

Form

Internal Referral Brief for MPRG

SUBMISSION TO MAJOR PROJECT REVIEW GROUP

AGENDA ITEM NO.	
DATE OF MEETING	
SUBJECT	DA 201629628 – BLOCK 4 SECTION 41 LYNEHAM
BRANCH	DEVELOPMENT SERVICES
PRESENTED BY	AJITH BUDDHADASA

This proposal has been referred to the Major Project Review Group because it proposes to remove a number of regulated trees (the Conservator of Flora and Fauna does not support the removal of regulated trees), and received 21 representations during the public notification of the proposal.

Purpose

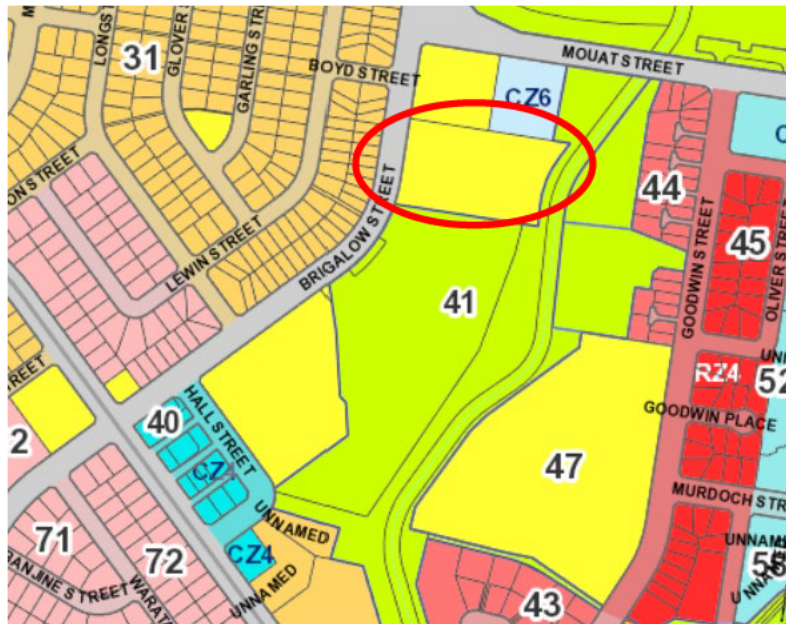
- To brief the Major Project Review Group on a development proposal for the construction of a school building comprising 15 class rooms and assembly space; and associated works.

Territory Plan zone and applicable development codes:

The block is within the CF-Community Facility Zone and the applicable development codes are Lyneham Precinct Map and Code (LPMAC); Community Facility Zone Development Code (CFZDC) and other relevant General Codes in the Territory Plan.



Location of the proposed development



Territory Plan Zone – CF Community Facility Zone

Leasing

The Crown lease was granted under the *Leases (Special Purposes) Leases Ordinance 1923-1943* for the following purposes:

“to use the said land only for the purposes of a church a school and associated ecclesiastical buildings;”

The proposed new classrooms are not inconsistent with the permitted use of “school”.

Issues identified for discussion

The proposal is generally consistent with the applicable development codes. There are no major design and siting issues which need to be discussed at the MPRG.

Entity advice

The proposal is supported or conditionally supported by the following entities at the time of this MPRG meeting:

Transport Canberra and City Services (TCCS), Actew agencies, Icon Water, and the Environment Protection Authority (EPA).

Tree Protection

Comments have been received from the Conservator not supporting the removal of regulated trees 75, 78 and 81 (see **Attachment A**). The Conservator has assessed the trees 75 and 81 as of medium to high quality trees and tree 78 as a medium quality tree. While the Conservator states that there are no non-development grounds to support the removal of said trees (removal of the trees cannot be supported under the *Tree Protection Act 2005*), the Conservator has acknowledged that *“the site contains a*

wide mix of mature, semi-mature and young trees within the total landscape and that the school is located on quite a small block. No other regulated trees on the site will be affected if the development if it is approved, however tree protection measures should be implemented if equipment, or materials are to be stored where there are regulated trees on site".

The applicant claim:

Several trees are located close to or within the proposed building line. An application for tree damaging activity has been lodged, with as result that three trees are deemed significant. For this reason the TAMS tree protection unit, could not rule that those trees can be removed. However we are of the opinion that for development reasons there is no other option than removing these three significant trees.

The location and siting of the proposed building is such that there is no viable alternative that would save the trees in question. The building sits hard against the electrical easement to the north. To the west boundary of the building is restrained by water and gas tie points. The other two sides are restrained by the distance to the existing buildings. The ELC to the south will otherwise have increased overshadowing issues. Moving the building towards the east or south, would gain no benefit to any of the trees.

The campus is landlocked and all other available land has been occupied by building and playground space. Leaving this site as the only development site on which to accommodate the growth needs of the school for permanent classroom space for the proposed Junior School.

In recognition of the significance of the trees, that we ask to remove for development reasons, we propose to replace them with established trees on site. A conceptual plan from the landscape architect provide two areas outlining where additional trees will be planted. The location of these trees is such that the likelihood of future demolition due to further developments is minimal.

On the above grounds, the applicant seek the planning and land authority (ACTPLA) to depart from the Conservator's advice and approve the removal of regulated trees on development grounds within the provisions available under s119(2) of the *Planning and Development Act 2007* (P&DAct).

Comments from Education and Training Dte (ETD)

ETD has raised number of concerns regarding the issues possibly can be occurred during the construction phase of the proposal. The applicant submitted response (see **Attachment B**) to the issues raised. ETD supported the proposal based on the additional information provided by the applicant.

Comments from EPD Major Projects and Transport (MPATP)

MPATP requested further information in relation to the application of reduced car parking rate for students. In response, the applicant provided additional information. MPATP supported the proposal based on the additional information provided by the applicant.

Public notification

Twenty One (21) representations were received in relation to the proposal during the public notification of the proposal. The main issues raised include incorrect or inadequate information on the plans; Future status of the demountable class rooms; building design; removal of regulated trees; site density; student numbers/enrolments; increased traffic generation; in adequate car parking; construction traffic/pollution etc.

The representors raised concerns that the school may not demolish demountable structures after the completion of the subject development and may still be used as class rooms and may increase the student numbers (the development will accommodate 480 existing students) leading to more parking requirements and increased traffic on surrounding streets. The assessing officer seek advice/directions from MPRG on possible condition/s in the decision (if approved) to address this issue.

Communications

There has been significant media interest in this matter and therefore liaison with both EPD Communications Unit and Minister's office would be crucial prior to public information being released for any government decisions.

A brief summary of recent articles is included below:

Canberra Times article, July 2016

Brindabella Christian College plans \$15 million Lyneham upgrade

<http://www.canberratimes.com.au/act-news/brindabella-christian-college-plans-15-million-lyneham-upgrade-20160629-gpug1u.html>

Canberra Times article, 15 September 2015

ACT Govt blocks Brindabella Christian College plans for sports centre on Lyneham Oval

<http://www.canberratimes.com.au/act-news/act-government-blocks-brindabella-christian-college-plans-for-sports-centre-on-lyneham-oval-20150914-gjmlom.html>

Canberra Times article, 2 September 2015

Brindabella Christian School takes on opponents of its oval redevelopment

<http://www.canberratimes.com.au/act-news/brindabella-christian-school-takes-on-opponents-of-its-oval-redevelopment-20150902-gjd59p.html>

Canberra Times article, November 2014

Lyneham oval redevelopment plans pulled for further consultation

<http://www.canberratimes.com.au/act-news/lyneham-oval-redevelopment-plans-pulled-for-further-consultation-20141120-11qggo.html>

Options

Please find below options for progressing the matter.

- Option 1:
The proposal is generally consistent with the applicable development codes. Assessing officer is also in the view that there are no realistic alternatives to the proposal in order to retain 3 regulated trees proposed to be removed. Therefore the proposal can be approved subject to endorsement of the proposal by ETD and MPATP.
- Option 2:
xxxxxx

Recommendation

It is recommended that the MPRG support the conditional approval of the proposal subject to the endorsement of the proposal by ETD and MPATP. MPRG support the removal of regulated trees 75, 78 and 81 pursuant to s119(2) of the P&D Act as there are no realistic alternatives to the proposal.

Ajith Buddhadasa
Case Officer
19/08/2016

Minutes**Chair:** George Cilliers**Minute Taker:** Ajith Buddhadasa**Present:**

George Cilliers; Chris Gell, Ray Brown; Helen McKeown; Monica Saad; Rumana Jamaly; Lisa Van Vucht; Ajith Buddhadasa

MPRG members did not declare any conflict of interest with the subject development application

Decision by Major Project Review Group:

MPRG noted the supporting comments received from ETD and Transport Planning in relation to the proposal.

MPRG also noted the concerns raised by the representors mainly about the increased traffic generation, adequacy of car parking and the future status of Building-D and two demountable class rooms. If these two buildings are to be retained, School may increase the student numbers resulting in increased traffic especially on Brigalow Street and car parking.

The proponent claims that the proposed development is to house existing students from Building D and two demountables therefore these buildings will be demolished once the proposed building completed.

Although the traffic and parking studies have considered traffic impacts and parking requirements with the retention of Building D and demountable class rooms, MPRG noted that if these buildings are to be retained, the proposed bicycle parking provision is not adequate, and still there may be negative traffic impacts on Brigalow Street. Therefore the MPRG formed the view that prior to the use of proposed building, Building 2 and demountable class rooms must be made dysfunctional by way of disconnecting utility services to the buildings aiming to demolition of the buildings. MPRG suggested that this transition can take place during school holidays without affecting the students' educational activities. Accordingly, the proposal can be approved with appropriate conditions to effect the above.

MPRG also noted the Conservator's comments about regulated trees 75, 78 & 81 which are of medium and medium to high quality. The Conservator also noted the site restrictions for developments and also the development will still retain other regulated trees. During the MPRG session, the Conservator stated that the tree species in concern tend to drop their limbs/branches unexpectedly therefore not suitable to plant within an environment where the presence of children/students frequented. MPRG also noted the applicant's claim that it is not practical to design a building around these trees while retaining the trees and if constructed that kind of a building would not be able to provide functional efficiency and also there is no other place within the block to construct a building which can provide all requirements within one building.

MPRG noted the advice from the Conservator as well as the applicant's claim. After deliberation, the MPRG formed the view that the MPRG is satisfied that there are no other

reasonable alternatives to the proposal therefore the removal of concerned regulated trees can be supported pursuant to s119(2) of the Act.

The MPRG supported the conditional approval of the proposal.

Date this decision was Approved in Objective by Chair of MPRG meeting: 29/08/2016

Is additional referral required?
(If YES, highlight selection below)

Decision Assurance Panel

Major Project Review Group (re-submission)

Executive Policy Committee

Other - specify

Date referred to Communications Unit:

ASSESSMENT REPORT

ASSESSMENT OFFICER: Mr Ajith Buddhadasa

APPLICATION NUMBER: 201629628

BLOCK: 4 SECTION: 41

DIVISION: LYNEHAM

Zone: CFZ Community Facility Zone

The Planning and Development Act 2007

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

Planning and Development Act 2007 - Section 119

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p>NB: Refer to form Territory Plan Code Requirements Merit Track to complete this question</p>	The relevant code(s) for the development proposal are:	
	Precinct Code:	Lyneham Precinct Map and Code
	Development Code:	Community Facility Zone Development Code
	General Code:	Parking and Vehicular Access General Code
	General Code:	Bicycle Parking General Code
	General Code:	Access and Mobility General Code
	General Code:	Crime Prevention Through Environmental Design General Code
	General Code:	Community and Recreation Facilities Location Guidelines General Code
	General Code:	WaterWays: Water Sensitive Urban Design General Code
	The proposal is not inconsistent with the above code(s) for reasons identified in <u>Form – Territory Plan Code Requirements – Merit Track</u> .	

<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is not for a proposed development relating to land comprised in a rural lease.</p>
<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p>NB: In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p> <p>NB: Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p>

<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>NB: Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none">(i) any applicable guidelines;(ii) any realistic alternative to the proposed development, or relevant aspects of it; and <p>(b) the decision is consistent with the objects of the Territory Plan</p> <p>NB: Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The decision is inconsistent with advice given by the Conservator to which the application was referred under division 7.3.3 of the Act. The justification for the departure against s119 (2) of the Act, is addressed in the Notice of the Decision.</p>
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Planning and Development Act 2007 - Section 120

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (g).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the zone.</p> <p>The application meets all objectives of the zone.</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of educational facility.</p> <p>The proposed use is listed as an assessable development in the CF zone development table, and is therefore determined to be a permissible use for the land.</p> <p>The proposed development is in accordance with the provisions of the Crown Lease.</p> <p>The land is suitable for the development proposed.</p>
S120 (d) Representations	Representations received are addressed in the Notice of Decision.
<p>S120 (e) advice given by an entity in accordance with section 149 of the Act</p> <p>NB: Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application.</p>	Entity advice received is addressed in the Notice of Decision.
S120 (f) the plan of management for the land (if the proposed development relates to land that is Public Land)	The proposal is not for a proposed development relating to land that is public land.

<p>Proposal for development on land reserved under S315 for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p>	<p>The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p>
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<p>S120 (g) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development.</p>
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Form

Territory Plan Code Requirements Merit Track

ASSESSMENT REPORT

CF-Community Facility Zone

ASSESSMENT OFFICER: Mr Ajith Buddhadasa

APPLICATION NUMBER: 201629628

BLOCK: 4 SECTION: 41

DIVISION: LYNEHAM

Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

1. Assessment of Compliance with Lyneham Precinct Map and Code and the Community Facility Zone Development Code

The proposal is not inconsistent with the Lyneham Precinct Map and Code.

Refer to separate assessment sheets for the assessment against Community Facility Zone Development Code.

2. Assessment of Compliance with WSUD General Code.

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

3. Assessment of Compliance with Access and Mobility General Code

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

4. Assessment of Compliance with Bicycle Parking General Code and the Parking and Vehicular Access General Code

Not inconsistent with the General Code. Refer to supporting information provided with the DA. Referred to Transport Planning. No negative comments were received.

5. Assessment of Compliance with CPTED General Code.

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

6. Assessment of Compliance with Community and Recreation Facilities Location Guidelines General Code.

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

Statement against Relevant Criteria MERIT TRACK

Educational Establishment

Brindabella Christian College – Lyneham Campus
Proposed junior school
Block 4, Section 41, Lyneham

Assessment B4 S41 Lyneham DA 201629628
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CFZ: Community Facility Zone

Contents:



1.0 - Community Facility Zone development Code Effective: 20 June 2014	✓	
2.0 - Access and Mobility General Code Effective: 4 October 2013	✓	
3.0 - Bicycle Parking General Code Effective: 4 October 2013	✓	
4.0 - Community and Recreational Facilities Location Guidelines General Code Effective: 4 October 2013	✓	
5.0 - Crime Prevention Through Environmental Design General Code Effective: 16 December 2011	✓	
6.0 - Parking and Vehicular Access General Code Effective: 3 October 2014	✓	Parking assessment from Northrop Consulting engineers provided in response to this code.
7.0 - Signs General Code Effective: 31 March 2008	✗	No proposed signs are included in this development application submission.
8.0 - Waterways: Water Sensitive Urban Design General Code Effective: 10 July 2009	✓	WSUD assessment from Sellick Consulting engineers provided in response to this code.





1.0 - COMMUNITY FACILITY ZONES DEVELOPMENT CODE

Note: Rules and Criteria not relevant/ applicable to this development have been omitted from the tables listed below.




GENERAL DEVELOPMENT CONTROLS

ELEMENT 1: RESTRICTION ON USE

Rules	Criteria	Response
1.1 Supportive housing		
<p>R1 Development for supportive housing complies with all of the following:</p> <ul style="list-style-type: none"> a) the occupation of individual dwellings in a supportive housing complex is restricted by the lease to persons in need of support b) the site has not been identified in a suburb precinct code as being prohibited for supportive housing c) all dwellings comply with Class 'C' of Australian Standard AS4299 – Adaptable Housing. d) subdivision of a lease developed for supportive housing, including subdivision under the Unit Titles Act 2001, is not permitted. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>N/A</p> 
1.2 Retirement village		
<p>R2 Development for retirement village complies with all of the following:</p> <ul style="list-style-type: none"> a) the site has not been identified in a suburb precinct code as being prohibited for retirement village b) Subdivision of a lease developed for retirement village, including subdivision under the Unit Titles Act 2001, is not permitted c) all dwellings comply with Class 'C' of Australian Standard AS4299 – Adaptable Housing. 	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>N/A</p> 

Rules	Criteria	Response
1.3 Business agency, office, public agency		
<p>R3 This rule applies to any of the following:</p> <ul style="list-style-type: none"> i. business agency ii. office iii. public agency <p>located within a surplus former ACT Government building. The maximum lease term is 5 years</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>N/A</p> 
<p>R4 This rule applies to any of the following:</p> <ul style="list-style-type: none"> i. business agency ii. office iii. public agency <p>located in other than a surplus former ACT Government building. The use is conducted only by a not for profit organisation.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>N/A</p> 
<p>R5 This rule applies to any of the following:</p> <ul style="list-style-type: none"> i. business agency ii. office iii. public agency <p>located in other than a surplus former ACT Government building. The total gross floor area of all such uses does not exceed 400m².</p>	<p>C5 Business agencies, offices and public agencies are small scale.</p>	<p>N/A</p> 
1.4 Development proposals affected by approved lease and development conditions		
<p>R6 The development proposal complies with approved and current lease and development conditions applying to the site. Where there is an inconsistency between the lease and development conditions and the provisions of this code, the former shall take precedence, but only to the extent of the inconsistency.</p>	<p>C6 The development meets the intent of any approved and current lease and development conditions applying to the site.</p>	<p>N/A</p> 

ELEMENT 2: BUILDING AND SITE CONTROLS

Rules	Criteria	Response
2.1 Building height		
<p>R7 The maximum building height is:</p> <p>a) for that part of the building within 30m of a residential block – the greater of the following:</p> <p>i. 2 storeys</p> <p>ii. the maximum number of storeys permitted on that residential block</p> <p>b) in all other cases – the lesser of the following:</p> <p>i. 4 storeys</p> <p>ii. 15m height of building.</p> <p>For this rule: Residential block means a block that has at least one of the following characteristics –</p> <p>a) zoned residential</p> <p>b) affected by a lease which authorises residential use but does not include any land intended to remain as unleased Territory land or public open space.</p>	<p>C7 Buildings achieve all of the following:</p> <p>a) consistency with the desired character</p> <p>b) a scale appropriate to the proposed use</p> <p>c) reasonable separation from adjoining developments</p> <p>d) reasonable privacy for dwellings on adjoining residential blocks</p> <p>e) reasonable privacy for principal private open space on adjoining residential blocks</p> <p>f) reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space.</p>	<p>R7 YES - The building locations is more than 30m distance of a residential block. The height of the proposed building complies with both requirements, being two storeys and less than 15m in height.</p> <p>C7 YES - The proposed building is designed as an integral part of the existing buildings on the campus. Scale, separation and solar access have all been taken into account during design and are deemed reasonable and suitable for the type of building and for the campus as a whole.</p> 
2.2 Setbacks		
<p>R8 Minimum setback of buildings to boundaries of blocks in a residential zone is 6m.</p>	<p>C8 Buildings and other structures are sited to achieve all of the following:</p> <p>a) consistency with the desired character</p> <p>b) reasonable separation from adjoining developments</p> <p>c) reasonable privacy for dwellings on adjoining residential blocks</p> <p>d) reasonable privacy for principal private open space on adjoining residential blocks</p> <p>e) reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space.</p>	<p>R8 YES – The closest residential boundary is located to the west. Distance from boundary to boundary exceeds 30m. All other boundaries are shared with NOT residential zones (CF, CZ6 and PRZ1)</p> <p>C8 YES - The proposed building is designed as an integral part of the existing buildings on the campus. Separation from adjoining developments and solar access have all been taken into account during design and are deemed reasonable and suitable for the type of building and for the campus as a whole.</p> 
2.3 Storage		
<p>R9 Outdoor storage areas are screened from view from any road or other public area.</p>	<p>C9 Where the proposed use of the site requires open areas for storage of goods and materials, adequate</p>	<p>R9 N/A – No outdoor storage areas are proposed for this development.</p> 

Rules	Criteria	Response
	provision is to be included in the design layout of the site and should not encroach on car parking areas, driveways or landscaped areas and be adequately screened from public view.	C9 N/A – No outdoor storage areas are proposed for this development.

ELEMENT 3: BUILT FORM




Rules	Criteria	Response
3.1 Materials and finishes		
There is no applicable rule.	C10 Where development presents a blank façade to an adjoining block or public space, a visually interesting architectural treatment is applied to that wall, through the use of one or more elements such as colour, articulation, materials and shadows.	C10 YES – The proposed building doesn't have any blank facades. Proper architectural articulation, through colour, material and texture has been applied to all walls. ✓
There is no applicable rule.	C11 Buildings use high quality materials and have façade with visually interesting architectural treatments through the use of one or more elements such as colour, materials, shadows or deep framing profiles.	C11 YES – The proposed building is designed with high quality materials in mind. Visual interesting architectural treatments have been put in place through articulation, use of colour, use of material and texture. ✓
3.1 Materials and finishes		
There is no applicable rule.	C12 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and between buildings and public spaces.	C12 YES - The proposed building is designed as an integral part of the existing buildings on the campus. Physical connections and linkages between buildings across the campus are warranted. ✓
There is no applicable rule.	C13 Elements of the development that interface with a street promote an attractive streetscape.	C13 YES – Street facing facades promote interaction, whilst still providing a prospering educational climate inside ✓




refer to elevations


ELEMENT 4: TRAFFIC IMPACT


Rules	Criteria	Response
4.1 Traffic generation		
There is no applicable rule.	C14 The existing road network can accommodate the amount of traffic likely to be generated by the development. referred to TAMSD. No negative comments were received	C14 YES - The proposed building is integral part of the broader school campus. The traffic management as established for the entire school accommodates all traffic generated during drop off times and for permanent parking. A parking report has been provided with this application for Development Approval ✓

ELEMENT 5: ENVIRONMENT PROTECTION


Rules	Criteria	Response
5.1 Water sensitive urban design		
<p>R15 This rule applies to sites 5000m² or larger. The average annual stormwater pollutant export is reduced for all of the following:</p> <ol style="list-style-type: none"> suspended solids by at least 60 per cent total phosphorous by at least 45 per cent total nitrogen by at least 40 per cent <p>Compared with an urban catchment with no water quality management controls.</p> <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>refer to engineer's report</p>	<p>R15 YES – The whole of Campus site is 18,111m², the Proposed building takes up 1,446m². A WSUD assessment is provided as part of this application for Development Approval.</p> <p></p>
<p>R16 This rule applies to sites 2000m² or larger. Stormwater management complies with one of the following:</p> <ol style="list-style-type: none"> the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>refer to engineer's report</p>	<p>R16 YES – The whole of Campus site is 18,111m², the Proposed building takes up 1,446m². A WSUD assessment is provided as part of this application for Development Approval.</p> <p></p>
<p>R17 This rule applies to sites 2,000m² or larger. Provision is made for one or more of the following:</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>refer to engineer's report</p>	<p>R17 YES – The whole of Campus site is 18,111m², the Proposed building takes up 1,446m². A WSUD assessment is provided as part of this application for Development Approval.</p> <p></p>

Rules	Criteria	Response
<p>a) the storage of stormwater equivalent to at least 1.4kl per 100m² of impervious area, and its release over a period of 1 to 3 days</p> <p>b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days.</p> <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>		<p>This assessment will include information regarding stormwater retention and detention.</p>
<p>There is no applicable rule.</p>	<p>C18 Underground piping of natural stormwater overland flow paths is minimised.</p>	<p>C18 YES</p> 
<p>5.2 Sediment and erosion control</p>		
<p>R19 This rule applies to sites larger than 3000m². Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.</p> <p>Supporting document: A sediment and erosion control concept plan is prepared in accordance with Environment Protection Authority Environmental Protection Guidelines for Construction and Land Development in the ACT 2011.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>R19 N/A – The site for the proposed Junior School building does not exceed 3000m². Civil engineering drawings will be provided at BA stage.</p> 
<p>5.3 Earthworks</p>		
<p>There is no applicable rule.</p>	<p>C20 The extent of earthworks is minimised.</p>	<p>C20 YES – No major earthworks is needed as the site is fairly flat. And no basement levels are to be excavated.</p> 
<p>5.4 Tree protection</p>		
<p>R21 This rule applies to a development that has one or</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>R21 Several trees are located close to or within the proposed building line. An application for tree damaging activity</p>

Rules	Criteria	Response
<p>more of the following characteristics:</p> <ul style="list-style-type: none"> a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Under the Planning and Development Regulation 2008 a development application for a declared site under the Tree Protection Act 2005, must be referred to the Conservator of Flora and Fauna. 2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007. 3. Protected tree and declared site are defined under the Tree Protection Act 2005. 	<div style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">referred to Tree Protection</div>	<p>has been lodged, with as result that three trees are deemed significant. For this reason the TAMS tree protection unit, could not rule that those trees can be removed. However we are of the opinion that for development reasons there is no other option than removing these three significant trees.</p> <p>The location and siting of the proposed building is such that there is no viable alternative that would save the trees in question. The building sits hard against the electrical easement to the north. To the west boundary of the building is restrained by water and gas tie points. The other two sides are restrained by the distance to the existing buildings. The ELC to the south will otherwise have increased overshadowing issues. Moving the building towards the east or south, would gain no benefit to any of the trees.</p> <p>The campus is landlocked and all other available land has been occupied by building and playground space. Leaving this site as the only development site on which to accommodate the growth needs of the school for permanent classroom space for the proposed Junior School.</p> <p>In recognition of the significance of the trees, that we ask to remove for development reasons, we propose to replace them with established trees on site. A conceptual plan from the landscape architect provide two areas outlining where additional trees will be planted. The location of these trees is such that the likelihood of future demolition due to further developments is minimal.</p>
5.5 Heritage		
<p>R22 In accordance with section 148 of the Planning and Development Act 2007, applications for developments on land or buildings subject to provisional registration or registration under s.41 of the Heritage Act 2004 are</p>	<p>C22 If advice from the Heritage Council is required however not provided, the application will be referred to the Heritage Council and its advice considered before the determination of the application.</p>	<p>R22 N/A – No heritage listing is in place for any of the buildings or the site.</p> <p>The development is set far enough back from the neighbouring St. Ninians church that it will not have an impact on this building physically, or in massing or overshadowing terms.</p> 

Rules	Criteria	Response
accompanied by advice from the Heritage Council stating that the development meets the requirements of the Heritage Act 2004.		In addition there is another church building situated between the proposed Junior School and the heritage item. C22 N/A
5.6 Contamination		
<p>R23 This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy 2000 identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Supporting document: Environmental site assessment report endorsed by Environment Protection Authority. Note: A condition of development approval may be imposed to ensure compliance with this rule.</p>	This is a mandatory requirement. There is no applicable criterion	<p>R23 N/A</p> <p style="text-align: center;"></p>


ELEMENT 6: AMENITY

Rules	Criteria	Response
6.1 Noise		
<p>R24 This rule applies to any of the following:</p> <ol style="list-style-type: none"> i. emergency services facility ii. indoor recreation facility iii. outdoor recreation facility <p>Development complies with a noise management plan prepared by a suitably qualified</p>	<p>C24 Development types specified in rule R24 do not unreasonably diminish the residential amenity of current or future neighbouring residents.</p>	<p>R24 N/A C24 N/A</p> <p style="text-align: center;"></p>

Rules	Criteria	Response
<p>person and endorsed by the Environment Protection Authority.</p> <p>The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the EPA's Noise Environment Protection Policy, January 2010, based on the estimated noise levels when the facility is in use.</p> <p>Supporting document: noise management plan endorsed by the Environment Protection Authority. Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>		


ELEMENT 7: SERVICES AND UTILITIES

Rules	Criteria	Response
7.1 Waste management		
<p>R25</p> <p>Development complies with the waste facilities and management measures endorsed by Territory and Municipal Services Directorate.</p> <p>Supporting document: Written confirmation by Territory and Municipal Services Directorate that with the waste facilities and management associated with the development are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>referred to TAMSD. No negative comments were received</p>	<p>R25</p> <p>YES – Waste management measures are part of the whole of campus waste management that is already in place (central hopper collection).</p> <p>✓</p>
7.2 Utilities		
<p>R26</p> <p>A statement of compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed</p>	<p>C26</p> <p>If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p> <p>referred to Utility Service providers. No negative comments were received</p>	<p>R26</p> <p>A dial before you dig has been done, any conflicting information has been taken on by the specialist consultants connected to the project.</p> <p>✓</p>

Rules	Criteria	Response
<p>buildings, pavements and landscape features comply with utility access provisions and asset clearance zones.</p> <p>Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.</p>		<p>C26 Where the required compliance is not provided, please refer to the relevant agencies.</p>
7.3 Waste water		
<p>R27 Subject to ActewAGL approval, all under cover areas drain to the sewer.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>R27 YES – Hydraulic resolution will comply with this requirement </p>


ELEMENT 8: DEMOLITION

Rules	Criteria	Response
8.1 Utilities		
<p>R28 This rule applies to demolition. The application is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 for all of the following:</p> <ul style="list-style-type: none"> a) all network infrastructure on or immediately adjacent to the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility 	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 5px; text-align: center;">referred to Utility Service providers. No negative comments were received</p>	<p>R28 N/A – No demolition required for the construction of the Proposed Junior School building.</p>

Rules	Criteria	Response
asset access and protection requirements.		
8.2 Hazardous materials		
<p>R29 Demolition of:</p> <p>a) Multi unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985, or</p> <p>b) commercial or industrial premises for which a certificate of occupancy was issued before 2005,</p> <p>is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority.</p> <p>A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one (1) of the following:</p> <p>i. is a licensed disposal facility in the ACT</p> <p>ii. another site outside the ACT.</p> <p>If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site.</p> <p>An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the</p>	<p>C29 If an endorsed hazardous material survey is required however evidence of an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>R29 N/A C29 N/A</p> 

Rules	Criteria	Response
Planning and Development Act 2007.		

ELEMENT 9: SUBDIVISION

Rules	Criteria	Response
9.1 Subdivision		
<p>R30 Subdivision is only permitted where all of the following are met: a) the subdivision is part of</p> <ul style="list-style-type: none"> a) development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>R30 N/A</p> <p style="text-align: center;"></p>



2.0 – ACCESS AND MOBILITY GENERAL CODE

Note: Rules and Criteria not relevant/ applicable to this development have been omitted from the tables listed below.


Objectives:

- f) Ensure that non-discriminatory and equitable access is provided to all members of the community to buildings, services and facilities
- g) Ensure access is achieved through pedestrian networks, including footpaths, public arcades, underpasses and overpasses
- h) Provide access to all public open spaces including parks, reserves and shopping centres, where topographically possible

ELEMENT 1: Parking

Rules	Criteria	Response
1.1 Car parking		
R1 j) Designated accessible car parking spaces meet the requirements of AS2890.1 and Parking and Vehicular Access General Code.	C1 Car parking is provided at designated locations to meet the needs of people with disabilities.	R1 YES – Refer parking assessment. Accessible car parking arrangements is as part of the whole of campus parking layout. And complies to the requirements as set out in the relevant standard. C1 YES 
R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m described in Figure 2.7 of the AS2890.6.	C2 Adequate space is provided to allow a roofmounted wheelchair to be unloaded either front – in or reverse-in position.	R2 YES – No vertical obstructions interfering with vertical clearance requirements C2 YES 



ELEMENT 2: Parking

Rules	Criteria	Response
2.1 Continuous Accessible Path of Travel and Walkways		
R3 A continuous accessible path of travel is provided that complies with: i. AS 1428.1 - Design For Access and Mobility; ii. AS 1428.4 – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction;	C3 Continuous accessible path of travel is provided for owners, occupants, employees and visitors: a) to all areas and all required facilities of the building; b) from property boundary, designated accessible parking spaces, passenger drop off points and public spaces to entrances of buildings; c) to connect buildings, facilities and spaces that are on the same block or part of the same	R3 YES – A continuous accessible path of travel is provided at all times. All corridor widths allow for circulation as well as congregation. The proposed building will have a lift for access to the second storey. Glass balustrades adjoining walkways will comply to AS1428.1 requirements. C3 YES – Refer response for R3 

Rules	Criteria	Response
iii. AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and iv. designed so that the placement of facilities does not intrude into the continuous accessible path of travel. v. Walkways and glass adjacent to walkways to comply with AS1428.1 and AS1428.2	complex unless topographically impossible; and d) to minimise distances travelled between elements of buildings and facilities. e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast.	
2.2 Lighting		
R4 Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.	This is a mandatory requirement. There is no applicable criterion.	R4 YES – Internal lighting design will provide compliance with the required lighting levels of all internal areas. ✓
R5 External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1 and the ACT Crime Prevention and Environmental Design General Code.	This is a mandatory requirement. There is no applicable criterion.	R5 YES – External lighting design will provide compliance with the required lighting levels of all external areas. ✓
2.3 Wayfinding		
R6 Where installed directional signage or other wayfinding methods, e.g. tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet AS1428.1 and AS1428.4.	This is a mandatory requirement. There is no applicable criterion.	R6 YES – All directional signage or other wayfinding methods are to comply with the relevant standards. ✓
There is no applicable rule.	C7 For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.	C7 YES – All illuminated sign will comply with the required 30% contrast requirements ✓

ELEMENT 3: Entry and doorways


Rules	Criteria	Response
3.1 Doorways and doors		
R8 Doorways and doors are designed to meet	This is a mandatory requirement. There is no applicable criterion.	R8 All doorways provide a minimum clear opening of 850mm, unless ✓

Rules	Criteria	Response
AS 1428.1- Design for Access and Mobility for: f) pedestrian entrances and exits; g) public circulation areas; and any common use areas.		where requirements for Ambulant WC's require a smaller opening. 
There is no applicable rule.	C9 Automatic doors for public entrances should be installed in high use commercial and public buildings.	C9 N/A 

ELEMENT 4: Circulation

Intent: To provide for design elements that are safe and convenient for circulation within and entry to buildings. Stairways, Stairway lifts, Passenger lifts, Ramps, Handrails and Grab rails are provided in accordance with appropriate Australian Standards (refer to Appendix A).


Response

All our projects are designed with the full intention to comply with AS1428.1 in general. As we have an Access consultant as an integral part of this project, the utmost care is taken throughout the whole project to provide an accessible and inclusive Junior school building and school campus. Corridor widths, circulation, lifts and stairs have all been designed to comply to AS1428. 

ELEMENT 5: Toilets

Intent: To provide access and use of sanitary facilities. Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards (refer to Appendix A).


Response

All our projects are designed with the full intention to comply with AS1428.1 in general. As we have an Access consultant as an integral part of this project, the utmost care is taken throughout the whole project to provide an accessible and inclusive Junior school building and school campus. A unisex designated accessible toilet is provided on each level (one with shower). Ambulant cubicles are provided in each bank of toilets. 

ELEMENT 6: Facilities

Intent: To provide access to other appropriate facilities such as street furniture and ATM. Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards (refer to Appendix A).

Response

All our projects are designed with the full intention to comply with AS1428.1 in general. As we have an Access consultant as an integral part of this project, the utmost care is taken throughout the whole project to provide an accessible and inclusive Junior school building and school campus. 

There are no supplementary street furniture items included in the scope of this project.

3.0 – BICYCLE PARKING GENERAL CODE

**TABLE 2 – QUANTITY AND TYPE OF BICYCLE PARKING REQUIRED
EDUCATION ESTABLISHMENT – PRIMARY SCHOOL**

	Requirement	Response
Employees and students		
Bicycle parking spaces required	1 per 15 students	360 Students $360 / 15 = 24$ bicycle parking spaces required. ✓
Class	1, 2	
Visitors and guest		
Bicycle parking spaces required	1 per 200 students after the first 200 students	360 Students $360 - 200 = 160 / 200 \approx 1$ bicycle parking spaces ✓
Class	1, 2, 3	
Allowances that apply for this land use		
	Section 3.4: Pre-existing bicycle parking	Pre-existing bicycle parking available on site: Class 1: none Class 2: + 1x sea container allowing for 13 bicycles. + 1x full enclosed compound allowing for 20 bicycles Class 3: + 30x bicycle rails between the junior and middle school toilet block and D-block + 6x bicycle rails as part of the new development + Further informal bicycle storage is available on the campus aplenty ✓

TABLE 3 – TYPES OF BICYCLE PARKING FACILITIES

Type	Description	Physical security	Long/short stay	Class
Bicycle locker	Fully enclosed individual lockers	High	Long	1
Bicycle enclosure	Locked cages or compounds containing bicycle rail. Communal access using duplicated keys or electronic swipe cards.	Medium	Long	2
Bicycle rail	Installations such as metal hoops and rails which support the bicycle and to which the bicycle frame and both wheels can be locked	Low	Short	3

Supervised parking station	High capacity facilities with constant security supervision, typically available to the public.	High	Both	All
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5.1 SHOWERS AND CLOTHING LOCKERS

The proposed Junior school, allows for one (1) unisex accessible WC with shower. Across the campus similar locations can be found. The total provision of these areas provide a surplus of showers required. Each student and staff member will have a secure area for the storage of valuables.



4.0 – COMMUNITY AND RECREATIONAL FACILITIES LOCATION GUIDELINES GENERAL CODE

Note: Rules and Criteria not relevant/ applicable to this development have been omitted from the tables listed below.

ELEMENT: EDUCATION – PRIMARY SCHOOL

Objectives:

The objectives of the code are:

1. To protect and enhance social amenity for all ACT resident and visitors. Social amenity includes access to services, safety and equity in the distribution of facilities.
2. To maximise efficient land use, accessibility and convenience for uses through clustering related facilities and encouraging shared use.
3. To protect and enhance residential amenity for ACT residents whilst meeting the need to provide access to facilities best located in the residential area.


General location guidelines:

Item	Response
Public transport routes	Action bus network comes through Brigalow Street, with a bus stop right outside the Brindabella Christian College campus. Approximate walking distance from the Proposed Junior school building is 130m. This distance seems to be practical for all students attending the building. Due to the age of the student group for the Junior school, assumption can be made that main mode of transport will be by drop off from parents.
Parks	The Brindabella Christian College campus provide a collection of green spaces for outdoor recreation within the campus and by utilizing neighbouring ovals and parks.
Retail facilities	Closeness to retail facilities is not an important factor to the student population of the proposed Junior school. As they won't be allowed to leave the campus during school hours. However the Lyneham Shops is found within approximately 350m walking distance from the Brindabella Christian College campus.
Co-location/ mixed use opportunities	The proposed Junior school building combines spaces that include formal learning, outdoor learning, wet area learning and communal gathering that allows all students to interact with each other. But also provides spaces that can be used for afterhours activity, or for gathering of other student groups.
Separation	Noise separation is not an issue for the proposed Junior school building as it is located within the grounds of the Brindabella Christian College campus. Noise generated is expected to be not more or different than any expected on a school campus. Social separation is not an issue either, as the proposed Junior school building is part of the larger Campus and the social interactions are warranted as part of the whole of school community.
Access and mobility	All our projects are designed with the full intention to comply with AS1428.1 in general. As we have an Access consultant as an integral part of this project, the utmost care is taken throughout the whole project to provide an accessible and inclusive Junior school building and school campus.
Parking	Refer parking assessment. Accessible car parking arrangements is as part of the whole of campus parking layout. And complies to the requirements as set out in the relevant standard.

Item	Response
Pedestrian access	Pedestrian access to the Brindabella Christian College campus is as part of the existing pedestrian walkway layout. Access to services is warranted as well as safe and proper access. ✓
Lighting/ surveillance	External lighting and surveillance of the Brindabella Christian College campus provides for safe afterhours access. Screening by landscape elements along the accessible path is minimized where possible. External lighting relating to the proposed Junior school building will be part of the design, and will be to requirements of relevant standards. ✓
Design and siting in residential areas	Not applicable as the proposed Junior school building is sited as part of a Community Facilities zone (CF). ✓

Detailed locations guidelines for Primary School:

Item	Response
Relationship to shops 400m from retail centre where possible	Approximately 350m ✓
Relationship to other uses – Close to Adjoining/ adjacent to playing fields/ ovals essential, and on cycleway; central to long-term catchment; located on distributor or local road or close to a collector road; within safe pedestrian access to dwellings in catchment.	Outdoor playing areas, parks and ovals are either found within the campus, or close by at neighbouring parks and ovals. Connection to public transport, pedestrian walkways, cycle way's are all within close vicinity of the Brindabella Christian College campus. Located on a local road, providing ease of access to the school by car, drop off, bicycle and pedestrian walkways. ✓
Separated from Noise separation from special care hostels; Social separation from clubs and other licensed premises; Separated from safety hazards (e.g. roads with high traffic volumes, stormwater channels) No direct access of arterial roads and other roads with high traffic volumes; Social separation from major shopping areas and amusement centres; Careful consideration should be given to relationship between school and residential streets to avoid disturbing residents, and to ensure safety of children.	The Brindabella Christian College campus although located within the inner north, separation from noise emitting establishments like clubs, and other licensed premises is far enough to be of no issue. No major shopping areas and amusement centres are located close by. Separation from safety hazards is ensured by fencing around the whole of the campus. No accidental run on the road should happen as access to and from the campus is expected to be supervised at all times. There is no direct access to arterial roads and other roads with high traffic volumes. Only one of the boundaries is located along a road with residential blocks to the other side of the road. Strategies to ensure safety for children have been in place for as long as the Brindabella Christian College has been in this location. These strategies will stay in place, and is assessed regularly in order to ensure the safety of students at all time. ✓
Co-location opportunity Other community facilities; Child care centre' Preschool; Church for non-government church school	As part of the Brindabella Christian College, other buildings for different age groups are located within the campus. These buildings provide educational services from Early Learning Centre, to senior school. ✓
Other issues Northerly aspect immediately adjoining oval or playing fields	The proposed Junior school building is an integral part of the Brindabella Christian College campus. It provides an engaging façade to the campus, allowing students to enter and congregate in an open, secure and inspiring ✓


Item	Response
<p>Substantial, uninhibited street frontage on three boundaries where possible</p> <p>Streets must be suitable for bus laybys and pick up and set down areas</p>	<p>manner. The provision of natural light into communal and educational spaces is of the highest importance to provide this.</p> <p>The street frontage an attractive and articulated façade, introducing the school and the building as a representative, to the community and passers-by.</p> 

5.0 – CRIME PREVENTION THROUGH ENVIRONMENTAL GENERAL CODE


Note: Rules and Criteria not relevant/ applicable to this development have been omitted from the tables listed below.

PART A – GENERAL REQUIREMENTS



ELEMENT 1: NEIGHBOURHOOD DESIGN







Rules	Criteria	Response
1.1 Neighbourhood design		
There is no rule applicable.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	C1 N/A – Design is part of the whole of campus layout, and does not have any changing impact on the neighbourhood. 






ELEMENT 2: USE

Rules	Criteria	Response
2.1 General code		
There is no rule applicable.	C2 The development described in Table 1 meet the Crime Prevention Through Environmental Design General Code.	C2 YES 

ELEMENT 3: PUBLIC REALM

Rules	Criteria	Response
3.1 Open space and community (shared) areas		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: <ul style="list-style-type: none"> a) locating to adjacent activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) designing out any entrapment spaces. 	C3 YES - The teacher's rooms on both floors are located in the building, in order to maximise supervision opportunities. All outdoor playing area's are directed to inwards, so that they connect to the whole of campus. This will provide ample opportunity of peer interaction and supervision. 
There is no rule applicable.	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	C4 YES – Access to the building can be from two sides of the building. Both access areas are clearly legible by material, lighting design and landscape design features. 

Rules	Criteria	Response
There is no rule applicable.	C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	C5 YES 
There is no rule applicable.	C6 Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	C6 YES 
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	C7 YES Perimeter fencing is installed around the whole campus and would provide deterrent for graffiti opportunities. 
There is no rule applicable.	C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	C8 YES 
3.2 Children's play area		
There is no rule applicable.	C9 Children's play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits	C9 YES 
3.3 Lighting		
There is no rule applicable.	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	C10 YES – Electrical engineers have been engaged to design the lighting to these referenced standards as the project develops. 







Rules	Criteria	Response
There is no rule applicable.	<p>C11 Legitimate users and activities at night are encouraged by lighting:</p> <ul style="list-style-type: none"> a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance 	<p>C11 YES </p>
There is no rule applicable.	<p>C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.</p>	<p>C12 N/A </p>
There is no rule applicable.	<p>C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.</p>	<p>C13 YES</p>
3.4 Signs		
<p>R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>R14 N/A – No traffic directional signage included in the project. </p>
There is no rule applicable	<p>C15 Locate signs so that they comply with each of the following:</p> <ul style="list-style-type: none"> a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities 	<p>C15 N/A - No traffic directional signage included in the project. </p>
There is no rule applicable	<p>C16 Provide legible signs for all users:</p> <ul style="list-style-type: none"> a) specify signs of high contrast, with light lettering on dark backgrounds with nonreflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages. 	<p>C16 N/A </p>






ELEMENT 4: BUILT FORM

Rules	Criteria	Response
4.1 Interface between buildings and public realm		
There is no rule applicable.	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	C17 YES – The entrances to the proposed Junior school building are easily identified and access is compliant to the AS1428.1. Hiding spots are not available as both entrances are fully transparent. ✓
There is no rule applicable.	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	C18 N/A – The proposed building is part of the Brindabella Christian College campus, car parking is found in a separate area to the campus. ✓
There is no rule applicable.	C19 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	C19 YES ✓
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	C20 YES ✓
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	C21 YES – Landscape design will ensure minimal hiding and entrapment spots. Considering also that the boundary is fenced. ✓
4.2 Materials and finish		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	C22 YES ✓









ELEMENT 6: TRAVEL AND ACCESS


Rules	Criteria	Response
6.1 Pedestrian routes, bicycle paths and lanes		
There is no rule applicable.	C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by:	C23 YES – The whole of campus landscape design takes all requirements into consideration. And ✓

Rules	Criteria	Response
	<ul style="list-style-type: none"> a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas 	provides a holistic approach to access and security.
There is no rule applicable.	<p>C24 Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.</p>	<p>C24 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to access and security.</p> 
There is no rule applicable.	<p>C25 Security of pedestrian routes, bicycle paths and lanes are provided by:</p> <ul style="list-style-type: none"> a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible. 	<p>C25 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to access and security.</p> 
There is no rule applicable.	<p>C26 When planting adjacent to pedestrian /bicycle routes:</p> <ul style="list-style-type: none"> a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings. 	<p>C26 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to access and security.</p> <p>NOTE: There are no bicycle paths included as part of this project.</p> 
<p>R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians</p>	This is a mandatory requirement. There is no applicable criterion.	<p>R27 N/A – All pedestrian paths are internal to the campus and therefore do not have to comply to this standard.</p> 
<p>R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.</p>	This is a mandatory requirement. There is no applicable criterion.	<p>R28 N/A – There are no bicycle paths included as part of this project.</p> 
6.2 Pedestrian underpasses and overpasses		
There is no rule applicable.	<p>C29 The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed:</p>	<p>C29 N/A</p> 

Rules	Criteria	Response
	a) wide enough to accommodate both pedestrian and cycle traffic b) straight and without recesses c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night	
There is no rule applicable.	C30 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.	C30 N/A 
6.3 Bus interchange, bus stops and taxi ranks		
There is no rule applicable.	C31 Locate bus stops and taxi ranks so that: a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc.	C31 N/A 
There is no rule applicable.	C32 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	C32 N/A 
There is no rule applicable.	C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	C33 N/A 
There is no rule applicable.	C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	C34 N/A 

ELEMENT 7: SERVICES

Rules	Criteria	Response
7.1 Automatic teller machines (ATMs)		
There is no rule applicable.	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	C35 N/A 
There is no rule applicable.	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	C36 N/A 
There is no rule applicable.	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	C37 N/A 
There is no rule applicable.	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	C38 N/A 
7.2 Local waste storage facilities		
There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	C39 N/A 
7.3 Local utility facilities		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	C40 YES 
7.4 Delivery and storage facilities		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	C41 N/A 
7.5 Public toilets		
There is no rule applicable.	C42 Ensure that: a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds c) Public seating and telephones are located away from public toilets	C42 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to the availability of public toilets. 

Rules	Criteria	Response
	to avoid opportunities for loitering.	
7.6 Public telephones		
There is no rule applicable.	C43 Public telephones are located in obvious locations, are well lit and well signposted, eg near bus stops or taxi ranks.	C43 N/A 


ACT
 Government

Environment and Planning

Notice of decision

 Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO: 201629628		DATE LODGED: 21/06/2016
DATE OF DECISION: 02/09/2016		
BLOCK: 4	SECTION: 41	SUBURB: LYNEHAM
STREET NO AND NAME: 136 Brigalow Street Lyneham		
APPLICANT: SQC Architecture		
LESSEE: Brindabella Christian Education Limited		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113 of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, George Cilliers, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- **the construction of a school building comprising 15 classrooms and an assembly area;**
- **removal of regulated Trees 75, 78 and 81; and**
- **associated works;**

in accordance with the plans, drawings and other documents and items submitted with the application.

This decision is subject to the conditions of approval at **PART 1** being satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

George Cilliers

Delegate of the planning and land authority

Environment and Planning Directorate

02/09/2016

CONTACT OFFICER

Mr Ajith Buddhadasa

Phone: 02 62051550

Email: ajith.buddhadasa@act.gov.au

PART 1 CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approved drawings will be released, others before work commences or before the completion of building work.

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. OCCUPANCY AND USE

The building approved in this decision must not be used until existing Building-D and two demountable type classrooms are disconnected permanently from all utility services to them. Evidence of disconnection of utility services must be provided to the planning and land authority prior to the issuance of Certificate of Occupancy and Use for the new building.

A2. FURTHER INFORMATION

Within 28 days from the date of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant must lodge with the planning and land authority for approval a full set of all the drawings addressing minor inconsistencies between the drawings i.e. inconsistent notations, identification of existing buildings etc. These drawings include, but are not limited to the Survey Plan and drawings by Sellick Consultants.

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. SEDIMENT AND EROSION CONTROL

That prior to any work on the site commencing, the applicant/lessee must submit two copies of the sediment and erosion control plan to Environment Protection Authority for approval.

B2. TREE PROTECTION

Tree protection fencing, if required, must be erected prior to the commencement of any work on the site.

B3. VERGE MANAGEMENT

A verge management plan must be approved by the Asset Acceptance- Transport Canberra and City Services Directorate (TCCS) and implemented before the commencement of any work on the site, and is to be in accordance with the *City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

B4. TRAFFIC MANAGEMENT

A Temporary Traffic Management (TTM) Plan must be prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety, Roads ACT, Roads and Public Transport Division, Territory and Municipal Services Directorate (TAMSD) prior to commencement of any work on the site. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

B5. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all the relevant conditions imposed by each of the relevant entities which states in each of their advice that need to be addressed prior to construction commencing (Refer Part 3 of this decision).

C. DURING CONSTRUCTION AND/OR DEMOLITION**C1. SEDIMENT AND EROSION CONTROL**

All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road kerb to the building line.

Temporary sediment controls – comprising, as a minimum, geotextile silt fencing along the lowest points of the site and hay bale filters as required – are to be installed and maintained at least daily to prevent sediment from reaching the stormwater mains system.

C2. TREE PROTECTION

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan. Tree protection measures should be implemented if equipment or materials are to be stored where there are regulated trees on site.

C3. VERGE MANAGEMENT

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan approved by the Manager, Asset Acceptance, Operational Support, Directorate Services, TCCS.

C4. TRAFFIC MANAGEMENT

At all times, the site and surrounds shall be managed in accordance with the approved Temporary Traffic Management (TTM) Plan.

C5. WASTE MANAGEMENT

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind borne litter, does not affect adjoining or adjacent properties.

C6. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all the relevant conditions imposed by each of the relevant entities which states in each of their advice that need to be addressed during the construction (Refer Part 3 of this decision).

C7. EDUCATION AND TRAINING DIRECTORATE (ETD)

The issues raised by the ETD in relation to construction traffic, timing, parking, safety and pollution must be addressed to the satisfaction of ETD.

D. POST CONSTRUCTION AND/OR DEMOLITION

- D1. DEMOLITION OF BUILDING-D AND REMOVAL OF DEMOUNTABLE CLASSROOMS
Existing Building-D must be demolished and the two demountable classrooms must be removed within six months from issuing of the Certificate of Occupancy and Use for the new building.

E. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

E1. ENTITY ADVICE

The applicant is advised to carefully consider all the relevant advice (in addition to the conditions imposed) from each of the entities stated in Part 3 of this decision throughout the process of development (prior to, during & post construction) as applicable.

Refer to Appendix 1 for information about approvals that may be required for construction.

PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet the relevant codes, including the Lyneham Precinct Map and Code and the Community Facility Zone Development Code

The key issues identified in the assessment are the comments received from entities, including the advice received from the Conservator of Flora and Fauna (the Conservator) for the proposed removal of regulated Trees 75, 78 & 81; and the representations received in relation to the proposal.

Conditions have been imposed to address the key issues raised by the entities and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

The representors, amongst other matters, raised concerns that the school may not demolish existing Building-D and remove the two demountable type classrooms following the completion of the new school building, and that these buildings may still be used as classrooms and may increase the student numbers resulting in a greater demand on available parking, and increased traffic, particularly on Brigalow Street.

The proponent claims that the proposed development will accommodate existing students from Building-D and two demountables, therefore these buildings will be demolished once the proposed building is completed. Therefore there will not be any additional traffic impacts or parking requirements.

The above issue was referred to and considered by the Major Projects Review Group's (MPRG) within the planning and land authority. The MPRG noted that the traffic and

parking studies provided with the development application (DA) have considered traffic impacts and parking requirements with the retainment of Building D and demountable classrooms. However, the MPRG advised that the proposed bicycle parking provision would not be adequate, and there may be negative traffic impacts on Brigalow Street if Building-D and the demountable classrooms remain operational. Therefore, the MPRG formed the view that prior to the use of the proposed new building, Building-D and the demountable classrooms must be decommissioned by permanently disconnecting them from all the utility services. The MPRG furthermore suggested that the transfer of students from existing buildings to the new building can take place during school holidays without affecting the students' educational activities. Accordingly, the MPRG advised that the proposal can be approved with appropriate conditions to effect the above (see Conditions A1 and D1). A six month timeframe was included for this purpose to demolition and removal of buildings to occur over two school holiday breaks.

Other representations received in relation to the application have been addressed where deemed necessary under the **PUBLIC NOTIFICATION** section of this decision.

The MPRG noted the Conservator of Flora and Fauna's advice with regard to regulated tree numbers 75, 78 & 81 which are of medium and medium to high quality (see ENTITY ADVICE). The MPRG took into account that the tree species in concern tend to drop their limbs/branches unexpectedly was therefore not suitable within an environment used frequently by children/students. The MPRG furthermore noted the proponents' claim that it is not practical to design a building around these trees whilst retaining the trees and, if it was possible, that such a building would be unable to provide functional efficiency.

It was considered that the development site was constrained and limited in terms of development opportunities, and that the proposed development will still retain other regulated trees. There is no other reasonable place within the development site to construct a building which will be able to provide all facilities within one building.

Following deliberation, the MPRG formed the view that there are no other reasonable alternatives to the proposal, and that the removal of concerned regulated trees can be supported pursuant to Section 119(2) of the *Planning and Development Act 2007*.

The decision is inconsistent with advice received from the Conservator of Flora and Fauna. However, pursuant to section 119 (2) of the *Planning and Development Act 2007*, the advice received has been considered, as well as any relevant guidelines and any realistic alternative to the development proposed or aspects of it. A decision to approve this application is consistent with the objectives of the Territory Plan.

EVIDENCE

Application No. 201629628

The Territory Plan zone – Community Facility Zone

The Development Codes – Community Facility Zone Development Code

The Precinct Codes – Lyneham Precinct Map and Code

Current Crown Lease – Volume 86 Folio 56

Representations

Entity advice

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 27/06/2016 to 18/07/2016. Twenty one written representations were received during public notification.

The main issues raised were as follows. Comments are provided as appropriate.

- (a) *Survey does not recognise the Margaret Sargent Building as a partially double storey building*

Response: Survey plan information is typically used to identify the location of buildings and other features on a block in relation to each other. The heights of the Margaret Sargent Building are not identified on the Survey Plan. The assessing officer familiarised himself with the heights of the existing buildings on the block.

- (b) *Survey does not recognise demountable building on the eastern boundary*

Response: The applicant provided adequate information (by means of a revised site plan) showing the demountable classrooms.

- (c) *The DA does not provide a clear understanding of Brindabella Christian College future expansions, and associated future transport needs*

Response: The current application is for construction of a new building as shown on the plans submitted with the application. A proponent is not required under the Territory Plan to provide its future development intentions with a development application. Any further future development proposal will be assessed on its merit when a development application for such works are lodged with the planning and land authority.

- (d) *Availability of the Parking report*

Response: A Traffic and Parking report was submitted by the applicant. The report was supported by the Transport Canberra and City Services (TCCS) and EPD's Major Projects and Transport Section (MPAT).

- (e) *No verge management appears in the DA*

Response: The applicant will be required to submit a Verge Management Plan to TCCS as a part of Design Acceptance process prior to commencement of the development. The current proposal does not propose any works on the verge.

- (f) *The services drawings by Sellick Consultants refer to this development as a Sports Hall development*

Response: This error appears to be a typographical error and it did not affect the assessment of the proposal. A condition of approval is included in this decision to address the issue (Condition A2).

- (g) *The plan to move from double to triple streaming will result in student numbers around 150% of 2015 figures. It is not clear if the demountable classrooms are staying or going*

Response: The applicant claims that the student numbers will not increase due to the current proposal as existing Building-D and demountables are to be demolished or removed with the completion of the new buildings. Conditions of approval are included in this decision to address this concern. (Conditions A1 & D1).

- (h) *The DA document covering WSUD uses an incorrect definition of site*

Response: The WSUD report prepared by the consultants and submitted with the DA adequately address the requirements.

- (i) *No demolition plan is provided*

Response: The applicant provided a revised site plan showing buildings to be demolished.

- (j) *The only entrance and exit for the building seem to be at the eastern end of the south wall, near the staff room. Both levels of the building are to be entranced and exited at this point. This seems to be hopelessly inadequate for normal movement of 360 students on a daily basis*

Response: Access and egress paths are considered as part of the building approval stage.

- (k) *Siting of the proposed building is on top of the present sports area, which is used regularly during the day for sports activities and extensively during student breaks from classes. During and at completion of the construction this space will no longer be available. Where are students to go? The proposed building will replace 1.5 netballs courts of play area for the school, on a site which is already largely developed. Where are these courts being replaces, as this is not shown in this proposal?*

Response: This is not a matter which can be considered under the Territory Plan. The proposal was referred to Education and Training Directorate. The Education and Training Directorate did not raised any related issues.

- (l) *Height of the proposed building*

Response: The two storey height of the proposed building is consistent with the height requirements of the Community Facility Zone Development Code (CFZDC).

- (m) *The signage as shown on the image on the cover sheet is not included in the DA*

Response: Signage has not been applied for as part of this DA.

- (n) *This proposal requires the removal of a number of significant trees which are integral to and compliment the urban streetscape along Brigalow Street. No replacement landscaping is proposed*

Response: The development proposed to remove three regulated trees which was supported by the MPRG (refer to **REASONS FOR THE DECISION**)

- (o) *It is clear that the proponent has additional development and demolition plans so the presence of other viable locations on site seems likely and has not been fully explored by this DA*

Response: The DA was assessed only for the subject proposal. There is no requirement to consider other possible options when assessing a proposal.

- (p) *Concerned that the metal screening applied to the façade will give an appearance of an industrial looking blank wall and that the design on it will be clear enough that it amounts to a very large sign*

Response: There are no provisions in the applicable development codes to control aesthetic appearance of a building. The treatment of the external facades of the proposed building is not inconsistent with the requirements of the applicable development codes.

- (q) *Boundary setbacks*

Response: The proposal is not inconsistent with the boundary setbacks stipulated in the CFZDC.

- (r) *Streetscape character*

Response: The proposed two-storey building is not considered beyond that which would normally be expected for standard development allowable under the Code in Community Facility Zone. The development, whilst creating some impact, is not considered to be so detrimental to the street or surrounding development as to warrant refusal or redesign of the proposal

- (s) *Density*

Response: There is no applicable plot ratio for the subject block. Site density of the block will be determined by controls in the development codes such as boundary setbacks, height, building envelope, interface and location of regulated trees etc. The proposal is not inconsistent with these requirements.

- (t) *The proposed building is designed to accommodate a future major increase in enrolment. Student numbers at local schools are presently at peak demographically*

Response: These matters cannot be considered under the Territory Plan. However, the applicant states that there will not be any increase to the existing student numbers (refer to response at above item-g).

- (u) *Clearance around substation*

Response: Actew Electrical Division supported the proposal with conditions (see ENTITY ADVICE).

- (v) *Proposed landscape designs*

Response: Proposed landscape design is not inconsistent with the Code requirements.

- (w) *Increased traffic/traffic noise and adequacy of parking*

Response: The proposal was referred to TCCS and MPAT and both TCCS and MPAT supported the proposal with or without conditions.

- (x) *The pedestrian crossing that is currently located near Brindabella Christian College is not well marked, the lighting in the evening on this crossing is also inadequate*

Response: The proposal was supported by TCCS. Any related issues may be brought to the attention of TCCS by telephone 132281 for investigation.

- (y) *Like to see more use of bus transport for the Lyneham Brindabella Christian College campus; Frequently students of the local schools are dropped off at St. Ninian's and adjacent streets; Brindabella Christian College should run in house parent education on traffic behaviour, as it is reflecting badly on the school and causes upset and grievances in the neighbourhood*

Response: The above matters cannot be addressed through the development application process. The issues may be brought to the attention of Brindabella School for a response.

- (z) *The school is using community land for parking purposes*

Response: The school is using un-leased Territory land for car parking under a licence agreement between the Government and the Brindabella Christian College.

- (aa) *The current car parking is not well maintained*

Response: The issue cannot be addressed through this DA process. The issue may be brought to the attention of the Chief Minister Treasury and Economic Development Directorate for a response if future action is required.

- (bb) *Unauthorised or illegal car parking*

Response: The issue cannot be addressed through the DA process. If it arises, may be brought to the attention of Justice and Community Safety Directorate/TCCS (for illegal car parking) or to the owner of a particular car park (for unauthorised car parking) for investigation.

- (cc) *The school should be required to provide underground parking on their own land; There is plenty of space on their grounds, surely they can construct a larger car park and drop off area; What is the Brindabella Christian College strategy to resolve limited parking issue? I recommend to put up 'Pay parking meters' to ensure appropriate control of supply & demand of car parking spaces and funding for maintenance; Current reshaping work on the carpark to improve drainage is unlikely to rectify this situation; The proponent had years to seal and landscape the carpark. This DA does not include plans to improve this;*

Response: These are not matters which can be considered through this development application process. The suggestions may be brought to the attention of the school for consideration.

- (dd) *The DA does not provide the required motorcycle or disabled parking spaces as required by the parking assessment, in fact no parking plan is provided*

Response: Parking report provided with the DA is supported by MPAT. The applicant provided a revised site plan showing above parking requirements as required by the relevant General Codes.

- (ee) *Construction parking, construction site access, construction plant and traffic control, timing, noise, access to neighbouring properties*

Response: All the construction work must be carried out in accordance with the relevant accepted standards within the ACT. The proposal was referred to ETD, EPA and TCCS and these entities have supported the proposal with conditions. Any related issues may be brought to the relevant entity as applicable.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

CONSERVATOR OF FLORA AND FAUNA

On 30/06/2016 advice was received from the Conservator of Flora and Fauna in relation to the proposal. The advice states that the proposal is not supported:

Ref : Drawing 1/1 Landscape Concepts & Proposed Tree Replacements , Revision 1, dated 30/5/2016.

There are no non-development related criteria which could be found to support the removal of the three regulated trees requested for removal as part of the proposed development.

The trees are noted for removal are as follows: Numbers 75, 78 and 81.

Tree 75, Quercus palustris, Large medium-high quality. Located next to existing building north side of the block.

Tree 78, Ulmus procera, medium quality, co-dominant. Located next to existing basketball court.

Tree 81, Large medium-high quality, Quercus palustris. Located adjacent to Brigalow Street.

It was noted that the site contains a wide mix of mature, semi-mature and young trees within the total landscape and that the school is located on quite a small block.

No other regulated trees on the site will be affected if the development if it is approved, however tree protection measures should be implemented if equipment, or materials are to be stored where there are regulated trees on site.

In response to above comments, the applicant requested the planning and land authority to depart from the Conservator's advice and approve the removal of concerned regulated trees pursuant to s119(2) of the Act. The proposal was referred MPRG for further advice and the MPRG supported the removal of regulated Trees 75, 78 & 81 (see **REASONS FOR THE DECISION**).

TRANSPORT CANBERRA AND CITY SERVICES DIRECTORATE (TCCS)

On 13/07/2016 advice was received from TCCS in relation to the proposal. The advice states that the proposal is not supported and further information required:

Comments

- The proponent needs to submit a traffic impact assessment (TIA) report to support the proposed expansion of the school. This report must analyse any impact on public road network including safe entry / exit (gap analysis, que length, storage capacity etc) of all road users in particular during school peak hours. Adequacy of the bus bays of the expanded school must be demonstrated. This report also needs to recommend appropriate mitigation measures for the traffic impacts (if there any) due to the proposed development. A recent traffic volume count by Roads ACT on the frontage road has been attached for information and consideration in the traffic analysis. However the traffic report should consider future traffic volume on this road after completion of light rail and potential densification of the area.*

2. *The proponent needs to submit an waste management plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT (Waste Code) 2014 for the construction activity and post construction arrangement of the school. If waste collection is proposed on the adjacent land then status of the license arrangement must be mentioned.*

TCCS Asset Acceptance would be happy to work with the proponent to resolve above issues.

The applicant liaises with TCCS to resolve the issues in concern, and on 08/08/2016 advice was received from TCCS supporting the proposal with conditions:

Conditions

1. *This development application (DA 201629628) is supported based on the traffic statement (dated 15 July 2016) provided by Northrop Consulting Engineers. This traffic statement confirmed that an existing building will be demolished to keep existing capacity of the school and no traffic impact assessment is required. However no details of the demolition work and time frame have been mentioned in the traffic statement. The proponent must agree on the proposed demolition work and possible time frame with Environment and Planning Directorate (EPD) Merit Assessment Team.*
2. *A Temporary Traffic Management Plan (TTMP) approval must be obtained from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.*
3. *Landscape Management & Protection Plan (LMPP) approval must be obtained from the Senior Manager, Asset Acceptance, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Asset Acceptance, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.*

Matters raised have been incorporated as either conditions of approval or advice (Conditions B5, C6 and Advisory Note E1).

ENVIRONMENT PROTECTION AUTHORITY (EPA)

On 26/07/2016 advice was received from EPA in relation to the proposal. The advice states that the proposal is supported with conditions:

Advice:

EPA records indicate that underground fuel storage facilities are located at the site.

Section 6 of the ACT Environment Protection Authority "Environmental Guidelines for Service Station Sites and Hydrocarbon Storage", 2014 requires "All decommissioned tanks must be removed unless there are specific operational or structural reasons as to why they must remain". Following the removal of the tanks an environmental assessment must be undertaken in accordance with the requirements of the Contaminated Sites Environment Protection Policy, ACT EPA 2009.

The EPA would support Development Application subject to the following conditions:

Conditions:

During demolition, if any, and prior to the commencement of new development works:

The underground fuel storage tank and related infrastructure must be removed in accordance with the WorkSafe ACT requirements;

The site and any off-site impacted areas (including groundwater, if necessary) must be assessed and remediated (if required) by a suitably qualified environmental consultant in accordance with the ACT Environment Protection Authority (EPA) Contaminated Sites Environment Protection Policy 2009, and associated guidelines;

A copy of the environmental site assessment report into the suitability of the site for its permitted uses must be provided to the EPA for review and endorsement within 15 days of completion of the report;

Any contaminated soil landfarmed on site must be approved by EPA prior to landfarming commencing;

Any soil disposed of from the site must be assessed in accordance with the requirements of EPA Information Sheet No.4 available at www.environment.act.gov.au.

No material is to be removed from site without EPA approval.

All works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011", available by calling 132281.

Matters raised have been incorporated as either conditions of approval or advice (Conditions B5, C6 and Advisory Note E1).

ActewAGL Electrical Division

On 06/07/2016 advice was received from Actew Corporation in relation to the proposal. The advice states that the proposal is not supported (attached).

The applicant liaises with Actew to resolve the issues in concern (provided additional information), and on 15/08/2016 advice was received from Actew supporting the proposal with conditions (attached).

Matters raised have been incorporated as either conditions of approval or advice (Conditions B5, C6 and Advisory Note E1).

Actew gas networks

On 28/06/2016 advice was received from Jemena in relation to the proposal. The advice states that the proposal is supported with conditions (attached).

Matters raised have been incorporated as either conditions of approval or advice (Conditions B5, C6 and Advisory Note E1).

Icon Water

On 29/06/2016 and on 12/08/2016 advice was received from Icon Water in relation to the proposal. The advice states that the proposal is supported with conditions (attached).

Matters raised have been incorporated as either conditions of approval or advice (Conditions B5, C6 and Advisory Note E1).

Education and Training Directorate (ETD)

On 14/07/2016 advice was received from ETD in relation to the proposal:

The Education Directorate wishes to submit the following comments and conditions in relation to DA 201629628:

1. *The Education Directorate would like a construction traffic management plan prepared for the development.*
2. *The Education Directorate requests that access to Brigalow Street by construction vehicles associated with the works proposed in the DA be undertaken outside of the peak pick-up drop-off times of the school during school term (ie 8.30-9.30am and 3.00-4.00pm). This request is to ensure the safety of students travelling to schools along Brigalow Street and the functionality of Brigalow Street. Please consult with EDU if there are any issues regarding this request.*
3. *A temporary 1.8m high security fence be provided around the demolition/construction works, unless the construction is in a secured area. This is to ensure the safety of primary school students accessing Lyneham Primary School.*
4. *The Education Directorate would like information on where construction vehicles will access the site.*
5. *Proof of the provision of sufficient parking for the construction workers is to be provided to ensure there is no usage of car parking usually utilised by school staff, visitors or parents of students.*
6. *Ensure visibility for the entrance way of the construction works to ensure safety of students walking to school.*
7. *The Education Directorate request that a Traffic impact and parking assessment report be provided to show that the school's current parking arrangements and Brigalow Street can accommodate increased usage resulting from the proposed development.*
8. *Consideration of the noise impact on the Lyneham Primary School and Lyneham High School from 9-3pm (Monday to Friday). Building activities involving high noise levels should be minimised during school hours. Here is the link to the school calendar:
http://www.det.act.gov.au/school_education/term_dates_and_public_holidays*

The applicant liaises with ETD to resolve the issues in concern, and on 23/08/2016 advice was received from ETD supporting the proposal:

The Education Directorate supports Development Application 201629628 for Block 4 Section 41 Lyneham.

..... note that the proponent has addressed our comments relating to the proposed development's impact on car parking and the local street network and student safety.

INTERNAL REFERRAL

Transport Planning

On 14/07/2016 advice was received from EPD Major Projects and Transport (MPAT) in relation to the proposal. The advice states that:

Comment: Major projects and Transport has reviewed the information provided and note the following:

- *The area is already under high parking pressure with the survey indicating that the car parks identified are at 90%+ capacity during peak periods.*
- *The DA officer may wish to request further information from the applicant to identify what alternative options and arrangements could be introduced to reduce the demand for car parking (ie. A workplace travel plan). The DA officer may also wish request information that indicates where short stay (pick up/ drop off spaces) and long stay spaces will be located.*
- *Northrop has suggested a reduction in long stay parking of 50% for the new development if 3 spaces are provided for teaching staff. It is unclear why this reduction is appropriate.*
- *The applicant has noted the requirement to provide motorcycle and disability parking, however has not indicated where these spaces will be located or how they will be differentiated from regular car spaces. The DA officer may wish to request this information.*
- *The application indicates that some of the existing buildings will be demolished following the completion of this development. The DA officer may wish to request further information about this.*

This information would be helpful to gain a better understanding of the likely future parking demand created by the school.

In response to above comments, the applicant provided additional information and on 22/08/2016 advice received from MPAT which states:

MPAT have no issues with the proposal. In relation to the further information it appears that the applicant has satisfactorily addressed the previous comment. The DA officer should ensure that motorcycle and disability parking is provided in accordance with PVAGC

The applicant provided information showing motorcycle and bicycle parking in accordance with the Parking and Vehicular Access General Code (PVAGC).

PART 4 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electronically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Planning Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for S165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Email: esddcustomerservices@act.gov.au or on the planning and land authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"TREE DAMAGING ACTIVITY" APPROVAL

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Territory and Municipal Services Directorate.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Public Unleased Land Act of 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Territory and Municipal Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TAMSD.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damage to ACT Government assets (including footpaths) caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify the Territory and Municipal Services Directorate of any existing damage to public facilities.

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. Icon Water's water meters are accountable items and must not be removed from the site or otherwise disposed of.

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

Water restrictions or permanent water conservation measures may be in force in the ACT and may prohibit or affect the filling of new pools, ponds and fountains using potable (tap) water drawn from Icon Water's potable water supply system. Applicants wishing to use water drawn from the potable water supply system to fill a new pool, pond or fountain are advised to first contact Icon Water's conservation office on (02) 62483131. Where water restrictions or permanent water conservation measures would otherwise prevent or affect the filling of a new pool, pond or fountain, it might be possible to obtain an exemption to fill the pool, pond or fountain using potable water.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE**131 450**

Canberra and District - 24 hours a day, seven days a week

From: EPD, Customer Services
Sent: Monday, 5 September 2016 2:33 PM
To: 'devapp@actewagl.com.au'; 'developmentapplications@iconwater.com.au';
[REDACTED] 'TAMS.CIS.ASG.DA@ACT.GOV.AU'; EPAPanningLiaison;
'esddstrategicplanningreferrals@act.gov.au'; TCCS_CP TreeProtectionACTPLARef; DET School
Planning; Sullivan, Susan; Chadwick, Graham
Subject: NOTICE OF DECISION-201629628-4/41 LYNEHAM [SEC=UNCLASSIFIED]
Attachments: DISPATCHADVICECHECKLIST-201629628-01.obr; NOTICE OF DECISION-201629628-SIGNED.obr

Good Afternoon,

Please see attached Notice of Decision for 4/41 LYNEHAM
Development Application No: 201629628

Kind regards,

Customer Services

Phone: 02 6207 1923

[Access Canberra](#) | Environment & Planning | [ACT Government](#)

Dame Pattie Menzies House 16 Challis Street Dickson ACT | GPO Box 1908 Canberra ACT 2601

Please consider the environment before printing this e-mail



From: EPD, Customer Services
Sent: Monday, 5 September 2016 3:14 PM
To: [REDACTED]
Subject: NOTICE OF DECISION-201629628-4/41 LYNEHAM [SEC=UNCLASSIFIED]
Attachments: NOTICE OF DECISION-201629628-SIGNED#2.pdf; LETTER TO REPRESENTOR [REDACTED].pdf

ADVICE TO REPRESENTOR AFTER DECISION

**BLOCK: 4 SECTION: 41 SUBURB: LYNEHAM
DEVELOPMENT APPLICATION NUMBER: 201629628**

Development Application Number 201629628 has been subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the Planning and Development Act 2007.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson, ACT.

If you wish to seek a review of the decision with the ACT Civil and Administrative Appeals Tribunal (ACAT), you must lodge an application form together with the required fee within 28 days from the date of this letter to:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore Street (the Health Building)
CANBERRA CITY, ACT, 2601

An application form can be obtained from either the ACAT at Level 4, 1 Moore Street, Canberra City or from the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. If you require further information about the ACAT's requirements or the review process, their office can be contacted on (02) 6207 1740.

If you apply for a review of the decision, the Authority will at the direction of the ACAT, give written notice to the applicant, and any interested parties that:

- You have applied to the ACAT for a review of the decision; and
- They are entitled to apply to be made a party to the proceedings for the review.

The applicant's name and postal address can be obtained from the Public Register.

As this application has been approved subject to conditions, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

If you require any further information please contact (02) 6207 1923.

Yours sincerely

Customer Services

05 September 2016



ADVICE TO REPRESENTOR AFTER DECISION

Dear 

**BLOCK: 4 SECTION: 41 SUBURB: LYNEHAM
DEVELOPMENT APPLICATION NUMBER: 201629628**

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As this application has been approved subject to conditions, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

If you require any further information please contact (02) 6207 1923.

Yours sincerely

Customer Services

05 September 2016

From: EPD, Customer Services
Sent: Tuesday, 6 September 2016 8:47 AM
To: 'studio@sqca.com.au'
Cc: 'gregz@wings-of-eagles.com'
Subject: NOTICE OF DECISION & ENTITY ADVICE-201629628-4/41 LYNEHAM (Email 1 of 3)
Attachments: Icon Water Application Decision. Application - 155808. Lyneham - 4/41 (Email 4 of 4); Icon Water Application Decision. Application - 156837. Lyneham - 4/41; NOTICE OF DECISION-201629628-SIGNED.pdf

Good Morning,

Please see attached Notice of Decision & Entity Advice for 4/41 LYNEHAM Development Application No: 201629628

Kind regards,

Customer Services

Phone: 02 6207 1923

[Access Canberra](#) | Environment & Planning | [ACT Government](#)

Dame Pattie Menzies House 16 Challis Street Dickson ACT | GPO Box 1908 Canberra ACT 2601

Please consider the environment before printing this e-mail



From: EPD, Customer Services
Sent: Tuesday, 6 September 2016 8:47 AM
To: 'studio@sqca.com.au'
Cc: 'gregz@wings-of-eagles.com'
Subject: NOTICE OF DECISION & ENTITY ADVICE-201629628-4/41 LYNEHAM (Email 2 of 3)
[SEC=UNCLASSIFIED]
Attachments: COMM - Jemena - 201629628 - Block 4 SEction 41 Lyneham; Icon Water Application Decision.
Application - 155808. Lyneham - 4/41 (Email 1 of 4); Icon Water Application Decision.
Application - 155808. Lyneham - 4/41 (Email 2 of 4); Icon Water Application Decision.
Application - 155808. Lyneham - 4/41 (Email 3 of 4)

Good Morning,

Please see attached Notice of Decision & Entity Advice for 4/41 LYNEHAM
Development Application No: 201629628

Kind regards,

Customer Services

Phone: 02 6207 1923

Access Canberra | Environment & Planning | **ACT Government**

Dame Pattie Menzies House 16 Challis Street Dickson ACT | GPO Box 1908 Canberra ACT 2601

Please consider the environment before printing this e-mail

From: EPD, Customer Services
Sent: Tuesday, 6 September 2016 8:47 AM
To: 'studio@sqca.com.au'
Cc: 'gregz@wings-of-eagles.com'
Subject: NOTICE OF DECISION & ENTITY ADVICE-201629628-4/41 LYNEHAM (Email 3 of 3)
[SEC=UNCLASSIFIED]
Attachments: ActewAGL Application Decision. Application - 155782. Lyneham - 4/41; ActewAGL Application Decision. Application - 156859. Lyneham - 4/41; FW: COMM-JEMENA-201629628-BLOCK 4 SECTION 41 LYNEHAM

Good Morning,

Please see attached Notice of Decision & Entity Advice for 4/41 LYNEHAM Development Application No: 201629628

Kind regards,

Customer Services

Phone: 02 6207 1923

[Access Canberra](#) | Environment & Planning | [ACT Government](#)

Dame Pattie Menzies House 16 Challis Street Dickson ACT | GPO Box 1908 Canberra ACT 2601

Please consider the environment before printing this e-mail

Planning and Development Act 2007

Development Application

Application Number: **201629628S165C**

Type of Application

The type of application you are applying for is a S165 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
LYNEHAM	41	4	136

Street Address

136 BRIGALOW STREET, LYNEHAM

Applicant Details

ACN or ABN

81091693350

Company Name

SQC Architecture

Position held / Title

Architect

Salutation

None

First Name

Remco

Surname

De Vries

Postal Address 1

PO Box 4262

Postal Address 2

Postal Address 3

Suburb

HAWKER

State/Territory

ACT

Postcode

2614

Country

Australia

Phone Number

62788500

Fax Number

Mobile Number

Email

studio@sqca.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Agency

Australian Business Number (ABN)

21100229669

Company Name

Brindabella Christian Education Limited

Position held / Title

Chair

Salutation

None

First Name

Greg

Surname

Zwajgenberg

Postal Address 1

136 Brigalow Street

Postal Address 2

Postal Address 3

Suburb

Lyneham

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

62474644

Fax Number

62487940

Mobile Number

Email

List Amendments Being Satisfied

All drawings addressing minor inconsistencies between the drawings i.e. inconsistent notations, identifications of existing buildings etc.

A001 - SITING OF PROPOSED JUNIOR SCHOOL BUILDING.PDF --> INCONSISTENT NAMING OF BUILDING

A002 - SITE PLAN.PDF --> INCONSISTENT NAMING OF BUILDING

C150918-C201 EXTERNAL SERVICES PLAN.PDF --> INCONSISTENT PROJECT TITLE, INCONSISTENT NAMING OF BUILDING

C150918-C202 EXTERNAL SERVICES DETAILS.PDF --> INCONSISTENT PROJECT TITLE

C150918-C203 WATER METER PIT DETAILS.PDF --> INCONSISTENT PROJECT TITLE

11167.02_DT_001_REV A_SIGNED.PDF --> INCONSISTENT NAMING OF BUILDING

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

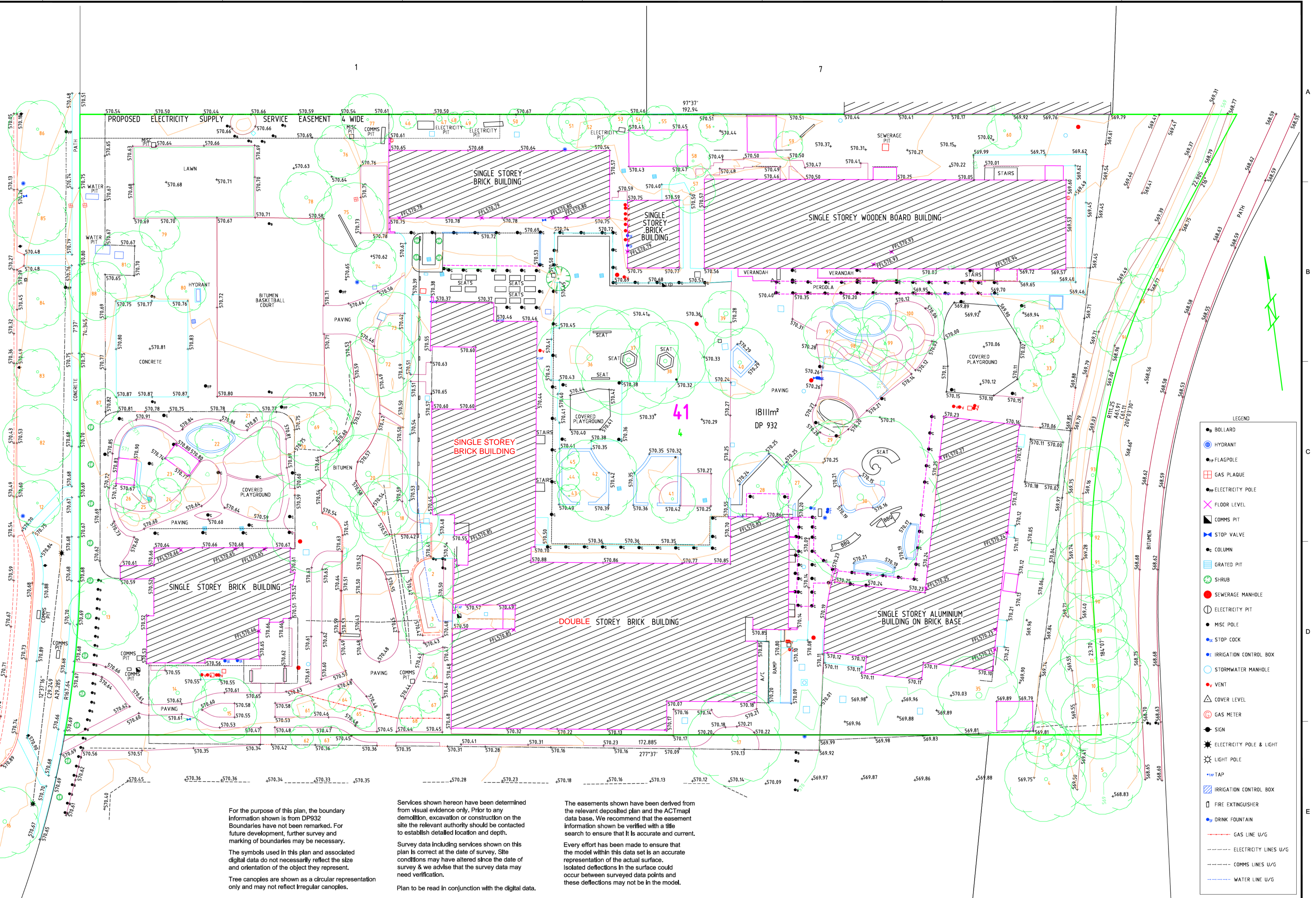
I accept the above declarations:

Accept

Acceptance Date

10/10/2016

Pl Num	Canopy	Trunk Dia	Height	No. of Trunks	Trunk Circ
1	16	0.6	1.9	1.9	1.9
2	10	0.4	1.3	1.3	1.3
3	10	0.5	1.6	1.6	1.6
4	10	0.5	1.7	1.7	1.7
5	10	0.7	2.1	2.1	2.1
6	6	0.3	0.9	0.9	0.9
7	8	0.5	1.1	1.1	1.1
8	6	0.3	0.9	0.9	0.9
9	10	0.6	1.6	1.6	1.6
10	10	0.8	1.6	1.6	1.6
11	10	0.4	1.6	1.6	1.6
12	8	0.3	1.9	1.9	1.9
13	10	0.6	1.5	1.5	1.5
14	10	0.6	1.5	1.5	1.5
15	10	0.6	1.5	1.5	1.5
16	10	0.6	1.5	1.5	1.5
17	10	1.1	1.9	1.9	1.9
18	10	0.8	1.7	1.7	1.7
19	10	0.9	1.6	1.6	1.6
20	10	0.9	1.6	1.6	1.6
21	6	0.15	3.4	2.8	2.8
22	6	0.15	3.4	2.8	2.8
23	6	0.15	3.4	2.8	2.8
24	6	0.15	3.4	2.8	2.8
25	6	0.15	3.4	2.8	2.8
26	6	0.15	3.4	2.8	2.8
27	6	0.15	3.4	2.8	2.8
28	6	0.15	3.4	2.8	2.8
29	4	0.1	4.5	0.8	0.8
30	4	0.1	4.5	0.8	0.8
31	4	0.1	4.5	0.8	0.8
32	6	0.15	6.5	0.9	0.9
33	4	0.1	4.5	0.8	0.8
34	4	0.1	4.5	0.8	0.8
35	4	0.1	4.5	0.8	0.8
36	10	0.6	1.6	1.6	1.6
37	10	0.6	1.6	1.6	1.6
38	10	0.6	1.6	1.6	1.6
39	8	0.75	12.5	3	2.4
40	12	0.6	1.9	1.9	1.9
41	8	0.4	8.5	1.3	1.3
42	10	0.55	12.5	1.7	1.7
43	4	0.2	7	0.9	0.9
44	4	0.15	7	0.5	0.5
45	4	0.15	6.5	0.5	0.5
46	4	0.1	4.5	0.3	0.3
47	1	0.06	5	0.2	0.2
48	2	0.06	5	0.2	0.2
49	2	0.1	5	0.3	0.3
50	2	0.1	5	0.3	0.3
51	7	0.85	6	1.7	1.7
52	9	0.45	8	1.4	1.4
53	4	0.15	4	0.5	0.5
54	4	0.15	6	0.9	0.9
55	6	0.2	20	2.0	2.0
56	5	0.2	6.5	0.6	0.6
57	8	0.85	10.5	2.0	2.0
58	6	0.35	6.5	1.1	1.1
59	5	0.35	6	0.9	0.9
60	6	0.35	6	1.1	1.1
61	4	0.1	4.5	0.3	0.3
62	4	0.1	4.5	0.3	0.3
63	4	0.1	4.5	0.3	0.3
64	4	0.1	4.5	0.3	0.3
65	4	0.1	4.5	0.3	0.3
66	4	0.1	4.5	0.3	0.3
67	4	0.1	4.5	0.3	0.3
68	4	0.1	4.5	0.3	0.3
69	10	0.6	16.5	1.9	1.9
70	8	0.35	16.5	1.9	1.9
71	12	0.55	14	4	3.0
72	11	0.5	12	2	1.6
73	8	0.3	11.5	1.9	1.9
74	10	0.6	16.5	1.9	1.9
75	10	0.6	16.5	1.9	1.9
76	9	0.35	10	1.1	1.1
77	9	0.35	10	1.1	1.1
78	9	0.35	10	1.1	1.1
79	7	0.32	7	0.7	0.7
80	7	0.32	7	0.7	0.7
81	7	0.32	7	0.7	0.7
82	7	0.32	7	0.7	0.7
83	8	0.4	13.7	1.9	1.9
84	10	0.4	13.9	1.9	1.9
85	10	0.4	13.9	1.9	1.9
86	10	0.4	13.9	1.9	1.9
87	6	0.2	8	1.6	1.6
88	10	0.4	9	1.3	1.3
89	10	0.4	9	1.3	1.3
90	10	0.4	16.5	1.9	1.9
91	10	0.4	16.5	1.9	1.9
92	10	0.4	16.5	1.9	1.9
93	10	0.4	16.5	1.9	1.9
94	8	0.3	10.5	1.6	1.6
95	8	0.3	10.5	1.6	1.6
96	10	0.6	8.5	1.9	1.9
97	10	0.3	11.3	0.9	0.9
98	10	0.3	12	0.9	0.9
99	10	0.4	14	1.9	1.9
100	10	0.7	17.5	2.2	2.2



For the purpose of this plan, the boundary information shown is from DP932. Boundaries have not been remarked. For future development, further survey and marking of boundaries may be necessary.

The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Tree canopies are shown as a circular representation only and may not reflect irregular canopies.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Survey data including services shown on this plan is correct at the date of survey. Site conditions may have altered since the date of survey & we advise that the survey data may need verification.

Plan to be read in conjunction with the digital data.

The easements shown have been derived from the relevant deposited plan and the ACTmap1 data base. We recommend that the easement information shown be verified with a title search to ensure that it is accurate and current.

Every effort has been made to ensure that the model within this data set is an accurate representation of the actual surface. Isolated deflections in the surface could occur between surveyed data points and these deflections may not be in the model.

- LEGEND
- BOLLARD
 - HYDRANT
 - FLAGPOLE
 - GAS PLAQUE
 - ELECTRICITY POLE
 - ✕ FLOOR LEVEL
 - COMMS PIT
 - ▲ STOP VALVE
 - COLUMN
 - GRATED PIT
 - SHRUB
 - SEWERAGE MANHOLE
 - ELECTRICITY PIT
 - MISC POLE
 - STOP COCK
 - IRRIGATION CONTROL BOX
 - STORMWATER MANHOLE
 - VENT
 - ▲ COVER LEVEL
 - GAS METER
 - SIGN
 - ELECTRICITY POLE & LIGHT
 - LIGHT POLE
 - TAP
 - IRRIGATION CONTROL BOX
 - FIRE EXTINGUISHER
 - DRINK FOUNTAIN
 - GAS LINE U/G
 - ELECTRICITY LINES U/G
 - COMMS LINES U/G
 - WATER LINE U/G

CLIENT
SQC ARCHITECTURE

DISCLAIMER:
This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

REVISION	DATE	ZONE
A PLAN UPDATED	19/01/16	

Contour Interval 0.25 BM SR1481
Datum A.H.D RL 570.560

Scale 1:300

Surveyed 16/12/2015
Drawn S.WADE 17/12/2015
Checked
Approved

Surveyor, Registered under the Surveyors Act 2007.

LANDdata SURVEYS

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11-13 Lawry Place
MACQUARIE, ACT 2614

INCORPORATING:
WILLIAM L. BACKHOUSE
SURVEYORS, PLANNERS & DEVELOPMENT CONSULTANTS.

T: (02) 9634 2866
Suite 8, 38 Brookhollow Ave.,
Northwest Business Park
Baulkham Hills, NSW 2153

DETAIL SURVEY
BLOCK 4 SECTION 41
LYNEHAM

Proj No. 11167.02 Rev A

Sheet No. 1 of 1 11167.02_DT_001

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THE FOOTPRINT OF THE BUILDING IS AS CONDENSED AS POSSIBLE FOR THE PROPOSED PROGRAM. CONSIDERING A SMALLER BUILDING INCLUDING AN ADDITIONAL STOREY WILL NOT LEAD TO LESS IMPACT ON THE REGULATED TREES AND WOULD HAVE A NEGATIVE EFFECT ON BUILDINGS ON SITE AS WELL AS NEIGHBOURING BUILDINGS. THE STUDENT POPULATION FOR THE PROPOSED BUILDING WOULD NOT BE SERVED BY THE ADDITIONAL STOREY.

TO THE NORTH, THE PROPOSED BUILDING SITS HARD AGAINST THE SERVICES EASEMENT

MOVING THE BUILDING IN EASTERN DIRECTION IS LIMITED DUE TO THE EXISTING BUILDINGS. IT WOULD ALSO HAVE A BIG IMPACT ON CIRCULATION, AND OUTDOOR PLAY SPACE AROUND THE BUILDING

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name AJITH BUDDHADASA
 Date 17/10/2016

MOVING THE BUILDING IN WESTERN DIRECTION IS RESTRAINED BY THE CLOSENESS TO THE BOUNDARY AND THE ELECTRICAL POSTS IN THE VERGE

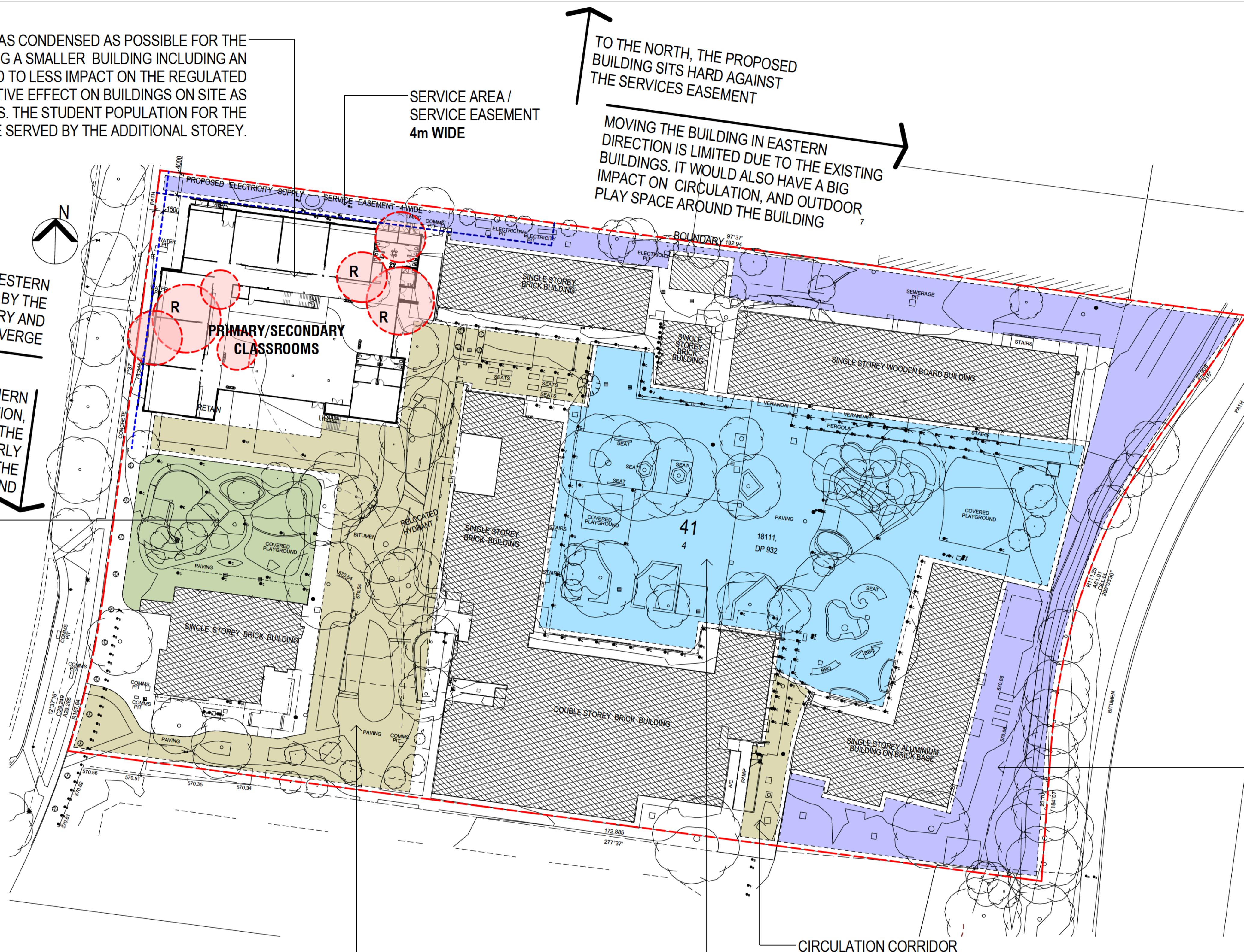
MOVING THE BUILDING IN SOUTHERN DIRECTION WOULD LIMIT CIRCULATION, AND OUTDOOR PLAY SPACE AROUND THE BUILDING, AND NEGATIVELY ON THE EARLY LEARNING CENTRE AND THE REQUIREMENTS FOR ITS PLAYGROUND

ENCLOSED PLAYGROUND AREA BELONGING TO THE EARLY LEARNING CENTRE

MAIN CIRCULATION AREA. FUTURE LANDSCAPE DESIGN INCLUDES THE PLANTING OF DECIDUOUS TREES FOR OUTDOOR CONGREGATION OF STUDENTS ACTIVATING THE URBAN QUALITY OF THIS AREA

COURTYARD AREA USED FOR PLAYGROUND, LUNCH BREAKS, OUTDOOR LEARNING, FOOD TECHNOLOGY. THIS AREA CONTAINS A SUBSTANTIAL AMOUNT OF LARGE REGULATED TREES

SERVICE AREA USED FOR STORAGE OF MAINTENANCE MATERIAL, SECURE BICYCLE PARKING SECURE OUTDOOR EDUCATIONAL MATERIAL STORAGE



Amendment Register:		
No.	Date	Amendment
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:
SQC ARCHITECTURE
 Suite 4 Hawker Professional Centre
 Hawker Place, Hawker ACT 2614
 T +61 2 6278 8500
 E studio@sqa.com.au
 sqca.com.au
 ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE

Project Title:
 PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status:
DEVELOPMENT APPLICATION

Project Address:
 136 Brigalow Street, LYNEHAM ACT 2602

Block: 4 Section: 41 Division: LYNEHAM

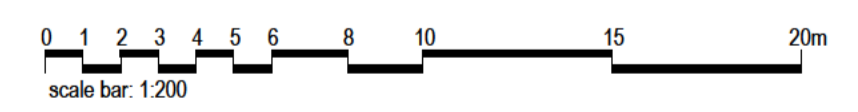
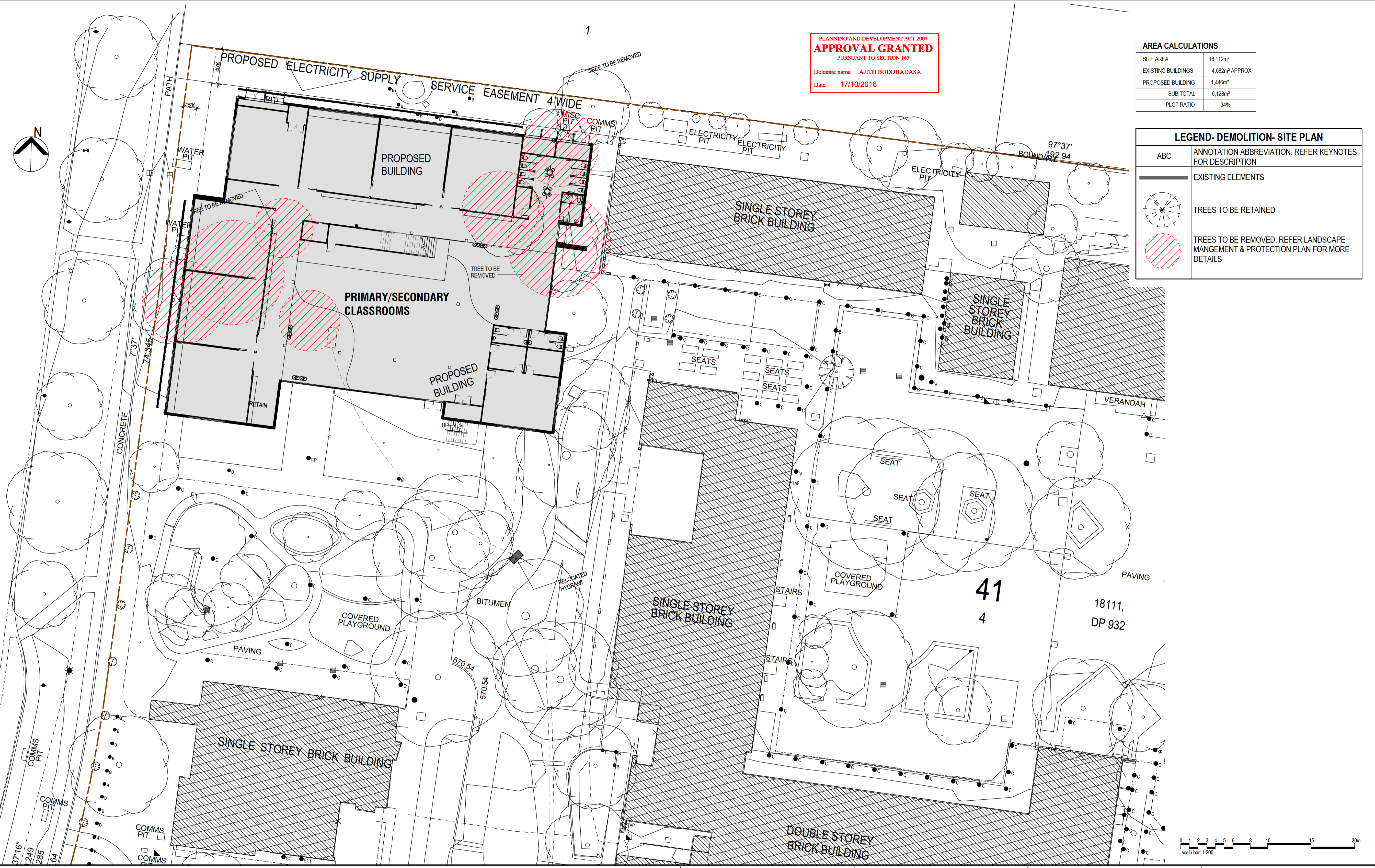
Drawing Title:
SITING OF PROPOSED JUNIOR SCHOOL BUILDING

Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
Scale: 1:400@A1 \\ Half Scale @A3	Drawn: SDV	QA Ref: 1506.06	Sheet No: A001
			Amendment: A

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name AJITH BUDDHADASA
Date 17/10/2016

AREA CALCULATIONS	
SITE AREA	18,112m ²
EXISTING BUILDINGS	4,682m ² APPROX
PROPOSED BUILDING	1,446m ²
SUB TOTAL	6,128m ²
PLOT RATIO	34%

LEGEND- DEMOLITION- SITE PLAN	
ABC	ANNOTATION ABBREVIATION. REFER KEYNOTES FOR DESCRIPTION
	EXISTING ELEMENTS
	TREES TO BE RETAINED
	TREES TO BE REMOVED. REFER LANDSCAPE MANGEMENT & PROTECTION PLAN FOR MORE DETAILS



Amendment Register		
No.	Date	Amendment
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:
SQC ARCHITECTURE
 Suite 4 Hawker Professional Centre
 Hawker Place, Hawker ACT 2814
 T +61 2 6278 9500
 studio@sqa.com.au
 sqca.com.au
 ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE
 Project Title:
PROPOSED JUNIOR SCHOOL BUILDING
 All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status:
DEVELOPMENT APPLICATION
 Project Address:
 136 Brigalow Street, LYNEHAM ACT 2602
 Block: 4 Section: 41 Divison: LYNEHAM

Drawing Title:
SITE PLAN
 Project Number: 1506.06 Design Architect: NG Project Architect: SDV Design Verifier: RS
 Scale: As indicated@A1 \\ Half Scale @A3 Draw: SDV
 QA Ref: 1506.06 Sheet No: **A002** Amendment: **A**

C:\Users\Steve_SQA\Documents\1506.06 BC - JUNIOR SCHOOL_Layout.rvt 02/06/16 16:45