdon Planning and the TASG had distributed the invitations to the school's parents two weeks prior to the consultations. The two-hour session was undertaken through a digital presentation, a discussion session at the printed images, a Q&A session with the attendees, an opportunity for written comments and written feedback to Purdon Planning within two weeks.

Googong community consultation session – 07 August 2019

For the community consultation session, Purdon Planning had distributed hand-delivered postcards to every household in Googong to invite the community to the consultation sessions. The total delivery was to 1500 households.

The proposed campus masterplan, Hub designs, the car park proposal and traffic control, landscaping, shrubs to be planted, and the timeframe for construction was presented at the community consultations in digital presentation format as well and in A1 prints that were displayed for comment.

The two-hour session was undertaken through a digital presentation, a discussion session at the printed images, a Q&A session with the attendees, an opportunity for written comments and written feedback to Purdon Planning within two weeks.

4.16.2 Community comments

The Googong community had a chance to comment on the design proposals by asking questions at the face-to-face consultations, to submit written comments to the planning and design team within two weeks, and to provide comments directly at the school by using post-it notes for comments. The detail of the discussion and comments received from the community is provided later in this document.

The community was asked to comment on what they liked, what they would like to see improved and for their general comments. The response was predominantly positive, and the parents and students commended and widely accepted the draft designs. The hard work and thought put into the masterplan design and building configuration was applauded and widely accepted by the Googong parents.

The aspects that were well received by the community were the colour scheme, the café, the outdoor seating provisions, the proposed landscaping, the natural lighting through the south side of the building, the design, and accessibility.

The items that the community raised was that they would like to see a car park that is closer to reception. Another matter of concern is the option of using demountables during construction. Sustainability issues such as rainwater harvesting, solar and off grid infrastructure and technologies was as a suggestion. The response to these items is budget dependant and could be implemented over the longer term, according to the school's pedagogical needs.

4.17 Social and Economic Impact in the Locality

The proposed development will have a number of major benefits:

- The provision of a new educational establishment of modern and leading pedagogy standards
- Improvements in education facilities in Googong
- Construction of new development to support the local facilities
- Job creation in the local area during construction and ongoing operation of the school
- A substantial investment in the local economy

5 Conclusion

This report is submitted as part of a DA for the expansion of the TASG in Googong, New South Wales.

The proposed development includes a school Hub with 16 classrooms, a surface carpark, landscaping and site servicing.

The report assesses the development against relevant DCP requirements and outlines the planning and design context for the development, together with its impact on adjacent areas. The proposed extension of the TASG on the subject site is consistent with the QPRC LEP, the Googong Master Plan and the relevant provisions of the Googong DCP.

The proposed development is considered to have a positive net benefit to the local community with no adverse environmental or heritage impacts.

It is recommended that the QPRC endorses the proposed development of TASG.

Purdon Planning
25 September 2019

Attachment A: Development Controls Googong DCP 2015 Checklist/Assessment

Parts 1 and 2: Preliminary and Context	
1.16 General Design	
Objectives	**Controls**
Subdivision design and density reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development	Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.
Response: Not applicable as this site is not being subdivided	
1.17. Lot Size and Design	
Objectives	**Controls**
To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on. 2) To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of Queanbeyan LGA. 3) To design subdivision layouts which maximise the potential use of public transport and non-residential uses.	The density of allotments should maintain and promote the residential character of the area for infill subdivisions. b) Lot sizes should be compatible with the character of the surrounding area and are to comply with Clauses 2.6, 4.1, 4.1B, 4.2 and 4.2A in the QLEP 2012 and the minimum area requirement as specified on the Lot Size Map. c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site. d) Lot sizes and lot layouts in urban release areas which increase potential resident density shall be sited in close proximity to public transport nodes and to commercial/community facilities. e) Lot size and lot layouts should reflect the servicing capacity of the area
Response: Not applicable as this site is not being subdivided	
1.18 Flora and Fauna	
Objectives	**Controls**
1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them. 2) To encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable. 3) To encourage subdivision which comply with all applicable legislative requirements.	Submission to Council of an "eight-point test", and if required, a Species Impact Statement which complies with the Threatened Species Conservation Act 1995. b) Application of any measures or amelioration measures identified in the eight-point test or the Species Impact Statement. c) Implementation of design and construction measures to achieve the relevant provisions of the QLEP 2012. d) Native vegetation which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal.
Response: Not applicable as this site is not being subdivided and the site is cleared of flora and fauna	

1.19 Natural Hazards	
Objectives	**Controls**
1) To design and construct subdivisions which minimises the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood. 2) To design and construct subdivisions which comply with all applicable legislative requirements.	Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards. b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the QLEP 2012.
Response: Not applicable as this site is not being subdivided and is not bushfire or flood prone	
1.20 Contamination	
Objectives	**Controls**
To require subdivisions which minimise the risk of contamination to future residents	Where required Implementation of measures designed to remediate land to a standard suitable for occupation. b) Implementation of measures designed to achieve and comply with the relevant provisions of the applicable local environmental plan.
Response: Not applicable as the site is not being subdivided or contaminated	
1.21. Stormwater Management and Drainage	
Objectives	**Controls**
To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand. 2) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.	Stormwater and drainage systems shall be designed and engineered to meet the Objectives
Response: Not applicable as there is no proposed subdivision	
1.22. Aboriginal and European Heritage	
Objectives	**Controls**
To ensure that subdivisions respect and do not compromise heritage items, archaeological site, potential archaeological deposits or sites within identified heritage conservation areas.	Subdivision layouts which respect the heritage significance or heritage items or sites within heritage conservation areas. b) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them. c) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.
Response: Not applicable as there as there is no proposed subdivision and there are no Aboriginal and European Heritage listings on the site or at surroundings sites	

1.23. Roads, Traffic (vehicles, cyclists, pedestrians) and Access	
Objectives	**Controls**
To minimise the establishment of traffic generating development along main and arterial roads. 2) To provide safe and convenient access to all residential subdivisions and all allotments within a residential subdivision. 3) To provide safe facilities for pedestrians. 4) To provide safe facilities for cyclists. 5) To provide facilities for users of public transport	Subdivisions designed so that allotments along a main and arterial road have access from a local or secondary road. b) Subdivisions designed to maximise the safety of pedestrians using the road reserve. c) Subdivisions which are designed to comply with any applicable legislative requirements. d) Provision of footpaths in accordance with the Queanbeyan Section 94 Contribution Plan 2012. e) Provision of an off-road cycleway where required in accordance with the Queanbeyan Section 94 Contribution Plan 2012. f) Compliance with the design and engineering requirements applicable to roads, crossings, footpaths, cycleways, bus shelters and the like. g) Provision shall be made for coinciding physical and legal access to all proposed lots.
Response: Not applicable as there as there is no proposed subdivision	
1.24. Solar Access and Lot Orientation	
Objectives	
To provide good solar opportunities internally and externally for future development and residents.	Subdivision blocks and allotments which are orientated and have lengths and widths which provide opportunities for maximum solar efficiency when developed.
Response: Not applicable as there as there is no proposed subdivision	
1.25. Service Provision	
Objectives	
To ensure adequate services are available to cater for future development and peak demand. 2) To encourage subdivisions which are serviced by infrastructure designed to achieve sustainable outcomes.	Controls: a) Provision of all essential services including facilities for stormwater and sewerage disposal. b) Use of shared trenches. c) Use of infrastructure which reduces greenhouse gas emissions. d) Use of infrastructure which reduces water consumption
Response: Not applicable as there as there is no proposed subdivision that would require service provision	
3.1 Master Planning for Googong	
3.4 Master Plan Objectives	
Establish high quality liveable neighbourhoods within a sustainable township. • Create a transition from lower density residential fringes to urban mixed use centres. • Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets. • Focus each neighbourhood around a 'neighbourhood centre' which is to be a Hub of community, commercial and retail activity. • Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces. • Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.	

3.12 Neighbourhood Structure Plan Controls	
Objectives	**Controls**
Provide for the orderly development of Googong by establishing the broad structure of each Neighbourhood within the context of the Master Plan and Staging Plan.	Neighbourhood Structure Plans shall be generally consistent with the Googong Master Plan. b) Neighbourhood Structure Plan shall demonstrate compliance with VPA commitments. c) Neighbourhood Structure Plans are to detail the indicative lot yield of each stage of the neighbourhood. d) Neighbourhood Structure Plans shall be consistent with Chapter 4 Subdivision Controls. e) Each Neighbourhood Structure Plan is to be approved by Council as a DCP amendment prior to lodgement of any development application. Approved Neighbourhood Structure Plans are contained in the Appendices. f) Development in each Neighbourhood is to be carried out generally in accordance with the Neighbourhood Structure Plan. g) Development may occur in a Neighbourhood before a Neighbourhood Structure Plan is prepared and approved by Council, provided that development: i. Is required to facilitate orderly or efficient development in a neighbourhood that already has a Neighbourhood Structure Plan approved by Council and meets the requirements of the QLEP 2012, relevant sections of this DCP and all other relevant policies and standards, or ii. has landscaping, essential infrastructure or environmental management works, and such works as are consistent with relevant sections of this DCP and all other relevant legislation, policies and standards
Response: Is compliant as the TASG site had been earmarked through the Googong Master Plan and Staging Plan. The TASG is an established and existing facility on the project site as part of the approved Googong Neighbourhood Structure Plan	
3.13. Additional Design Controls for Neighbourhood Structure Plans	
Flooding	
Objectives	**Controls**
Neighbourhood Structure Plans shall provide safe access/egress for residents in times of flooding.	Neighbourhood Structure Plans shall ensure that residential land is flood free for the 100-year ARI event.
Response: Not applicable as the site is not in a flood area or in the 100-year ARI event	
Bushfire	
Objectives	**Controls**
Consider bushfire protection and management issues in land use planning to provide a safer environment for the community.	Neighbourhood Structure Plans shall identify bushfire prone areas and ensure buffers and development controls in Planning for Bushfire Protection can be accommodated in any subdivision design.
Response: Not applicable as the site is not in a bushfire prone area	

3.14. Biodiversity	
Objectives	**Controls**
To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the Queanbeyan LGA. 2) To minimise the impact of development on the biodiversity of the identified natural reserves, parks, creeks and other open spaces in the new township and its rural surroundings	Neighbourhood Structure Plans shall allow for subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and will minimize any impact on them. b) Encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable. c) Neighbourhood Structure Plans shall safeguard the natural environment through the protection of the natural corridors along Montgomery Creek and the main watercourse to the north of Googong Dam Road.
Response: Not applicable as the site is cleared and is not within a protection zone. Please refer to the Flora and Fauna section of this document.	
3.15. Contamination	
Objectives	**Controls**
To ensure that the land to be developed is not subject to any contaminants that may cause harm to the future population of Googong.	a) Any sites identified by the Preliminary Environmental Site Assessment – Coffey & Partners 2004 and the Fieldwork and Testing by Agsol Pty Ltd 2009 shall be identified on the respective Neighbourhood Structure Plans. Sites of Environmental Concerns have been mapped and are included in Appendix 2. b) If land is identified as being potentially contaminated, remediation measures shall be outlined and put in place to ensure that the land is suitable for its intended purpose.
Response: Not applicable as the site is not contaminated	
3.16. Cultural Heritage	
Objectives	**Controls**
To celebrate and interpret the 'essence of the Monaro' in the design of the new town and its precincts. 2) To protect and enhance the sites or items of cultural significance within Googong	Neighbourhood Structure Plans shall ensure that development respects and does not compromise heritage items, archaeological sites, potential archaeological deposits or sites within identified heritage conservation areas. b) Neighbourhood Structure Plans shall integrate elements of cultural heritage into the future development in appropriate circumstances. c) Neighbourhood Structure Plans shall identify and conserve sites of European and Aboriginal Heritage as appropriate.
Response: Not applicable as there as there is no proposed subdivision and there are no Aboriginal and European Heritage listings on the site or at surroundings sites	

3.17. Access and Movement Network	
Objectives	**Controls**
Streets in Googong are to be designed to facilitate legible, safe and efficient pedestrian, bicycle, public transport and private car movement. 2) A network of pedestrian and cycle paths in Googong are to provide good access to key destinations such as the town centre, neighbourhood centres, parks and community facilities. 3) The Main Avenue is to connect the five neighbourhoods and provide an identifiable public transport route. Vehicular access to Googong will be from Googong Dam Road and Old Cooma Road.	The neighbourhood Structure Plan must: i. Provide for a street hierarchy that reflects the function and character of each street and forms part of a legible network. Table 2 contained within Part 5 of this DCP provides a summary of the role of typical streets. The indicative street network is shown in Appendix 2. ii. Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network. The indicative pedestrian and cycle network proposed public transport route and walkable neighbourhoods are shown in Appendix 2. iii. Make provision for a public transport route through Googong. iv. Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network. b) Street design is to accord with the typical street design requirements are set out in Part 4 of this DCP
Response: Not applicable as the Googong Neighbourhood Structure Plan provides for the access and movement networks of the township.	
3.18. Essential Services	
Objectives	**Controls**
Ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting will be available to cater for future development and peak demands. 2) Ensure all development is serviced by infrastructure designed to achieve reasonable sustainable outcomes. 3) Locate services so that they reduce environmental impact, are not visually obtrusive and do not compromise community safety. 4) Provide public utilities in a timely, efficient and cost-effective manner	Neighbourhood Structure Plans shall ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting are available to cater for future development and peak demands. b) Neighbourhood Structure Plans shall encourage subdivisions which are serviced by infrastructure designed to achieve reasonable sustainable outcomes. c) Neighbourhood Structure Plans shall locate services so that they reduce environmental impact, are not unreasonably visually obtrusive and do not compromise community safety. d) Neighbourhood Structure Plans shall optimise opportunities for shared trenching to allow for the provision of landscaping in road reservations. e) Neighbourhood Structure Plans shall provide a sustainable, reliable, safe and efficient supply of potable water to meet the long term needs of the development including firefighting requirements f) Neighbourhood Structure Plans shall optimise opportunities for water recycling and reduce the unnecessary use of potable water for non-potable residential uses such as toilet flushing and watering of gardens.

Response: Communications and power is arranged for the site. The NBN master plan reticulation is based on dual NBN feeds. New NBN fibre will be introduced for the senior school. All NBN devices for the senior school building will be accommodated in the new main communications room of Stage A. Communications services to all buildings of the senior school will be from the main communications room. Existing NBN fibre, the communications room and NBN devices in junior school will be retained. The communications conduit pathway contains conduits for other services, such as a master clock, fire protection, and security. External lighting will be provided to ensure the safety of the site. Security and car park lighting is designed and sited to minimise light pollution and to keep night-time overspill and glare to a minimum. The school site is therefore light-energy efficient and is not evasive of the natural environment at night, or to the residents of Googong.

3.19. Drainage Reserves	
Objectives	**Controls**
Ensure that all development within Googong incorporates stormwater management, reuse, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.	Neighbourhood Structure Plans shall protect and enhance creek corridors, in particular Montgomery Creek. b) Neighbourhood Structure Plans shall ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways. c) Neighbourhood Structure Plans shall encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors. d) Neighbourhood Structure Plans shall recognise the environmental sensitivity of Montgomery Creek and two zonings reflecting the increasing sensitivity as is approaches the north eastern boundary of Googong.

Response: The proposed design for stormwater management will utilise the natural flow of gravity. Googong has a bulk greywater reuse system for irrigation and toilet flushing. The school will link into the existing system to reuse water. The larger scale strategy for stormwater detention within the precinct at Rockley Oval is being utilised for the detention of peak stormwater flows as per the precinct wide strategy. No on site stormwater detention is proposed. Water Sensitive Urban design elements including filtration of stormwater runoff through GPTs at stormwater pits located at the end of each stormwater line and grassed swales have been incorporated into the proposed works. Generally, stormwater runoff from car parks and paved areas is directed to landscape areas for filtration prior to being captured by the pit and pipe system. No on site retention is proposed as part of the development however use of the recycled water system available in the Googong Township is proposed.

3.20. Water Sensitive Urban Design (WSUD)	
Objectives	**Controls**
Incorporate Water Sensitive Urban design (WSUD) in the planning of the Neighbourhood Structure Plan layout and design of all development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection. 2) Provide WSUD measures in a timely, efficient and cost effective manner.	Neighbourhood Structure Plans shall ensure that subdivisions incorporate stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways. b) Neighbourhood Structure Plans shall incorporate Water Sensitive Urban design (WSUD) in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection. c) Neighbourhood Structure Plans shall integrate Water Sensitive Urban Design (WSUD) into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters. d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
Response: Prior to discharge of site stormwater, contractors will undertake water quality tests in conjunction with a qualified environment consultant. Water Sensitive Urban design elements including filtration of stormwater runoff through GPTs at stormwater pits located at the end of each stormwater line and grassed swales have been incorporated into the proposed works. Generally stormwater runoff from car parks and paved areas is directed to landscape areas for filtration prior to being captured by the pit and pipe system. The larger scale strategy for stormwater detention within the precinct at Rockley Oval is being utilised for the detention of peak stormwater flows as per the precinct wide strategy. No on site stormwater detention is proposed. Stormwater quality during construction will be controlled using the erosion and sediment concepts documents on the site management plan in accordance with the Landcom Guidelines.	
3.21. Water and Energy	
Objectives	**Controls**
1) To adopt the principles of sustainable development in terms of the overall usage of water and energy within the neighbourhood.	Neighbourhood Structure Plans shall achieve water savings of between 50 – 70% with a current target of 62% by providing an integrated water cycle system (and in particular a water recycling system for the entire town). b) Neighbourhood Structure Plans shall reduce demand on potable water by ensuring connection is available to a recycled water service for non-potable uses. c) Neighbourhood Structure Plans shall reduce energy consumption by precinct and site-specific initiatives such as optimisation of street and block orientation. d) Neighbourhood Structure Plans shall reduce demand for energy and carbon footprint by encouraging a largely self-contained township.
Response: Sustainability initiatives for potential inclusion in the project include passive design principles such as orientation thermal cooling, heating and resistance; night purging; natural ventilation; human comfort; natural lighting through north and south lighting for specific classrooms; effective external shading; the effective use of thermal stacks and the efficient use of lighting. The proposed development is based on environmentally informed choices of materials; optimising waste minimisation; water conservation; leak avoidance; using efficient fixtures and fittings; water sensitive landscaping and the use of environmental rating tools	

3.22. Housing Diversity	
Objectives	**Controls**
Provide a mix of housing types that will cater for different types of households (i.e. young, old, families, single households) with different incomes.	a) The Neighbourhood Structure Plan shall address how the desired future character and function for residential areas as outlined in Table 1 will be achieved. b) Each Neighbourhood is to have a range of housing types. c) 10% of total housing in Googong is to be provided as Affordable Housing (in the form of "Affordable Home Packages" as defined and indexed at a price determined within the current Voluntary Planning Agreement (VPA). d) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.
Response: Not applicable as the proposal is not for housing	
3.23. Town and Neighbourhood Centres (Activity)	
Objectives	**Controls**
Promote prosperous and vibrant mixed use town and neighbourhood centres to assist in creating a high level of containment for Googong. 2) Ensure the characteristics of the centres are achieved over time in an efficient, orderly and commercially viable manner. 3) Encourage higher density living in close proximity to facilities, services and transport. 4) Ensure that the centres hierarchy in the Master Plan is reflected in Googong	The Neighbourhood Structure Plan shall address how the desired future character and function for the centres as outlined in Table 1 will be achieved. b) Combined retail and commercial uses within the Neighbourhood Centres, which are not to exceed the following gross floor areas: i. Neighbourhood Centre 1 – 3,000 square metres ii. Neighbourhood Centre 2 – 2,500 square metres iii. Neighbourhood Centre 3 – 1,000 square metres iv. Neighbourhood Centre 4 – 1,000 square metres
Response: Not applicable as the proposal is not for a neighbourhood centre	
3.24. Community Facilities	
Objectives	**Controls**
Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout Googong. 2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, childcare facilities, health centres, recreation and sports facilities. 3) Encourage the design of education and community buildings that are accessible to all and that provide a high level of amenity, health and well-being for users. Ensure community facilities including schools and recreation spaces are appropriately distributed across Googong as shown on Appendix 2. 4) Encourage, as far as practical, the co-location of compatible facilities and services in or adjacent to neighbourhood centres to promote safety, security and efficient use of resources.	Community Facilities at Googong will be provided generally in accordance with the Section 2 Community Facilities of Schedule 1 of the current Googong VPA. b) Neighbourhood Structure Plans shall detail appropriate spatial locations for community facilities capable of meeting the objective and development controls outlined in Parts 4 and 5 of this DCP.
Response: Complies as the facility is appropriately located as per the Googong Masterplan; the site provides accessibility; provides a high level of amenity as education, recreation and compatibility with the neighbourhood	

3.25. Public Open Space	
Objectives	**Controls**
Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community. 2) Provide open space that caters for a wide range of users and is well distributed throughout the township. 3) Ensure connectivity between public open spaces to create an accessible network. 4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong. 5) Provide open space areas which are distinctive in character and provide safe and secure access for all users. 6) Establish attractive walking and cycling links throughout.	The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved. b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the Googong Landscape and Open Space Strategy dated 10 July 2009. c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will capable of meeting the objectives and controls in Parts 4 and 5 of this DCP. d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).
Parts 4: Subdivision Controls	
Response: Not relevant to the proposed development.	
Part 5: Design Guidelines and Controls for Public Domain	
Response: Most clauses are not relevant to the proposed development. The relevant section, "5.12 Educational Facilities", is discussed below:	
5.12 Educational Facilities	
Objectives	**Controls**
School sites shall: 1) Be designed and built in accordance with current standards and guidelines from NSW Department of Education and Training or equivalent private education body. 2) Be located near other community facilities including childcare facilities, health centres, public open space and community sporting and other recreation facilities. 3) Be located on walking and cycling networks. 4) Be located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links. 5) Be relatively flat and free of possible restrictions such as power easements, contamination, and environmental constraints. 6) Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. Educational establishments, community facilities and places of worship are to: 1) Be located above the 1 in 100-year flood level. 2) Co-locate with appropriate facilities. 3) Locate in or near activity centres to enhance community identity and create focal points in the development. 4) Achieve high quality design that complements the existing and desired character of the surrounding area.	None

3.25. Public Open Space	
Objectives	**Controls**
Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community. 2) Provide open space that caters for a wide range of users and is well distributed throughout the township. 3) Ensure connectivity between public open spaces to create an accessible network. 4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong. 5) Provide open space areas which are distinctive in character and provide safe and secure access for all users. 6) Establish attractive walking and cycling links throughout.	The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved. b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the Googong Landscape and Open Space Strategy dated 10 July 2009. c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will capable of meeting the objectives and controls in Parts 4 and 5 of this DCP. d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).
Parts 4: Subdivision Controls	
5) Be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise. 6) Parking provisions for community uses are to meet the standard set out in DCP 1. Notwithstanding above, the overall parking rate may be considered by Council to be satisfied with a combination of On Site Parking, Communal Car Parks and On Street Parking where it can be demonstrated by a suitably qualified traffic Consultant that there is sufficient public parking in the locality (as demonstrated by an empirical assessment).	
Response:	
Parts 6 and 7: General Residential Controls	
Response: Not relevant to the proposed development.	
Part 8: Environmental Management	
Objectives	**Controls**
8.2 Soils and Salinity	
Response: ***The development is to incorporate appropriate soil erosion and siltation conservation measures where required.***	
8.3 Cut and Fill	
Response: Not Applicable. As the subject site is predominately flat, minimal cut and fill is proposed as part of the development	
8.4 Stormwater management and flooding	
Objectives	**Controls**
Ensure that all development within Googong incorporates stormwater reuse, retention and	All Development Applications shall include a Stormwater Drainage Analysis, addressing the

3.25. Public Open Space	
Objectives	**Controls**
Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community. 2) Provide open space that caters for a wide range of users and is well distributed throughout the township. 3) Ensure connectivity between public open spaces to create an accessible network. 4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong. 5) Provide open space areas which are distinctive in character and provide safe and secure access for all users. 6) Establish attractive walking and cycling links throughout.	The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved. b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the Googong Landscape and Open Space Strategy dated 10 July 2009. c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will capable of meeting the objectives and controls in Parts 4 and 5 of this DCP. d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).
Parts 4: Subdivision Controls	
detention strategies to limit the changes to the hydrological regime of the receiving waterways. 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways. 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases. 4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.	management of water quality and quantity (having regard to all contributing catchments and downstream water bodies), for the range of storm events from the 1 Year ARI to the 100 Year ARI storm event and addressing the objectives of WSUD. b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants. c) Stormwater management strategies shall be adopted to maximize the efficient use of land and facilitate adequate allocation of land for these purposes. d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards. e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for the range of storms from the 1-year ARI to the 100 year ARI event. Googong DCP – Part 8 - Environmental Management C14114858 4 **Part 8** f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow. g) WSUD elements shall be incorporated into the design of all development. h) A Development Application shall include a WSUD assessment that addresses: i. The relevant site characteristics and constraints. ii. Stormwater management strategies, including treatment measures, reuse and maintenance requirements.

3.25. Public Open Space	
Objectives	**Controls**
Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community. 2) Provide open space that caters for a wide range of users and is well distributed throughout the township. 3) Ensure connectivity between public open spaces to create an accessible network. 4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong. 5) Provide open space areas which are distinctive in character and provide safe and secure access for all users. 6) Establish attractive walking and cycling links throughout.	The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved. b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the Googong Landscape and Open Space Strategy dated 10 July 2009. c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will capable of meeting the objectives and controls in Parts 4 and 5 of this DCP. d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).
Parts 4: Subdivision Controls	
	iii. A rationale for the proposed strategies. iv. Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.
Response: ***Not applicable – no subdivision proposed***	
8.5 Bushfire Management	
Response: ***Not applicable. The subject site is not located in a bushfire zone***	
8.6 Aboriginal Heritage	
Response: ***Not applicable. The subject site is not located in an area of Aboriginal heritage significance.***	
8.7 European Archaeological Heritage	
Response: ***Not applicable. The site is not located in an area of European heritage significance.***	
8.8 Tree Retention and Biodiversity	
Response: ***Not applicable. The site is clear of vegetation***	
8.9 Land Contamination Management	
Response: ***Not applicable. The site is not impacted by land contamination***	
8.10 Odour	
Response: ***Not applicable. There is no sewerage treatment plant***	
8.11 Construction Waste	
Objectives Development should include design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.	Controls A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of: i. The volume and type of waste to be generated.

3.25. Public Open Space	
Objectives	**Controls**
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Parts 4: Subdivision Controls	
2) Building designs and construction techniques should minimise waste generation.	ii. How waste is to be stored and treated on site. iii. How and where residual material is to be disposed. b) The Waste Management Plan must be accompanied by drawings with specific details showing: i. On site sorting and storage areas. ii. Access for collection vehicles. iii. Vegetation to be removed or retained. c) The Waste Management Plan must optimise recycling to reduce waste to landfill.
Response: Complies. A Waste management plan will be provided prior to construction to the QPRC	
8.12 Landfill/ Earthworks	
To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land. 2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment. 3) Development should minimise the amount of landfill required.	Controls: a) Adequate justification of the need for landfill to be deposited on a site must be provided. b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities. c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill. d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities. e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc. f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing

3.25. Public Open Space	
Objectives	**Controls**
Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community. 2) Provide open space that caters for a wide range of users and is well distributed throughout the township. 3) Ensure connectivity between public open spaces to create an accessible network. 4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong. 5) Provide open space areas which are distinctive in character and provide safe and secure access for all users. 6) Establish attractive walking and cycling links throughout.	The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved. b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the Googong Landscape and Open Space Strategy dated 10 July 2009. c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will capable of meeting the objectives and controls in Parts 4 and 5 of this DCP. d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).
Parts 4: Subdivision Controls	
	levels of the property and proposed levels of the landfill. g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan. h) Landfill must not adversely affect the natural flow of drainage or runoff.
Response: Not applicable as no landfill is proposed	
8.13 Development near Googong Dam Foreshores	
Objectives: 1) To protect the Googong Dam water supply catchment from inappropriate development that may compromise water supply and quality.	Controls: An applicant is to demonstrate to Council that: a) The building and associated infrastructure envelope identified for each existing or proposed lot are appropriate having regard to the land capability and the objective of this clause. b) The development incorporates an appropriate management regime relating to stormwater run-off, bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.
Response: ***Not applicable. Subject site is not located within the foreshore area***	
Part 9: Signage	
Objectives	**Controls**
Response: Not applicable as there is no proposed signage	
Part 10: Neighbourhood Centre including Mixed Use Controls and Principles	
Objectives	**Controls**
Response: Whilst most of the objectives and controls of Part 10 are for the Town Centre, the relevant design principles that apply to the proposed TASG are complied with.	

Attachment B - EPA Regulation 2000 – Requirements

Environmental Planning and Assessment Regulation 2000 REQUIREMENT	RELEVANCE TO DEVELOPMENT
▪ Part 1A Transitional Part 3A projects	N/A
▪ Part 2 Environmental planning instruments	N/A
▪ Part 3 Development control plans	Council Googong DCP
▪ Part 4 Development contributions	N/A
▪ Part 5 Existing uses	N/A
▪ Part 6 Procedures relating to development applications	
- Division 1 Development applications generally	Council
- Division 2 Development applications for development requiring concurrence	N/A
- Division 3 Development applications for integrated development	N/A
- Division 3A Special provisions relating to staged development applications	N/A
- Division 4	N/A
- Division 5 Public participation—designated development	N/A
- Division 6 Public participation—State significant development	N/A (under $30m)
- Division 7 Public participation—other advertised development	Council action
- Division 8 Determination of development applications	Council
- Division 8A Prescribed conditions of development consent	N/A
- Division 9	N/A
- Division 10 Post-determination notifications	Council
- Division 11 Time within which development application procedures to be completed	Noted
- Division 12 Development consents—extension, completion and modification	Noted
- Division 12A Additional provisions where regional panel is exercising consent authority functions	Noted
- Division 12B Applications for review under Division 2 of Part 4 of the Act	Noted
- Division 13 Validity of development consents	Council
- Division 14 Review conditions	Noted
- Division 15 Calling in development as State significant development	N/A (under $30m)
▪ Part 7 Procedures relating to complying development certificates	N/A
▪ Part 8 Certification of development	N/A
▪ Part 9 Fire safety and matters concerning the Building Code of Australia	Noted
▪ Part 10 State significant infrastructure	N/A
▪ Part 11	N/A
▪ Part 12 Accreditation of building products and systems	N/A

Environmental Planning and Assessment Regulation 2000 REQUIREMENT	RELEVANCE TO DEVELOPMENT
▪ Part 13 Development by the Crown	N/A
▪ Part 13A Supplementary provisions for development requiring consent	N/A
▪ Part 14 Environmental assessment under Part 5 of the Act	N/A
▪ Part 15 Fees and charges	N/A
▪ Part 16 Registers and other records	N/A
▪ Part 16A Provisions arising from commencement of Local Government and Environmental Planning and Assessment Amendment (Transfer of Functions) Act 2001	N/A
▪ Part 16B Planning bodies	N/A
▪ Part 16C Paper subdivisions	N/A
▪ Part 17 Miscellaneous	N/A
▪ Schedule 1 Forms	N/A
▪ Schedule 2 Environmental impact statements	N/A
▪ Schedule 3 Designated development	N/A
▪ Schedule 3A Entertainment venues	N/A
▪ Schedule 4 Planning certificates	N/A
▪ Schedule 5 Penalty notice offences	N/A
▪ Schedule 6 Special provisions relating to ski resort areas	N/A
▪ Schedule 7 Savings and transitional provisions	N/A

Community Consultation report

The Anglican School Googong

Expansion

30 August 2019

Introduction and purpose

The Anglican School Googong (TASG) was established in 2015 and is currently undergoing a planned expansion of the school to accommodate the growing needs of the Googong community. At full capacity, the school will accommodate 800 students.

The expansion of the school requires a Development Approval (DA) by the Queanbeyan Palerang Regional Council. As part of the DA approval, community participation is required.

This report presents the results from the community participation sessions that were undertaken by TASG on 29 July 2019 for the students and parents and on 07 August 2019 for the entire Googong community, as part of fulfilling the DA requirements of the QPRC. All consultation sessions were held at the school.

Site location

TASG is located in the Googong Township, within the Queanbeyan Palerang Regional Council (QPRC) in New South Wales (NSW), as shown in, below:

Source: Google Maps and Purdon Planning (August 2019)

Due to the changing requirements of the TASG and the growing needs of the school to cater for a growing population, the project scope is to address the limitations of the current administration building and to create an effective gateway to the school; the location, design and siting of a carpark that's allow for improved parking availability in proximity to the new gateway for the school; and an expansion of the Senior School Building's Library and Café functions to serve the greater school population.

The draft proposed campus masterplan, depicted below, shows the location of the new proposed Hub at the southern portion of the site as the main entrance and administration block with 16 new teaching spaces to cater for the growing needs of the school. The masterplan also depicts the proposed carpark, the location of the proposed future buildings and landscaping.

A proposed campus masterplan was also presented at the community consultations in digital presentation format as well as in A1 print outs. The community had a chance to ask questions about the masterplan, submit written comments to the planning and design team, and provide comments to the school about the proposals. The detail of the discussion and comments received from the community is provided later in this document.

Figure 17 TASG Campus Masterplan

Source: COX Architects (July 2019)

Methodology

School community consultation session - 29 July 2019

For the school's consultation session, Purdon Planning and the TASG had distributed the invitations to the school's parents two weeks prior to the consultations. The two-hour session was undertaken through a digital presentation, a discussion session at the printed images, a Q&A session with the attendees, an opportunity for written comments and written feedback to Purdon Planning within two weeks.

Googong community consultation session – 07 August 2019

For the community consultation session, Purdon Planning had distributed hand-delivered postcards to every household in Googong to invite the community to the consultation sessions. The total delivery was to 1500 households.

The proposed campus masterplan, Hub designs, the car park proposal and traffic control, landscaping, shrubs to be planted, and the timeframe for construction was presented at the community consultations in digital presentation format as well and in A1 prints that were displayed for comment.
The two-hour session was undertaken through a digital presentation, a discussion session at the printed images, a Q&A session with the attendees, an opportunity for written comments and written feedback to Purdon Planning within two weeks.

Proceedings from Consultations

- The Chair of the TASG Board, introduced the project purpose, the project team, the architects and the town planner
- The Principal of TASG explained the Federal Government application process that was undertaken for the budget to upgrade the school
    - The Social Infrastructure Building Fund is through the Association of Independent Schools
    - TASG lodged an Expression of Interest in 2017 and the Association then requested Googong to put in an application
    - This required the school to go back to the masterplan, intake projections and capital requirements to build the required science and technology facilities, general learning spaces and teaching spaces
- COX Architects and the need for a masterplan, which underpins all development. The masterplan is built on the existing context and on Googong as a township. The consulting team has undertaken their investigations, and spoke to Council to determine how the school fits into their longer-term plans
- COX Architects presented the masterplan and architectural drawings
    - The masterplan is meant to be flexible and anticipates how the school will be built according to the capital available. The Hub will be used for the senior students and will enable the junior and senior students to interact and for the senior students to mentor the junior students. The senior school Hub is based on contemporary pedagogy design, to enable new ways of teaching with internal and external collaborative spaces. The north-east facing courtyard will be the heart of the school for assembly and other functions
    - The architectural expression is a big landmark that faces the civic/quadrangle where everyone comes together
    - Car parking to cater for the anticipated full capacity of 800 students. A civil engineer and suite of consultants have been engaged for the site.
    - The proposed Hub is situated on the key central axis of the site. The space in-between the existing and new building will be the heart or the outdoor quad
    - A suite of outdoor spaces will be associated with the building. The Hub is defined by circulation
    - A nature playground is provided
    - For planting to succeed in Googong, there are minimal irrigation requirements with hard scaping options
    - The designed module is 73m^2 of General Learning Areas (GLAs) to capture north light. The strong roof pitch will project forward
    - The building has a sculptural quality, is simple, has a heritage base as rural sheds, a big roof, lots of shade, and is a Hub for activity
    - There is a slight step in the section of the building, which acts as an informal auditorium. People will walk in, come into a big and open central space
    - The northern part of the building is a strong roof with a good pitch. The southern edge of the building has a complex read of the different architectural elements and is busier and less formal space as the classrooms spill to the south.
    - The palette of materials picks up on the existing campus colours.

Comments (C), Questions (Q) and Answers (A) session

This section discusses the comments, questions and answers that were verbally posed to the presenters at the participation session. The responses were verbally provided immediately to the audience. The comments, questions and answers are below:

C: Looks beautiful.

Q: How will natural light flow into building?
A: Northern side does pitch down. Same elevation on the other side, southern edge light will filter in from high up. Some rooms will have a large glazing unit. Northern light is good for some things, southern light is better with larger windows. Strategy for light

Q: Enrolments now and in the future?
A: It is pretty full now. Will be 800 at maximum in the future

Q: Energy efficiencies – solar panels?
A: Sustainable technology is hugely important. Building is structured to receive solar with north pitch orientation. Will look with the school of implementation of solar. There is no budget for photvoltaics at the beginning. There is passive solar due to the design elements. In winter, the light can warm up exposed slabs and there will be more glazing on the front of the building. Lighting from south facing enables this as not every room can face north. Thermal mass is thus creation with exposition to daylight. The design team is providing the best sustainability solutions that the budget can afford. Teaching kids about sustainable practices just from the design of the building for stormwater retention, landscaping etc.

Q: Why are the lockers located outside?
A: An external unconditioned space is the preferred space for lockers. Placement of lockers is really significant. Design workshops – don't want lockers on the south side as they are outside the sight lines. Everything has to be visible and therefore the lockers are in the central area where students can be seen.

Q: Will there be a library?
A: Not in the next few years. Looking at relocating library to central Tallaganda and giving it a more purposeful space.

Q: What are the plans to accommodate the Junior School?
A: Junior school building is on the radar. However, the pressure is on Y7 by 2020 and two streams of Y9 Electives make it 3-4 streams. Will bring Y5 and Y6 to the existing building and focus on catering for the juniors. A discussion is happening with the Board without compromising on anything for the students.

Q: Is there a possibility of demountables for the interim? Would be quite happy in a demountable as kids are on top of each other at the moment.
A: TASG is looking at a number of iterations for demountables and modular –

Q: buy or rent, where would they go, at what size, would it be temporary or long term?
A: Board did not want anything temporary on the site. TASG will honour that but students do need a different solution. Board understands that and will make a decision in the next few weeks to cater for 2020 demand.

Q: Completion time for playground approval?

A: 3-6 months

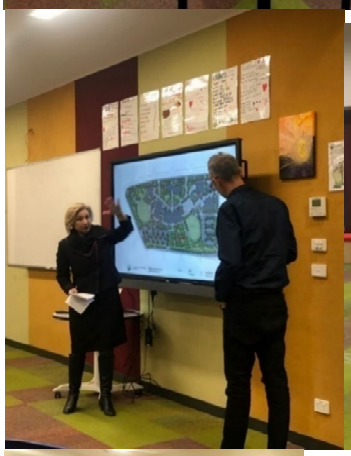
Q: Overall volume of Hub?
A: Six classrooms

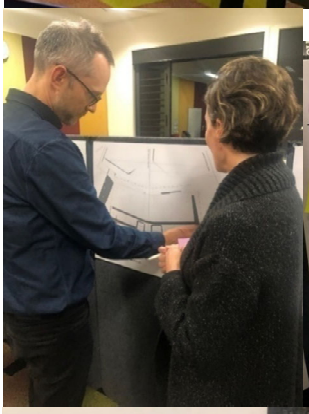
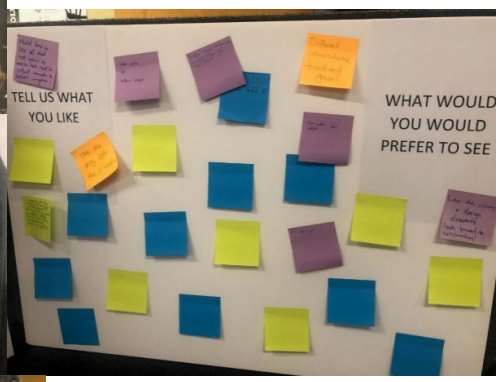
Other issues that were discussed and suggestions that were verbally provided on the day are:

- Money is going into education spaces, ICT etc. rather than into complex buildings. Every classroom will have WiFi, tech, HDMI TVs
- Looking for a temporary solution in 2020 to cater for the anticipated demand for new students. Will provide the permanent and built Hub at the end of 2020
- Big doors to open to outside to accommodate on learning components. All classes spill outdoors in some ways
- Need an intercom
- Outdoor play space/ imagination playground needs tanbark
- Creating an agile and versatile space to connect outside to the common spaces as creative thinking spaces
- WBHO – suggested bringing in boulders, tree trunks, concrete pipes for playground. Different structural elements for play.

The next page depicts pictures from the community consultation nights.








TELL US WHAT
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WHAT WOULD
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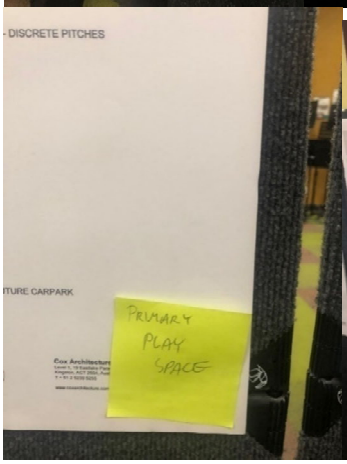
DISCRETE PITCHES
PRIMARY
PLAY
SPACE


This section presents the verbatim responses from written comments on post-it notes that the community had submitted at the consultations. It presents what the community liked and suggestions for improvements.

What the parents and students liked

- Different colour scheme and red and green!!
- I like it
- Café – food technology access from the classroom
- Outdoor seating
- Café
- Love the landscaping
- Good lighting options on south side of building
- Southern sunlight
- The design
- Love the vision and design elements. Look forward to construction
- I appreciate the chair lift access at the front of the building, which enables abled and less abled children to access the building together
- The sun going into the classes
- I like tech, food and café next to each other
- I love the café!
- The space looks really nice!
- Excited for the café
- Where is the new nature play garden going to be?
- Is the ELC playground still being expanded as per the original plan? Fence to move out?
- What are the plans for when after school care expands within the school?
- I am wondering about our own ELC outside area. The building plan may cover our sunshine

What they would like to see/ comments

- Metal and wood can't combine
- Play equipment for years 7-12
- Separate wood and metal to make only metal
- Staff room will be quieter with woodwork next door and metal work on other side of prep room
- Little to no concrete
- More natural ground covers
- A better playground
- Remove textiles and replace with woodwork
- Door access from wood / textile to prep room
- textile technology becomes wood room
- add a huge roller door to the D&T store
- many materials will be too big and awkward for normal doors
- A car park closer to reception
- Demountables concern me! Please make sure they are temporary 😊
- Do we need 4 science labs? Could one become tech?
- Wheelchair access at front
- More modern colour palette
- Demountables are only a temporary option. I would prefer NOT to use them at all. I fear they will become an excuse not to finish the buildings

- STEM focus going forward need facilities to support
- Library
- Would love to see all that roof space on the main Hub used to collect rainwater for school irrigation

Responses from the TASG students

The students from Googong were requested to provide their comments, after assembly on the morning of 30 July 2019. This is what they told us that they liked about the design, and what they would like to see in their future school

Summary and conclusion

The response was predominantly positive, and the parents and students commended and widely accepted the draft designs. The comments and suggestions were:

- The provision of a dedicated library space
- The temporary provision of demountables that may become a permanent solution is a concern
- The utilisation of the science space for technology
- The café is widely loved
- Energy efficiency is a preference
- Accessibility from the front of the school
- The southern light into the classrooms is welcomed by the parents
- The hard work and thought put into the masterplan design and building configuration was applauded and widely accepted by the Googong parents
- Relocate the bus shelter as it is causing danger and implement a pedestrian crossing at Rosa street gate
- Sustainability issues such as rainwater harvesting, solar and off grid infrastructure and technologies was raised by a few parents and suggestions were made regarding the environmental sustainability of the school

Purdon Planning
30 August 2019

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