

Planning and Development Act 2007

Development Application

Application Number: **201629628**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb

LYNEHAM

Section

41

Block Number

4

Unit Number

136

Street Address

136 BRIGALOW STREET, LYNEHAM

Applicant Details

What type of applicant are you:

Business

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:

 Organisation or Government entity

Australian Business Number (ABN)

21100229669

Company Name

Brindabella Christian Education Limited

Position held / Title

Chair

Salutation

Mr

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

gregz@wings-of-eagles.com

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CFZ Community facility zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Community Facility Zone Development Code

Please specify all relevant precinct code/s applied to your proposal

N/A

Fully Describe Your Proposal

Please provide a full description of your proposal

New Junior school building

- 15 class rooms, wet learning and outdoor learning spaces
- Large communal space
- teachers areas

NOTE: We propose to remove three regulated trees for development reasons. Our rationale for this can be found in our response to Rule 21 of the Community Facility zone development code. As well as on drawing A001(A), where we provide detailed explanation for the siting, location and constraints that lead to the need for removal of these trees.

Proposed Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium

Educational use

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment and Planning Directorate on (02)62071923)

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Planning Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Planning Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Community Use (includes Institutional)

Community Use

Please select a Community Use sub type:

New building

New building storeys

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m²?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

4682.00

B - Gross Floor Area to be demolished (m²)

0.00

C - Gross Floor Area to be added (m²)

2718.14

D - Total Gross Floor Area of development (A-B+C)(m²)

7400.139999999999

E - COST OF WORKS at D* (\$)

5867615.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application (e.g. metal carport, pergola, deck, verandah) (m²)

0.00

G - Parking areas – undercover

0.00

H - COST OF WORKS (F & G) (\$)

0.00

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

2000.00

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

*Cost of works **MUST** be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.

Demolition, Trees

Demolition

Is the [Demolition](#) item relevant to your proposal?

No

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

Contamination

Is the **Contamination** item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for **referral** to Entity?

Yes

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

No

Utilities

Is the **Utilities** item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Gas

Have you provided Entity Endorsement?

No

Have you provided required documentation for **referral** to Entity?

Yes

Location Requirements

Location Requirements

Is the Location Requirements item relevant to your proposal?

No

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

Yes

Site Access, Parking, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Parking (Car)

Is the *Parking (car)* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Parking (Bicycle)

Is the *Parking (bicycle)* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Lighting

Is the *Lighting* item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the *Signs* item relevant to your proposal?

No

Neighbourhood Plans

Is the *Neighbourhood Plans* item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

No

Survey Requirements - S.139(2)(i) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(j) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width*

and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment and Planning Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment and Planning Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

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 the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement 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;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment and Planning Directorate will not provide written advice of this decision. I/we also understand that the Environment and Planning Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment and Planning Directorate its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment and Planning Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

03 Jun 2016

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPD for review.

Development applications (DAs) can be delayed unnecessarily because EPD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to be performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the

Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details:

Environment and Planning Directorate
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: epdcustomerservices@act.gov.au
Website: www.environment.act.gov.au



Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block 4 Section 41 Suburb Lynnham

Unit No. 136 Street Address Brigalow Street

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name Brindabella Christian Education Ltd Representative: Greg Zwajgenberg 2nd Lessee Name Wendy Chesworth Representative:

LESSEE AUTHORISATION

This appointment is made under the Planning and Development Act 2007 and relates to: (please tick)

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as the Applicant) detailed below:

- to obtain information in relation to this site through the pre-application process to act on my/our behalf in relation to a development application for the abovementioned site/s to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR

Company Name SQC Architecture Email address studio@sqa.com.au

Company Nominees - a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 Nicholas Goodwin Nominee 2 Kemco de Vries Nominee 3

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1st Lessee's
Signature

Date

19/5/16

2nd Lessee's
Signature

Date

19/05/16

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant
Name

Nicholas Goodwin

Company
Name

SQC Architecture

Signature



Date

12.05.16

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate
Name

Agency Name

Signature

Date

Delegate
Name

Agency Name

Signature

Date

THIS AUTHORISATION **DOES NOT** CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected EPD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment and Planning Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell, ACT 2911
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 TTY: (02) 6207 2622
Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

Statement against Relevant Criteria MERIT TRACK

Educational Establishment

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

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

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.	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>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>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>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>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>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>

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. 		<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	R23 N/A

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>

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 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>R25 YES – Waste management measures are part of the whole of campus waste management that is already in place (central hopper collection).</p>
7.2 Utilities		
<p>R26 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 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>R26 A dial before you dig has been done, any conflicting information has been taken on by the specialist consultants connected to the project.</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>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>

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 	C11 YES
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>	C12 N/A
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>	C13 YES
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>	R14 N/A – No traffic directional signage included in the project.
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 	C15 N/A - No traffic directional signage included in the project.
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. 	C16 N/A

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
	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.	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.	C24 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to access and security.
There is no rule applicable.	C25 Security of pedestrian routes, bicycle paths and lanes are provided by: 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.	C25 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to access and security.
There is no rule applicable.	C26 When planting adjacent to pedestrian /bicycle routes: 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.	C26 YES – The whole of campus landscape design takes all requirements into consideration. And provides a holistic approach to access and security. NOTE: There are no bicycle paths included as part of this project.
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	R27 N/A – All pedestrian paths are internal to the campus and therefore do not have to comply to this standard.
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	R28 N/A – There are no bicycle paths included as part of this project.
6.2 Pedestrian underpasses and overpasses		
There is no rule applicable.	C29 The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed:	C29 N/A

Rules	Criteria	Response
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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



**150918 – BRINDABELLA CHRISTIAN COLLEGE – EARLY LEARNING CENTRE
BLOCK 4, SECTION 41 - LYNEHAM
WATER SENSITIVE URBAN DESIGN REPORT**

INTRODUCTION

This report presents the Water Sensitive Urban Design (WSUD) works that are proposed for the development of the Brindabella Christian College Early Learning Centre at Block 4, Section 41 – Lyneham by SQC Architects.

This report outlines Territory Plan requirements associated with this development in relation to stormwater quality, stormwater quantity and water use reduction.

PROJECT OUTLINE

The site is approximately 18,112m² however only a portion of this it proposed to be redeveloped as part of these works and so the development site area of 1,950m² will be assessed. Currently the site is a developed and is zoned CF: Community Facilities.

WATER SENSITIVE URBAN DESIGN

Stormwater Quality

The Community Facility Zone Development Code (The Code), under rule R15, states the following requirements in relation to stormwater quality for sites 5,000m² or larger:

- Reduction in Total Suspended Solids (TSS) by at least 60 per cent
- Reduction in Total Phosphorous (TP) by at least 45 per cent
- Reduction in Total Nitrogen (TN) by at least 40 per cent

As our development site is less than the required 5,000m² this rule is not applicable to this development.

Stormwater Quantity

The Code states, under rule R16, the following requirements in relation to stormwater quantity for sites larger than 2,000m²:

- 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, or,
- The 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels.

As our development site is less than the required 2,000m² this rule is not applicable to this development.



sellick
consultants

The Code also states, under rule R17, the following requirements in addition to the above in relation to stormwater quantity for sites larger than 2,000m²:

- 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.
- 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.

As our development site is less than the required 2,000m² this rule is not applicable to this development.

SUMMARY

The Brindabella Christian College Early Learning Centre will have no requirements for Water Sensitive Urban Design in accordance with the Territory Plan for Community Facilities and the Water Sensitive Urban Design General Code as long as the development area remains under 2,000m².

Sellick Consultants

Prepared by:

Alex McLennan
B.E. MIE (Aust)
Civil Engineer
for Sellick Consultants Pty Ltd

Date: 02.06.16

structural civil hydraulic engineers

PROPOSED JUNIOR SCHOOL BUILDING



DRAWING LIST

NUMBER	NAME	REV
A000	COVER PAGE	-A
A001	SITING OF PROPOSED JUNIOR SCHOOL BUILDING	-A
A002	SITE PLAN	-A
A101	L0 - FLOOR PLAN	-A
A102	L1 - FLOOR PLAN	-A
A107	ROOF PLAN	-A

DRAWING LIST

NUMBER	NAME	REV
A200	ELEVATIONS	-A
A201	ELEVATIONS	-A
A300	SECTIONS	-A
A600	CONSTRUCTION DETAILS	-A

NOTE: SIGNAGE AS SHOWN ON THIS DRAWING IS NOT PART OF THE DEVELOPMENT APPLICATION. THIS IMAGE IS FOR 3D VISUALISATION PURPOSES ONLY.

No.	Date	Description
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:



Project Title:
PROPOSED JUNIOR SCHOOL BUILDING

Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

Block: 4 Section: 41 Divison: LYNEHAM

Drawing Title:
COVER PAGE

Client:
BRINDABELLA CHRISTIAN COLLEGE

DEVELOPMENT APPLICATION

Design Architect: NG	Project Architect: SDV	Design Verifier: RS
Scale: @A1 \\ Half Scale @A3		Drawn: SDV
QA ref: Project Number: 1506.06	Sheet No: A000	Amendment: A

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

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

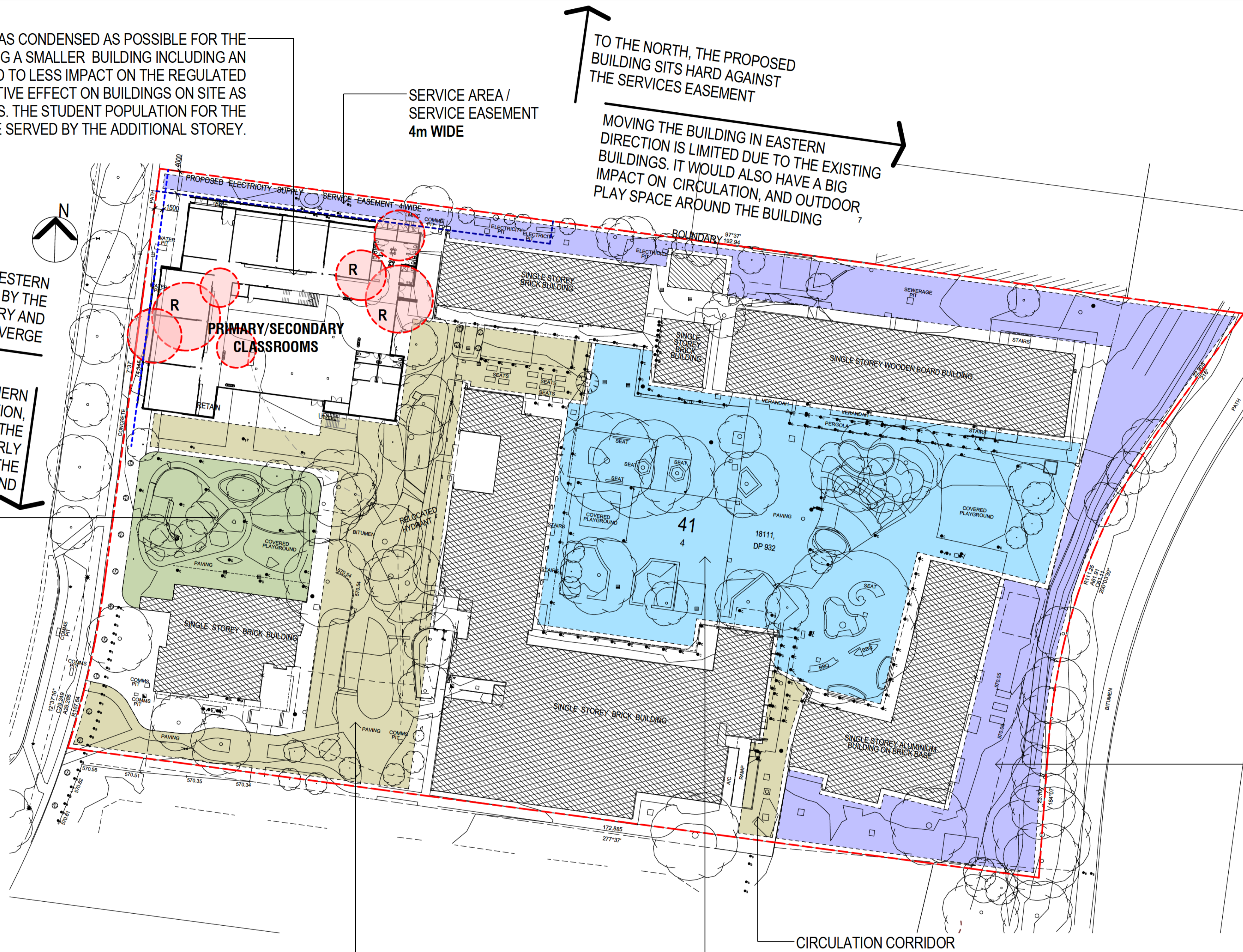
MOVING THE BUILDING IN SOUTHERN DIRECTION WOULD LIMIT CIRCULATION, AND OUTDOOR PLAY SPACE AROUND THE BUILDING, AND NEGATIVELY ON THE EARLY LEARNING CENTRE AND THE REQUIREMENTS FOR ITS PLAYGROUND

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
 Pwngny Member National ACT Act 1993

sqa.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

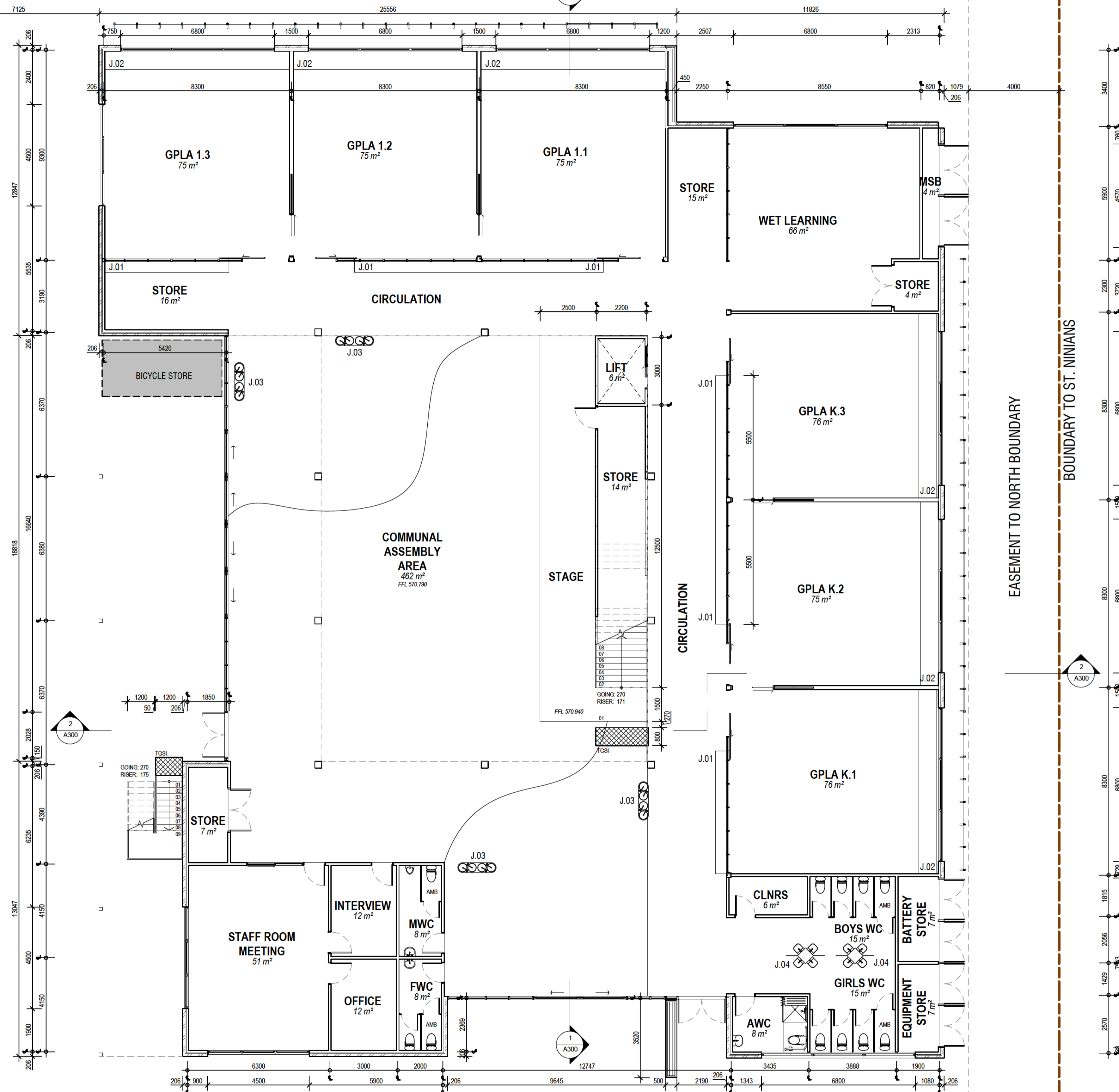
Drawing Title:
SITING OF PROPOSED JUNIOR SCHOOL BUILDING

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

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BOUNDARY TO BRIGALOW STREET

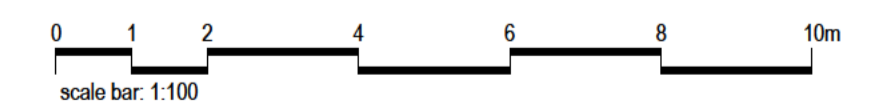
ELC PLAYGROUND FENCE



EASEMENT TO NORTH BOUNDARY

BOUNDARY TO ST. NINIANS

NOTE: AREAS SHOWN ARE INTERNAL ROOM SIZES



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 3500
 studio@sqa.com.au

sqca.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE

Project Title:
PROPOSED JUNIOR SCHOOL BUILDING

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Project Status:
DEVELOPMENT APPLICATION

Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

Block: 4 Section: 41 Divison: LYNEHAM

Drawing Title:
L0 - FLOOR PLAN

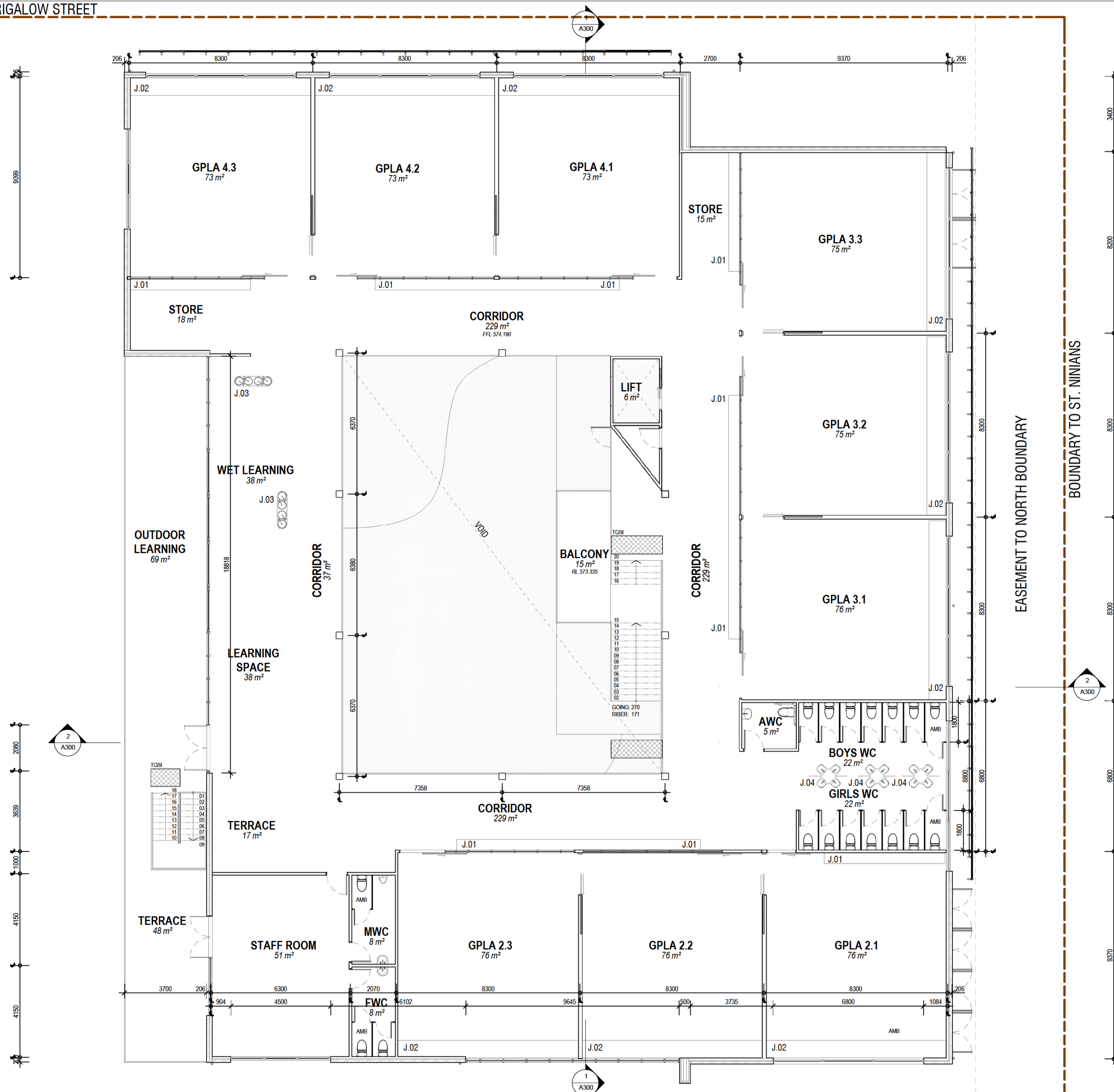
Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
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BOUNDARY TO BRIGALOW STREET

ELC PLAYGROUND FENCE



EASEMENT TO NORTH BOUNDARY

BOUNDARY TO ST. NINIANS



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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

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Project Status:
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Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

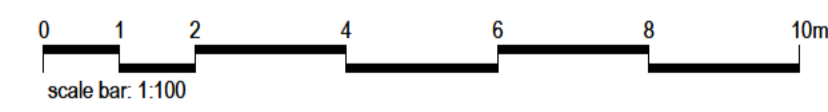
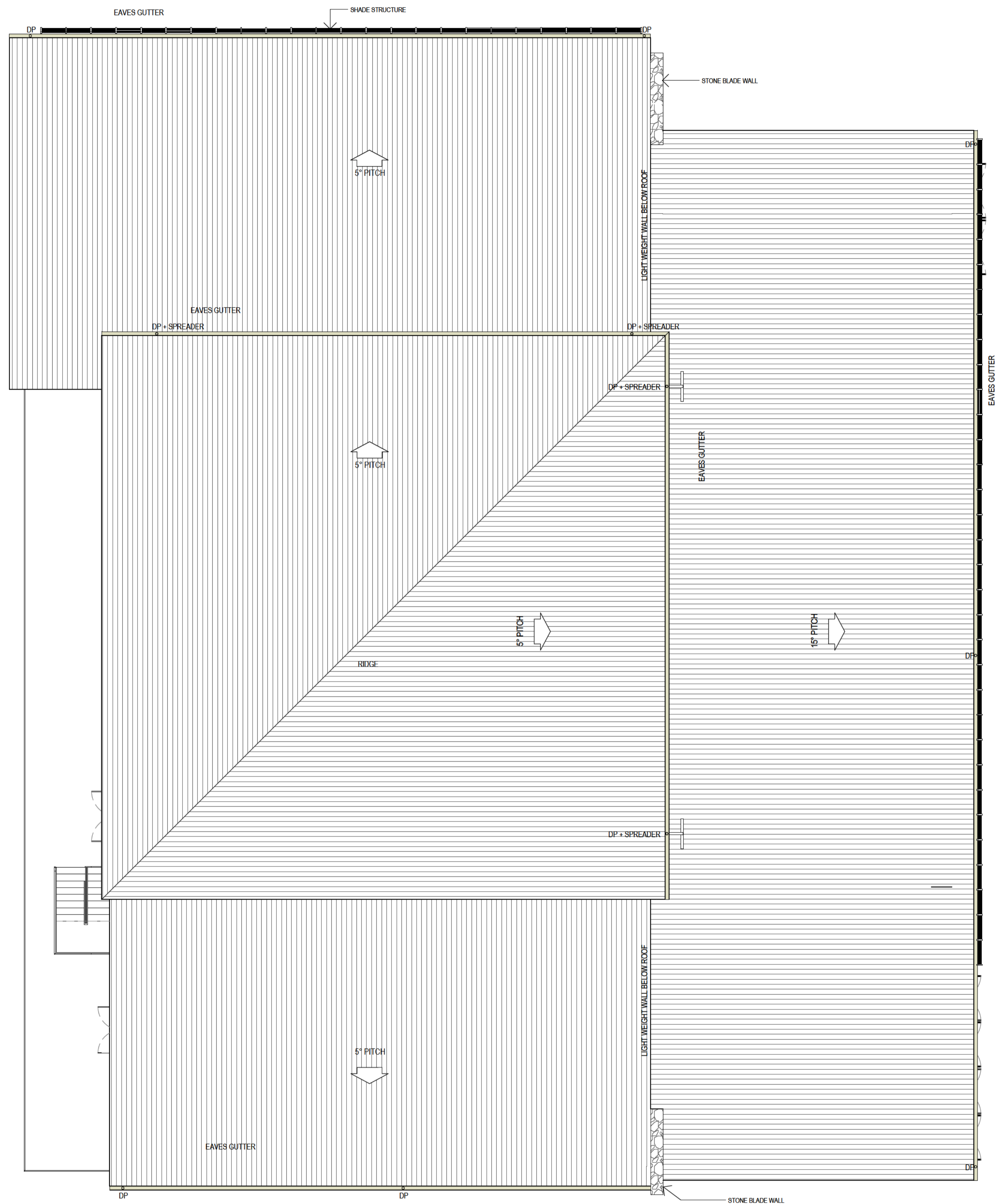
Block: 4 Section: 41 Divison: LYNEHAM

Drawing Title:
L1 - FLOOR PLAN

Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
Scale: 1 : 100@A1 \\ Half Scale @A3	Drawn: SDV		Amendment: A
QA Ref: 1506.06	Sheet No: A102		

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Amendment Register:		
No.	Date	Amendment
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Architect:

SQC ARCHITECTURE
 Suite 4 Hawker Professional Centre
 Hawker Place, Hawker ACT 2614
 t +61 2 6279 8500
 e studio@sqa.com.au

SQC ARCHITECTURE

sqa.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:
ROOF PLAN

Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
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QA Ref: 1506.06	Sheet No: A107		

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