

DOCUMENT/STATUS REGISTER

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| 04 | 21.05.2021 | SSDA ISSUE | IB |
| 05 | 27.05.2021 | SSDA ISSUE | IB |

PROJECT DETAILS

| Site Address | Fairley Street, Murrumbateman, NSW, 2582 |
|-------------------|---|
| Site Area | 15,434.92 m² |
| Land Use & Zoning | RU5 Village |

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Introduction

This SSDA Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD-11233241).

The development is for a new primary school located at 2 Fairley Street, Murrumbateman.

SEARS (SD-11233241) RESPONSE

This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs), namely:

Taylor Brammer's Response

3. Trees and Landscaping

Provide:

· Where relevant, an arboricultural impact assessment prepared by a Level 5 (Australian Qualifications planting in car park and street trees to be retained. Framework) Arborist, which details the number, location and condition of trees to be removed and retained, includes detailed justification for each tree to be removed and details the existing canopy coverage on-site.

The site has no significant trees on it some existing tree

- A detailed site-wide landscape strategy, that:
 - Details the proposed site planting, including Detailed in the Planting Strategy (page 18-19). location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.
 - Provides evidence that opportunities to retain Tree removal and retention is shown on the landscape significant trees have been explored and/or masterplan (page 14). informs the plan.
 - Considers equity and amenity of outdoor play A range of outdoor play space is provided spaces, and integration with built form, security, Refer Precedent page 15. shade, topography and existing vegetation.
 - Demonstrates how the proposed development Outlined in Planting Strategy (page 18-19). would:

 - Contribute to long term landscape setting Refer Landscape Masterplan (page 14). in respect of the site and the streetscape.

Mitigate the urban heat island effect and Canopy tree is extensive across the site.

- ensure appropriate comfort levels on-site.
 - Contribute to objectives to increase urban Buffer planting of small trees provided along boundary
- attenuation from the Barton Highway.
- Provide visual screening and acoustic Detailed landscape masterplan is provided that clearly shows the design intent.
- A detailed landscape plan prepared by a suitably To be integrated with detail documentation. qualified person.

Relevant Policies and Guidelines:

- Australian Standard 4970 Protection of trees on development sites.
- Draft Greener Places Design Guide (GANSW).

tree canopy cover.

THE PROPOSAL

The proposed development is for construction and operation of a new primary school with Core 21 facilities in Murrumbateman that will accommodate up to 368 students.

The proposed development includes:

- A collection of 1-2 storey buildings containing 14 home base units, 2 special education learning units, hall, administration facilities and library.
- On-site parking lot with 40 spaces and kiss-and-ride area.
- Outdoor sports court and play area.
- Integrated landscaping, fencing and signage.

SITE DESCRIPTION

The site is located at 2 Fairley Street, Murrumbateman, in the local government area of Yass Valley Council. The site is formally described as Lot 302 DP1228766 (refer to Figure 1). The site is irregular in shape and has an area of 15,434.92m².

The site is located at the northern end of the Murrumbateman village, which is characterised by a mix of uses including low density residential and some commercial.

Immediately surrounding development includes a tourist hotel to the north across Fairley Street, Murrumbateman Library (located in the former Murrumbateman schoolhouse, a local heritage item) to the south, a medical centre and childcare centre to the west, and rural land and equestrian facilities to the east across Barton Highway. There is also a cycling and equestrian pathway to the south between the site and library.

The site contains an existing parking lot in its northern end and a driveway along its western boundary. There is also a mound of soil at the southern end of the site. The site is otherwise cleared and vacant.



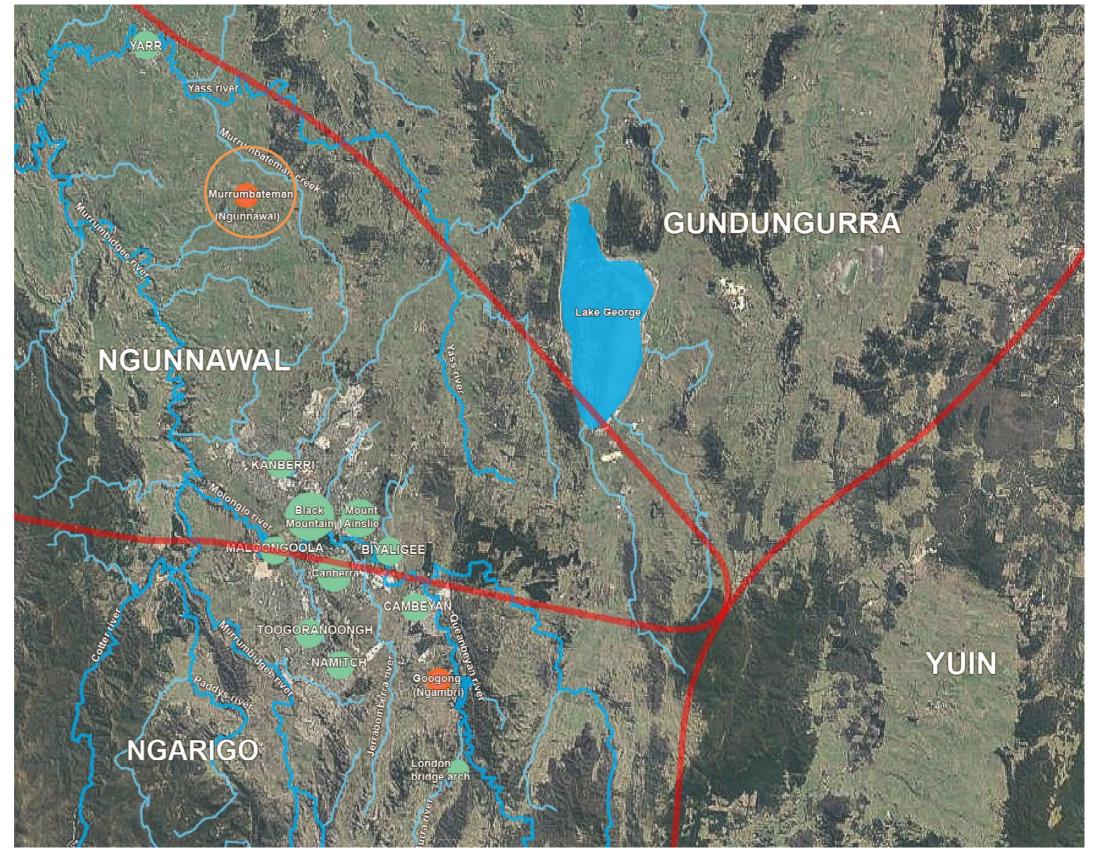
Source: Site aerial photograph (Nearmap)

2.0 The Site

REGIONAL CONTEXT

This map overlays the locations of Murrumbateman and Googong onto the map of Aboriginal Clans as well as the migrating path and settlement points along the Molonglo River and Murrumbateman Creek.

The Ngunnawal people are the traditional custodians of the land on which the school site is located and situated in the Ngunnawal country.



Reference: Understanding the Land through the Eyes of the Ngunnawal People A Natural Resource Management Program for ACT Schools Implementation: Clans Page 2

Aerial Googole map 2021

LOCAL CONTEXT

LEGEND



THE SITE



MAJOR ROAD



EXISTING VEGETATION (OFF SITE)



EXISTING OPEN SPACE / PARKLAND





SITE ANALYSIS

LEGEND

ROAD

PATHWAY

BRIDLE PATH

GRAVEL DRIVEWAY

SURROUNDING BUILDINGS

EXISTING WEEDS & GRASSES

PATH TO TOWN CENTRE

EXISTING EASEMENT

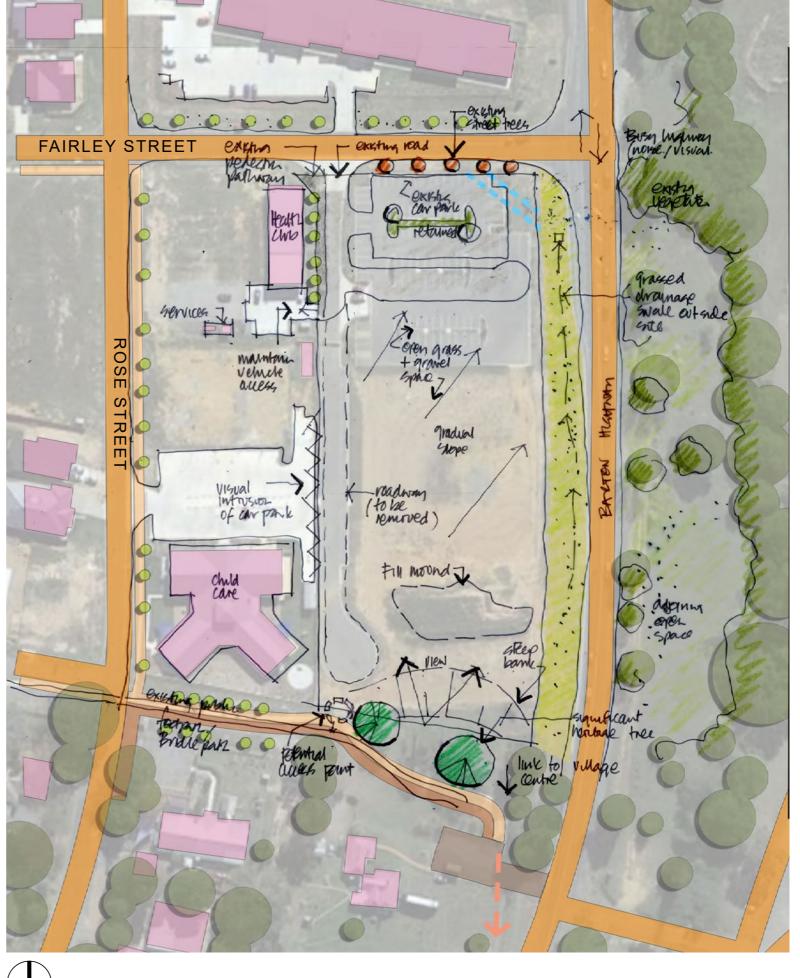
EXISTING TREES

VISUALLY SIGNIFICANT TREES

RECENT STREET TREE

PLANTINGS OF

Pyrus calleryana 'Capital' Zelkova serrata 'Green Vase'





SITE PHOTOS

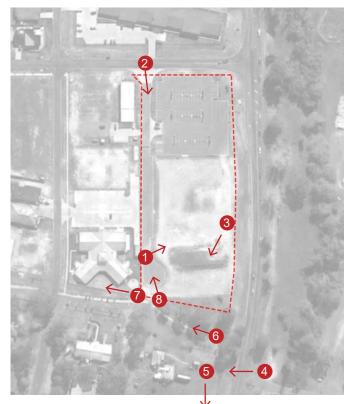






PHOTO 1





PHOTO 2









PHOTO 4 PHOTO 5 PHOTO 6



PHOTO 8

3.0 Connection to Country



My Country, Ngunnawal Country by Adrian Brown

A recognition of the Ngunnawal people and their heritage as the original inhabitants of the land on which the school site is located.

The waterways located near the school site are deeply linked to the indigenous history and stories of the area.

The Colours of my Country

- The "My Country, Ngunnawal Country" painted by
- Adrian Brown, Ngunnawal man, 2015, Adrian also made clapsticks painted with the yellow, white, orange and the black charcoal of his country.

20,000 years in the area

 It is believed that the Ngunnawal people are the original inhabitants of the region known as Ngunnawal country and that they have lived here for more than 21 000 years.

Understanding the Land through the Eyes of the Ngunnawal People A Natural Resource Management Program for ACT Schools Implementation: Page 2

Waterways are our pathways

- Ngunnawal country is a vast area with a wide variety of terrains and environments.
- People used natural features such as the stars and significant landmarks to navigate their way across the land.

Transcript Ngunnawal culture and country: Archaeology from an Aboriginal perspective. audio transcript between Wally Bell, Ngunnawal elder and Allison Byrne, Canberra Archaeological Society 19 April 2017 Understanding the Land through the Eyes of the Ngunnawal People A Natural Resource Management Program for ACT Schools Implementation: Page 3

Moggridge, B. and R. Mihinui, 2010, 'Guiding principles for Indigenous Cultural and Spiritual Values on Water', paper prepared for the Joint Steering Committee reviewing the Australian and New Zealand Guidelines for fresh and marine water quality, Canberra.

Life is based on the vegetation patterns and natural environment

"Our pattern of life is based on the vegetation patterns within our tribal boundary because we used to interact with the natural environment. We learned how different plants and things ripened at different times all over the place. We had to move around as well because we didn't want to deplete those food sources at certain places, so we just kept moving around."

Transcript Ngunnawal culture and country: Archaeology from an Aboriginal perspective. audio transcript between Wally Bell, Ngunnawal elder and Allison Byrne, Canberra Archaeological Society 19 April 2017

Water is a source of food

 Country has intrinsic and cultural value. Ngunnawal people have deep cultural interest in conservation, water and fire management.

Act State of the Environment, 2019, Caring for Country: Page 32

Totems

- One of the most visible manifestations of care for country and balancing animal and plant populations was the bestowing of animal totems on individuals and tribes.
- The Eagle Hawk has been identified as the totem for Murrumbateman. These totems identified a specific relationship and responsibility for care and protection between the owner of the totem and the animal.

Understanding the Land through the Eyes of the Ngunnawal People A Natural Resource Management Program for ACT Schools Implementation: Page 4

Firesticks

- Firesticks were a traditional form of natural resource management, in particular, the diverse uses of firestick farming.
- Firestick farming to control mistletoe infestations and maintaining the relationships between kangaroo and grass parrot populations.

Understanding the Land through the Eyes of the Ngunnawal People A Natural Resource Management Program for ACT Schools Implementation: Page 10

Bogong moth

- Every year bogong moths from the northern areas on New South Wales and southern Queensland migrate south to aestivate in crevices in the rocky ledges and caves of the Tidbinbilla Ranges and Southern Alps.
- The moths are very nutritious and a good source of protein.
- This migration of the moths coincided with the timing of the annual trek of the Ngunnawal people and the neighbouring tribes to the same area.
- The moths were a significant addition to the diet of the gathered tribes.
- We have always been known as the moth people tribes from all over cam here to celebrate together and eat bogong moth especially. but not anymore. The bogong numbers are too low too much city not enough bush too many lights" Jim 'Boza' Williams, Ngambri elder 2015.

Ngunnawal Country https://www.act.gov.au/ngunnawal-country
Understanding the Land through the Eyes of the Ngunnawal
People A Natural Resource Management Program for ACT Schools
Implementation: Page 3

DATE: 27 MAY 2021

Design

LANDSCAPE DESIGN DEVELOPMENT

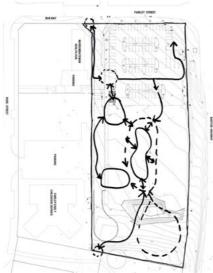
- BUILT FORM
- Buildings enclosed the main pedestrian place
- Orientation creates entry court
- Setbacks for planted edge



- COLA
- Relationship to dry creek/nature play
- Forecourt

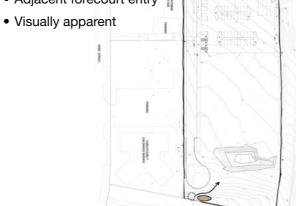


- ACCESS -PEDESTRIAN
- · All access to AS1428
- Maintain clear sight lines
- Connection to public path/bridle path to south
- Separate access from hall to forecourt



- 3 ACCESS -
 - Adjacent forecourt entry

BICYCLES



- ACCESS -VEHICLES
- Utilise existing car park
- Strengthen planting to Fairley Street
- Pedestrian Link to School to AS1428



- PLACES -**MEETING**
 - Dry creek bed/ ecology

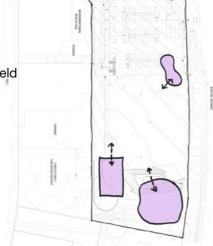
PLACES -

LEARNING

- Shaded lawn/ seating
- Growing gardens



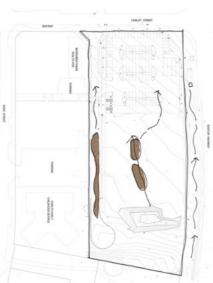
- PLAY -STRUCTURAL
- SELU Play
- MUGA Court
- Open Play/Field



- O PLAY -NATURE
- SELU sensory garden
- Dry creek bed - the river
- Treed embankment



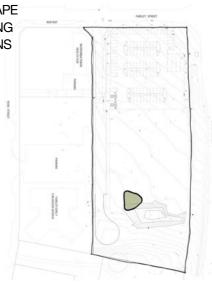
- LANDSCAPE -DRAINAGE
- Creek bed/ watercourse



LANDSCAPE - GRASSED



LANDSCAPE - GROWING **GARDENS**





DATE: 27 MAY 2021

LANDSCAPE - NATIVE UNDERSTOREY

- Native understorey 2,873m²
- Restoration of Yellow Box Red Gum Grassy Woodland
- Bush food influences from the Ngunnawal people





LANDSCAPE - NATIVE TREES



Approximate 104 Native trees

- Restoration of Yellow Box Red Gum Grassy Woodland
- Influences from the Ngunnawal people



Eucalyptus rossi



Podocarpus elatus

LANDSCAPE - DECIDUOUS TREES



37 Deciduous Trees

• Reference to adjoining existing residential streetscape planting



Acer buergerianum



Malus floribunda



Pyrus calleryana 'capital'



Lagerstroemia indica



Populus simonii



Zelkova serrata



LANDSCAPE MASTERPLAN

LEGEND



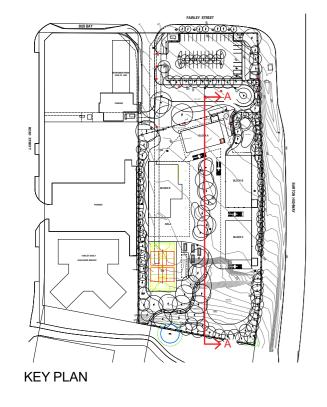
DIALOGUE

- 1 Existing carpark and plantings utilised to suit the new school design
- 2 Deciduous trees form a visual and physical buffer between school and carpark
- 3 Accessible footpath provides direct access to carpark and school grounds
- 4 Buffer planting to the perimeter of the site to includes native trees and understory of groundcovers and grasses
- 5 SELU play area
- 6 Entry forecourt to school utilised for public gatherings and highlighted with deciduous feature trees and lawn sitting area
- Pedestrian footpath access linking Fairly street Bus Bay and the school
- 8 Larger evergreen native tree planting between proposed school and existing adjacent development
- 9 Dry creek area to provided natural drainage function to western edge of school buildings
- 10 Pedestrian access path to cola and front entry courtyard
- Buffer planting to edge of school to include smaller native trees to respect the requirement of bushfire control
- Dry creek area for natural drainage function and nature play opportunities for school students
- 13 Shaded grass sitting area provides outdoor learning opportunities and meeting places for students and teachers
- 14 COLA
- 15 Growing garden
- (6) Open grass play area surrounded by 1 in 5 embankments, which will be the location of stage two of the school development
- Multi-use games court to provide a range of team sports
- (B) Grassed bank at 1 in 5 gradient to allow students to view court
- Accessible ramp at 1 in 14 provides a link from school to town centre and existing bridle path to the south of the site
- 20 Existing bridle path and foot path that links to town centre and
- 21 Driveway access to Health hub is maintained as part of the school

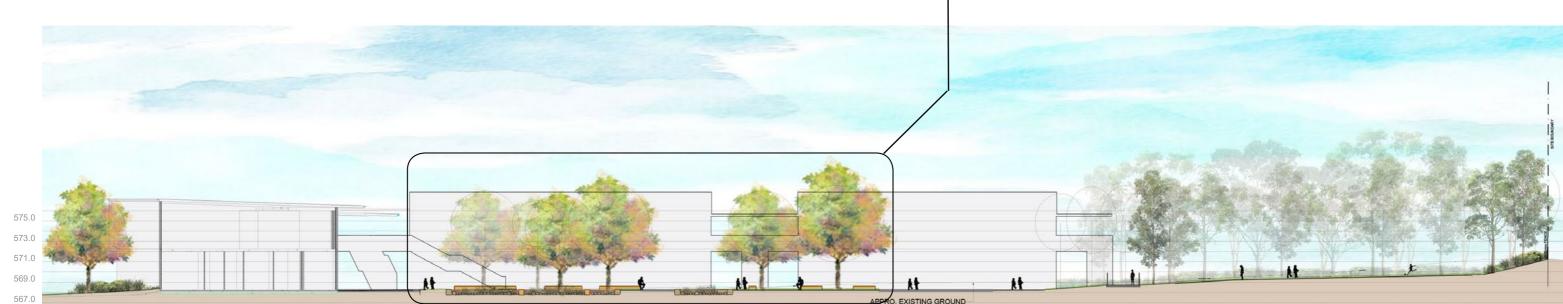




SECTION ELEVATIONS







SECTION ELEVATIONS



567.0

APPRO. EXISTING GROUND

PLANTING STRATEGY

The plant species selected for the proposed school site have been carefully selected from the ACT Governments 'Municipal Infrastructure Standards Part 25 Plant Species for Urban Landscape Projects' and Native Plant List for Water Wise Gardens in the Yass Valley'.

Additionally, the Yellow Box - Red Gum Grassy Woodland is a critically endangered community in the ACT Region and provides direction for native tree and grassland selection in the design.

Deciduous trees have been selected based upon surrounding town of Murrumbateman to develop and a connection to the existing place and ensure winter sun / summer shade. A variety of shade trees have been selected to assist in the mitigation of the urban heat island effect while also providing amenity to buildings and outdoor learning areas.

The Ngunnawal people have inspired the selection of many of the plant species. Plants were utilised for a variety of uses such as food, medicine, tools, artworks and shelter. The following species can be integrated into the planting strategy and utilised as an educational tool about the traditional custodians of the land.

Grevillea australis:

Soak the fresh flowers in water to make a sweet energy drink.

Dianella revoluta:

Use as a tea ingredient in Aboriginal medicine, both root and leaf were used to remedy colds and headaches.

Use this plant around camps for wind breaks and shade.

Billardiera scandens;

Eat the fruit either in their ripened state or by roasting the unripened fruit.

Clematis aristata:

Crush the leaves to make a paste to treat headaches.

Hardenbergia violacea:

Use the leaves as a tea; vines were used as rope.

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE | HEIGHT X WIDTH | NATIVE SPECIES | PERIMETER | CAR PARK | ENTRY | SHADE TREE | INDIGENOUS CONNECTION |
|----------|----------------------------|-------------------|----------|---------|----------------------|-------------------|-----------|----------|-------|------------|--------------------------|
| YELLOW I | BOX RED GUM GRASSY WOODLAN | ID | | | | | | | | | |
| TREES | | | | | | | | | | | |
| EAL | Eucalyptus albens | White Box | 30 | 200 Pot | 25 x 0.5 -1m | Y | | | | | |
| EME | Eucalyptus melliodora | Yellow Box | 30 | 200 Pot | 15 x 8m | Y | | | | | |
| EBL | Eucalyptus blakelyi | Blakely's Red Gum | 30 | 200 Pot | 20 x15m | Y | | | | | |

| UNDERST | TORY | | | | | | | | |
|---------|---------------------------|--------------------------|-----|---------|-----------|---|--|--|--|
| THA | Themeda australis | Kangaroo Grass | 200 | 100 Pot | 0.7 x0.7m | Y | | | |
| PSI | Poa sieberiana | Poa tussock | 200 | 100 Pot | 0.3 x0.4m | Υ | | | |
| RSE | Rytidosperma setaceum | Wallaby grass | 200 | 100 Pot | 0.3 x0.4m | Υ | | | |
| CAP | Chrysocephalum apiculatum | Common Everlasting Daisy | 200 | 100 Pot | 0.5 x1m | Υ | | | |
| GIN | Goodenia pinnatifida | Scrambled eggs | 200 | 100 Pot | 0.4 x1m | Y | | | |
| HGR | Hypericum gramineum | Small St John's Wart | 200 | 100 Pot | 0.4 x1m | Υ | | | |
| WAH | Wahlenbergia spp. | Blue Bells | 200 | 100 Pot | 0.4 x1m | Υ | | | |

NATIVE TREES ACO Angophora hispada BPO Brachychiton populneus 200 Pot 8 x 6m Dwarf Apple 200 Pot 10 x 10m Kurrajong ECI Eucalyptus cinerea 200 Pot 15 x 10m Argyle Apple EDE Eucalyptus dealbata 200 Pot 12 x 8m ESC Eucalyptus scoparia Willow Gum 200 Pot 12 x 12m

| EXOTIC DE | CIDOUS | | | | | | | |
|-----------|----------------------------|-----------------|----|------|----------|--|--|--|
| ACB / | Acer buergerianum | Trident Maple | 3 | 200L | 10 x 8m | | | |
| LIN | Lagerstroemia indica | Crape Myrtle | 5 | 100L | 8 x 6m | | | |
| MFL / | Malus floribunda | Crabapple | 5 | 100L | 5 x 5m | | | |
| PSI I | Populus simonii | Simon's Poplar | 3 | 200L | 14 x 5m | | | |
| PCA / | Pyrus calleryana 'capital' | Ornamental pear | 7 | 75LT | 11 x 6m | | | |
| ZSE 2 | Zelkova serrata | Japanese Elm | 14 | 200L | 12 x 15m | | | |

| ARGE S | HRUBS(2.5-5m) | | | | | | | | |
|--------|-------------------------|------------------------|----|---------|----------|---|--|--|--|
| BMA | Banksia marginata | Silver Banksia | 50 | 150 Pot | 2 x 2m | у | | | |
| BSP | Banksia spinulosa | Hairpin Banksia | 50 | 150 Pot | 3 x 2m | у | | | |
| CAC | Callistemon citrinus | Common red bottlebrush | 50 | 150 Pot | 4 x 3m | у | | | |
| CPA | Callistemon pallidus | Lemon bottlebrush | 50 | 150 Pot | 3 x 2m | у | | | |
| CVI | Callistemon viminallis | Weeping Bottlebrush | 50 | 150 Pot | 4 x 3m | у | | | |
| MHY | Melaleuca hypericifolia | hillock bush | 50 | 150 Pot | 4 x 3m | у | | | |
| MIN | Melaleuca incana | grey honey-myrtle | 50 | 150 Pot | 3 x 2m | у | | | |
| DVI | Dodonaea viscosa | sticky hop bush | 50 | 150 Pot | 3 x 2m | у | | | |
| EGL | Eremophila glabra | Tar bush | 50 | 150 Pot | 2 x 1.5m | у | | | |
| GWI | Grevillea arenaria | Tumut Grevillea | 50 | 150 Pot | 2 x 2m | у | | | |
| JME | Jasminum mesnyi | Primrose Jasmine | 50 | 150 Pot | 2 x 2m | | | | |
| PSA | Polyscias sambucifolia | Small Basswood | 50 | 150 Pot | 3 x 2m | у | | | |
| PLA | Prostanthera lasianthos | Christmas bush | 50 | 150 Pot | 2 x 2m | у | | | |
| VTI | Viburnum tinus | Laurestine | 50 | 150 Pot | 3 x 2.5m | | | | |

PLANTING IMAGERY







Eucalyptus albens

Eucalyptus melliodora

Eucalyptus blakelyi







Themeda australis

Goodenia pinnatifida

Hypericum gramineum







Angophora hispada Casuarina cunninghamiana Brachychiton populneus









Acer buergerianum

Populus simonii

Zelkova serrata







Banksia marginata

Callistemon viminallis

Melaleuca incana

150 Pot 1.2 x 2m

NDO Nandina domestica CAL Correa alba

GRASSES

CLIMBERS

HVI Hardenbergia violacea
BSC Billardia scandens
CAR Clematis aristata

AVA Anigozanthos varieties
LAL Leucochrysum albicans
DLO Dianella longifolia
DRE Dianella revoluta
POC Patersonia occidentalis

FGL Festuca glauca

LLO Lomandra longifolia

LFI Lomandra filiformis
PLA Poa labillardieri
JPA Joycea pallida

White correa

Kangaroo Paw Hoary sunray

Blue Flax Lily

Matt Rush

Wattle mat-rush Common Tussock grass

Wallaby grass

Happy Wanderer Apple Berry Goats Beard

Spresaing Flax Lily
Purple flag
Blue Fescue

PLANTING IMAGERY







Anigozanthos flavidus

Grevillea parvula

Nandina domestica

| SMALL SI | HRUBS(To 1.3m) | | | | | | | | |
|----------|-------------------------------------|--------------------|----|---------|------------|---|--|--|--|
| CAN | Correa 'canberra bells' | Native Fuchsia | 50 | 150 Pot | 1 x 1m | у | | | |
| RSP | Rhagodia spinescens 'Silver Border' | Throny Saltbush | 50 | 150 Pot | 1 x 1m | у | | | |
| ROP | Rhaphiolepis 'Oriental Pearl' | Indian Hawthorn | 50 | 150 Pot | 1 x 1m | у | | | |
| CDB | Correa 'Dusky Bells' | Native Fuchsia | 50 | 150 Pot | 0.6 x 2m | у | | | |
| AFA | Astartea fascicularis | Recherche astartea | 50 | 150 Pot | 1 x 1.5m | у | | | |
| CEX | Crowea exalata | Small crowea | 50 | 150 Pot | 0.7 x 0.7m | у | | | |
| WFL | Westringia floribunda | Native Rosemary | 50 | 150 Pot | 1 x 1m | у | | | |
| MTH | Melaleuca thymifolia | Thyme honey-myrtle | 50 | 150 Pot | 1 x 1.5m | у | | | |
| WZE | Westringia zena | Coastal Rosemary | 50 | 150 Pot | 1 x 1m | у | | | |
| WFR | Westringia fruticosa | Coastal Rosemary | 50 | 150 Pot | 1 x 1m | у | | | |

100 Pot

200

200 200

1 x 1m

100 Pot 0.5 x 0.5m 100 Pot 1 x 0.5m 100 Pot 0.7 x 1m

100 Pot 0.75 x 0.5m

100 Pot 0.25 x 0.25m

100 Pot 1 x 1m

100 Pot 0.3 x 0.3m

100 Pot 0.7 x 0.7m

100 Pot 0.3 x 0.5m



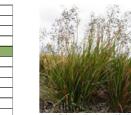




Correa 'canberra bells'

Westringia floribunda

Westringia zena







Dianella longifolia

Lomandra longifolia

Lomandra tanika

| GRO | UND | COVER | | | | | | | | |
|-----|-----|---------------------------|--------------------|----|---------|------------|---|--|--|--|
| A | AU | Ajuga australis | Australian Bugle | 50 | 100 Pot | 0.3 x 0.5m | у | | | |
| BI | NU | Blechnum nudum | Fishbone Waterfern | 50 | 100 Pot | 0.8 x 0.8m | у | | | |
| BI | MU | Brachyscome multifida | Cut Leaf Daisy | 50 | 100 Pot | 0.2 x 0.5m | у | | | |
| С | CI | Casuraina 'Cousin It' | Prostrate Sheoak | 50 | 100 Pot | 0.1 x 0.5m | у | | | |
| C. | TO | Cerastium tomentosum | Snow-in-summer | 50 | 100 Pot | 0.2 x 0.5m | | | | |
| C | AP | Chrysocephalum apiculatum | Yellow Buttons | 50 | 100 Pot | 0.2 x 0.5m | у | | | |
| G | LA | Grevillea lanigera | Woolly Grevillea | 50 | 100 Pot | 0.5 x 1m | у | | | |
| G | JU | Grevillea juniperina | Juniper leaf | 50 | 100 Pot | 0.2 x 0.4m | у | | | |
| BI | MU | Brachyscome multifida | Cut-leaved daisy | 50 | 100 Pot | 0.3 x 1m | у | | | |
| D | RE | Dichondra repens | Kidney weed | 50 | 100 Pot | 0.3 x 1m | у | | | |
| J(| CO | Juniperus conferta | Shore Juniper | 50 | 100 Pot | 0.8 x 0.5m | | | | |
| M | PA | Myoporum parvifolium | Creeping Boobialla | 50 | 100 Pot | 0.3 x 1m | у | | | |
| V | HE | Viola hederacea | Australian Violet | 50 | 100 Pot | 0.5 x 1.5m | у | | | |







Ajuga australis Casuraina 'Cousin It'

Grevillea juniperina

| 2 | 200 D 1 | | | | | |
|---|---------|----------|---|--|--|--|
| | 200 Pot | 0.5 x 1m | у | | | |
| 2 | 200 Pot | | у | | | |
| 2 | 200 Pot | | у | | | |
| 2 | 200 Pot | | | | | |







Hardenbergia violacea

Billardia scandens

Jasminum polyanthum