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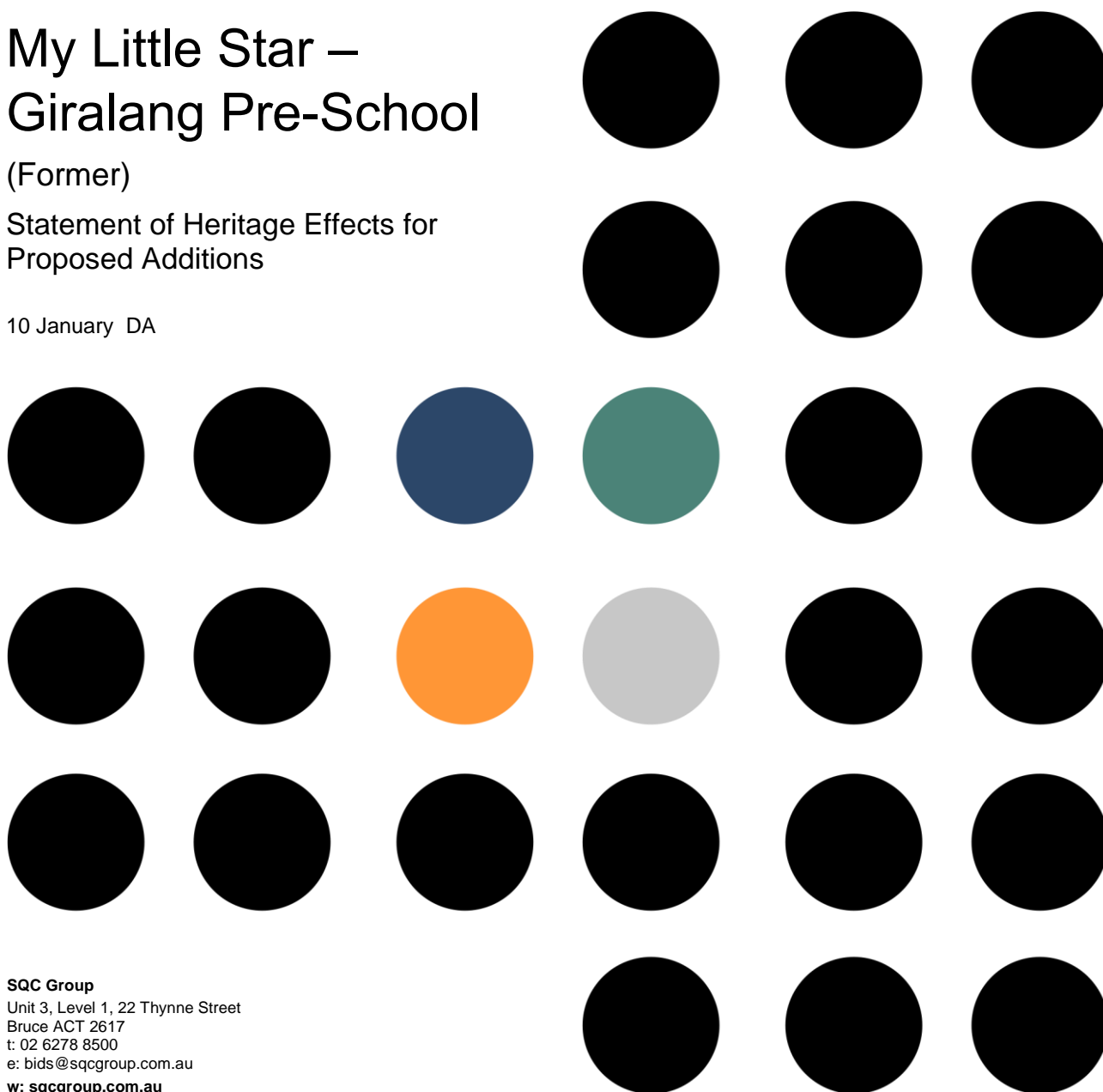
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My Little Star – Giralang Pre-School

(Former)

Statement of Heritage Effects for
Proposed Additions

10 January DA





My Little Star ELC Giralang Pre-School (Former)

Statement of Heritage Effects for
Proposed additions

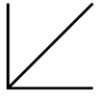
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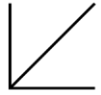
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My Little Star ELC Giralang Pre - School (Former)

Statement of Heritage Effects for
Proposed additions



1.0 Introduction

1.1 Background

My Little Star Early Learning presently occupy the former Giralang Pre School building which forms part of the Giralang Primary School group of buildings. SQC Group have been engaged to design additions to the original building to accommodate the growth needs of the ELC. As the Building is an intrinsic feature mentioned in citation for the Giralang Primary School Complex (the School Complex), on the ACT Heritage Register, a Statement of Heritage Effects is required to be undertaken for the proposed works. The assessment is to ascertain what measure are required and have been taken to mitigate the impact of the works on the significance of the School Complex.

The following report has been prepared by the Heritage discipline of SQC Group in response to that requirement.

1.2 Site identification

The Early Learning Centre is located on Canopus Crescent Giralang with access to the main entrance and carpark from Gari Place. The study site is restricted to the Former Pre School Building and the environs enclosed by the perimeter fence. The site is legally known as Block 2 Section 80 Giralang.



Figure 1 Location of Study site in context of Giralang Primary School Complex

Source: ACTMapi – Accessed 13 Jan 2025



Figure 2 Aerial view of Pre School Building site

Source: ACTMapl Accessed 13 Jan 2025

1.3 Heritage Status and Statutory Requirements

The Former Pre School Building (ELC Building) is listed as an intrinsic feature of the Giralang Primary School Complex in the citation of the listing on the ACT Heritage Register. It is not individually included in any Heritage Register.

The Land is administered by Environment Planning Sustainability (EPSSD), and the provisions of the Territory Plan apply. A Development Application (DA), is required for the proposed works and this report will form part of the DA submission.

The School Complex is listed on the Australian Institute of Architects list of Nationally Significant 20th Century Architecture and the ACT Chapters Register of Significant 20th Century Architecture (RSTCA) No. R080.

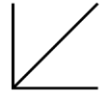


Statement of Significance

The following section includes extracts from the Statement of Significance for the School Complex on each of the referenced Heritage Register. It should be noted that the Listing covers the whole site and that the former Pre School (being a detached and separated site from the Primary School), is a lesser element in the overall setting.

It should be noted that the Giralang Primary School Conservation Management Plan brief did not include the Pre School as it is not managed by ACT Education Directorate. The document still has relevance to this assessment as the building was designed as part of the same Primary School Complex and constructed and opened at the same time. Therefore, the significance of the place, elements of significance and conservation policy arising will be similar to what the author would expect to be found if a CMP were prepared for the Pre School Building specifically, al be it that it is a detached and simpler building and a more recessive form and mass to the 'main' Primary School Building.

<i>Document</i>	<i>Significance</i>
Giralang Primary School Complex – ACT Heritage Register (Statutory)	<p>Summary revised Statement of Significance</p> <p><i>The Giralang Primary School Complex comprising the Primary School, Child Health Clinic and Pre-School, has exceptional heritage value arising from its outstanding design by prominent Canberra architect Enrico Taglietti. The complex retains strong associations with Taglietti who played a significant role in Canberra's cultural history as one of the most significant architects to practice in Canberra.</i></p> <p><i>The Giralang complex is both one of his major works (acknowledged as such by himself and others) and one of his early commissions from the National Capital Development Commission which helped to establish his working career in Canberra. The design exhibits exceptional creativity which was highly innovative in Canberra at the time of construction. As well as innovative fully open plan teaching areas the internal features of the school included innovative extensively glazed teachers' offices next to class areas. The school complex is an important example of the Late Twentieth-Century Organic Style of architecture and in its aesthetics, it epitomizes the design principles of that style with the exterior free massing expressing internal functions. It is of special interest because it is one of the earliest Canberra buildings in this modern ideal.</i></p> <p><i>The Giralang Primary and Infants School also has high heritage significance for its historic association with the development of education in Canberra. It is a particularly well-preserved example of a 1970's educational and community facilities demonstrating the philosophy of open-plan primary education dating from the time when the ACT education authority was inspired by developments of open learning. The architectural design exhibits this philosophy through its interconnected, totally open-plan, and</i></p>



	<p><i>flexible multi-use teaching areas with courtyards and framed vistas between teaching areas and out to playgrounds. The Giralang Primary School Complex also demonstrates the innovative decision by the ACT education authority and NCDC planners to build schools with facilities which could be used extensively by community groups outside school hours. The school was one of the first examples of this approach and included school assembly hall and board room which were also available for community use. The adjacent Child Health Centre is also important as evidence of the ACT's community child health policy at the time.</i></p> <p><i>The spacious park setting of the complex is distinctive of the modern style and the planning intentions of both the education authorities and the planning authorities of the time. The setting and the architecture combine to produce a precinct of integrity, illustrative of modern architecture and can provide information that will contribute to the understanding of architectural and cultural history of the ACT and for teacher education as the benchmark primary school for totally open learning.</i></p>
<p>Giralang Primary School CMP (GML)</p> <p>(Advisory non statutory)</p>	<p>Summary revised (recommended) Statement of Significance</p> <p><i>The Giralang Primary School Complex, designed by prominent Canberra-based architect Enrico Taglietti, is historically significant as a key example of the combined schooling and medical community facilities developed for suburban neighbourhoods during the expansive growth of Canberra's districts in the 1970s. The Giralang Primary School building is an exemplar of the new educational philosophy of open plan introduced by the ACT education authority in the 1970s and demonstrates how flexible, multi-purpose spaces, both large and small, could be arranged to enable teachers to work in teams to cater for the individual needs of students of various ages and learning capacities. It was the first primary school in the ACT to introduce 'Computer Education' as a subject, and the first to incorporate the use of 'Information Technology' into the school administration. The former Child Health Clinic is important in demonstrating the ACT's community health policy of the time which provided general practitioners at government-owned neighbourhood health centres. (Criterion a)</i></p> <p><i>The Giralang Primary School has the potential to yield information which would contribute to the understanding of the history and evolution of ACT's educational philosophy from the early 1970s. It has the potential to provide further information on the architectural response to the innovative approach of open plan education, as a benchmark example of a primary school designed for totally open learning. (Criterion c)</i></p> <p><i>The Giralang Primary School is an important example of totally open plan school design; demonstrating principal characteristics</i></p>



	<p><i>through the various sized interconnected, flexible, multi-purpose teaching spaces, partially enclosing walls, private nooks, 'special activity' spaces, teacher's offices with extensive glazing to allow supervision, central library and the courtyards. The overall Giralang Primary School Complex is an important representative example of late twentieth century organic architecture, demonstrating the principal characteristics of the style including the external free massing of concrete brick walls, the complex geometry of the form, the siting of the buildings using the natural landscape, strong horizontal elements including the boarded fascias with deep overhanging eaves and timber-lined soffits, clerestory/highlight windows and the dramatic internal volume with raked ceilings and projecting sculptural walls. It is also a key representative example of Enrico Taglietti's architectural style, characterised through the complex geometry of form, dramatic internal spatial volumes, the sense of 'wonder' and playful elements in the design, the use of concrete, the striking sculptural roof forms with horizontal planes and steep pitches, and sculptural feature walls. The contrasting vertical square profile downpipes, above the concrete stormwater 'bowls' are also characteristic of his style, found at his other school buildings. (Criterion d)</i></p> <p><i>The Giralang Primary School Complex is valued by the local community for its architectural design and aesthetic qualities. It exhibits outstanding design features and epitomises the design principles of the late twentieth century organic style of architecture, with the external free massing, complex angular geometry, complementary response to nature, horizontal roof plane/elements, and the highlight/clerestory windows demonstrated to great effect. Externally and internally, the sculptural architectural form creates a complexity of form and architectural interest to achieve dramatic effect-and a sense of 'wonder'. The internal spatial volume of Taglietti's design principles provides a variety of creative, playful spaces that provide a distinctive aesthetic quality and character in the interior, along with the selection of materials and detailing. The creation of courtyards and framed vistas, including through the circular 'porthole' windows between teaching areas and to the playgrounds, and the open park setting of the complex, adds to the aesthetic qualities and their appreciation by the school and local community. (Criterion e)</i></p> <p><i>The Giralang Primary School is important in demonstrating a high degree of creative achievement through the design for the interconnected totally open plan teaching areas, as well as the positioning of the teachers' offices with extensive glazing to allow supervision of the class areas. The assembly hall and boardroom also demonstrate the innovative decision by the ACT education authority and NGOC planners to build schools with facilities which</i></p>
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	<p>could be used extensively by community groups outside school hours. (Criterion f)</p> <p>The local community has a strong association with the Giralang Primary School Complex, which is highly valued for the important role it plays as a central hub and meeting place, and its continuous function as a school since the 1970s has resulted in a strong sense of attachment. The community values the open space around the school, and its setting within the landscape and broader suburb is appreciated. The playground, school oval and surrounding playing fields are regularly used after hours and on weekends, as are the boardroom and assembly hall, reinforcing the social connection to the place. (Criterion g)</p> <p>The Giralang Primary School Complex is important for its strong and special association with the acclaimed architect Enrico Taglietti, who has played, and continues to play, a significant role in Canberra's cultural history. It also has a strong association with John Griffin, Principal in 1988, who introduced computer technology to the school and was a pioneer of School Based Financial Management, which was developed successfully at Giralang and used throughout the ACT. (Criterion h)</p>
<p>Giralang Primary School RSTCA Citation (R080)</p> <p>(Community / Professional Group – Non Statutory)</p>	<p>Statement of Significance</p> <p>The Giralang Primary & Infants School, Hall, Child Health Clinic and Pre-School complex is an example of significant architecture and an educational resource. The complex in general and the Primary and Infants School and associated Assembly Hall in particular, are excellent examples of the Late Twentieth-Century Organic Style (1960-) and are notable for displaying the design skill of the architect Enrico Taglietti. The design incorporates one of the two features that are specific to the style, that being its free, asymmetrical massing.</p> <p>The following design features are of additional significance; the way the complex angular geometry complements nature, the use of horizontal roof planes contrasting with the steep pitched roof forms of the main elements, highlight windows, horizontal 'boarded' metal fascias, the timber lined eaves, face concrete brickwork, clear timber finish internally, open planning, internal courtyards, colour scheme and varied ceiling heights (including the original ceiling to the Assembly Hall).</p> <p>The 'free' design of the complex demonstrates an important development in architectural style in the 1960s to the 1970s by contrast with the more rationalist architecture in Canberra at that time.</p> <p>The school has an important association with the establishment of the ACT's own education system founded on community involvement and school based curriculum. The school was</p>



	<p><i>designed to be up with international trends; open planned to facilitate the new philosophy of education that was about learning in flexible, multi-purpose spaces that enabled teachers to work in teams to cater for the individual needs of students. It is believed to be one of the few occasions when architecture has been successfully used to reinforce an educational idea. From its inception, the school was run on a teacher participation basis with development of school-based curriculum and school-based decision-making. It was later to be the first ACT school to embark on the new field of computer education and the use of IT in administration. The School Based Financial Management system now used throughout the ACT was developed at Giralang.</i></p> <p><i>The complex was awarded the RAIA ACT Chapter Canberra Medallion in 1977 and the RAIA ACT Chapter Twenty Five Year Award in 2001.</i></p> <p><i>The complex is important for its strong association with the talented architect Enrico Taglietti who is considered a key practitioner in the Late Twentieth-Century Organic style in Australia. This complex is featured in a number of important publications. Enrico Taglietti played and still plays a significant role in Canberra's cultural history. He is one of the most important local architects to practise in Canberra and this is a major work in his career. He believes that this project is of utmost importance in his architectural career as he was able to realize most of his philosophical Page 2 of 12 and spatial principles. Enrico Taglietti was awarded a Life Fellow of the RAIA in 2001.</i></p> <p><i>The Giralang School and Health Centre complex is one of the two most important works of architecture in Canberra by the leading local and nationally significant architect Enrico Taglietti. The other being Dickson Library, Dickson, 1969.</i></p> <p><i>The architecture of this complex may contribute to the education of designers in their understanding of Late Twentieth-Century Architectural styles by locating the building in its historical and environmental contexts and placing it within the knowledge domain of architectural, urban and environmental histories. Through its open planned class spaces, associated educational philosophy and educational function this school is a valuable educational resource for teacher education and research.</i></p>
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1.4 Authorship

This report has been prepared by Nicholas Goodwin Conservation Architect with SQC Group with over 30 years of experience as a heritage practitioner in the ACT and most Australian States and Territories.



1.5 Methodology

The following key tasks have been undertaken to prepare this report:

- a. Brief site visit
- b. Review of the following Sources
 - i. ACT Heritage Register Citation for the Place
 - ii. Giralang Primary School Conservation Management Plan
 - iii. Development Application Architectural documentation for the proposed additions.

1.6 Exclusions and Assumptions

The following are excluded from the scope of works:

- Review of assessment of significance of the place. The ACT Heritage Register Citation NI 2010 – 596 is taken as the statutory reference for this Statement of Heritage Effects.
- Measured or photographic recording;



2.0 Significance and History of the Place

2.1 What is the significance or significant components or features of the former Giralang Pre School

Proposed Works overview

The Heritage environment in which the works are proposed is external to the former Giralang Pre School Building. There is a physical connection of the Additions as well as an impact on the setting. The physical impact on the original building is limited to some minor demolition of masonry piers and one adjacent room and creation of new openings on walls. The additions are located to the rear of the building however will have an impact on the setting as the new arm of the building runs parallel to the Chuculba Crescent boundary so is visible to passers by. The new works are all single storey with a flat roof. The proposed works are presented in more detail later in the report.

The Statement of Significance for the Giralang Primary School Complex as included in the ACT Heritage Register States as follows:

Statement of Significance

The Giralang Primary School Complex comprising the Primary School, Child Health Clinic and Pre-School, has exceptional heritage value arising from its outstanding design by prominent Canberra architect Enrico Taglietti. The complex retains strong associations with Taglietti who played a significant role in Canberra's cultural history as one of the most significant architects to practice in Canberra.

The Giralang complex is both one of his major works (acknowledged as such by himself and others) and one of his early commissions from the National Capital Development Commission which helped to establish his working career in Canberra. The design exhibits exceptional creativity which was highly innovative in Canberra at the time of construction. As well as innovative fully open plan teaching areas the internal features of the school included innovative extensively glazed teachers' offices next to class areas. The school complex is an important example of the Late Twentieth-Century Organic Style of architecture and in its aesthetics it epitomizes the design principles of that style with the exterior free massing expressing internal functions. It is of special interest because it is one of the earliest Canberra buildings in this modern ideal.

The Giralang Primary and Infants School also has high heritage significance for its historic association with the development of education in Canberra. It is a particularly well-preserved example of a 1970's educational and community facilities demonstrating the philosophy of open-plan primary education dating from the time when the ACT education authority was inspired by developments of open learning. The architectural design exhibits this philosophy through its interconnected, totally open-plan, and flexible multi-use teaching areas with courtyards and framed vistas between teaching areas and out to playgrounds.

The Giralang Primary School Complex also demonstrates the innovative decision by the ACT education authority and NCDC planners to build schools with facilities which could be used extensively by community groups outside school hours. The school was one of the



first examples of this approach and included school assembly hall and board room which were also available for community use. The adjacent Child Health Centre is also important as evidence of the ACT's community child health policy at the time.

The spacious park setting of the complex is distinctive of the modern style and the planning intentions of both the education authorities and the planning authorities of the time. The setting and the architecture combine to produce a precinct of integrity, illustrative of modern architecture and can provide information that will contribute to the understanding of architectural and cultural history of the ACT and for teacher education as the benchmark primary school for totally open learning.

Features Intrinsic to Significance to Heritage Significance

The ACT Heritage Register Citation identifies the following list of features as being intrinsic to the heritage significance of the place and which require conservation in any proposed works:

- The built fabric of the complex as originally constructed and finished to house the primary, infants and kindergarten teaching areas, library, assembly hall, canteen, staff, pre-school and child health clinic.
- The sculptural forms, free asymmetrical massing and complex angular geometry of the buildings; horizontal roof planes, timber lined eaves combined with the steep pitched roof forms of the major spaces, deep horizontal and sculptured metal fascias, down pipes and tubs; steel-framed structure; face cement-brick walls; bush-hammered concrete; fenestration; clear-finished timber joinery internally; open planning; arrangement of floor and ceiling levels and walls; varied ceiling heights (including original raked ceiling to the Assembly Hall, internal courtyards; original finishes and detailing; and the original colour scheme including blue carpet, red metalwork and yellow storm water pipes.
- The site plan where the buildings are like sculptural forms set in an open landscaped setting, including the original scale, form and fabric. The open park-like character of the grounds and playing fields around the school, their landscaping and planting.

Applicable Heritage Guidelines

In the absence of a specific CMP for the former Pre School the Heritage Guidelines of the Heritage Citation also provide more information broadly on how the place should be managed to protect and enhance its significance. The following section is taken from the Citation:

The Heritage Guidelines adopted under s27 of the Heritage Act 2004 are applicable to the conservation of Giralang Primary School Complex comprising the Primary School, Child Health Clinic and Pre-School.

The guiding conservation objective is that the Giralang Primary School Complex shall be conserved and appropriated managed in a manner respecting its heritage significance and the features intrinsic to that heritage significance, and consistent with a sympathetic and viable use or uses. In the absence of a Conservation Management Plan any works that have a potential impact on significant fabric (and / or other heritage values) shall be guided



by a professionally documented assessment and conservation policy relevant to that area or component (i.e. a Statement of Heritage Effects – SHE).

This SHE report fulfils the requirement for a Heritage Professional to be involved in the Design phase and provide informal advice and prepare a formal report assessing the potential impact on significance of the Pre School Building specifically and by reference the overall complex.

2.2 History and use of the place

The Giralang Primary School Complex was designed by Enrico Taglietti in 1974-75 for the National Capital Development Commission (NCDC), construction being completed in 1976.

Residential settlements such as Giralang were an integral part of the creation and planning of Canberra. The growth of Canberra in the latter half of the 20th century resulted in the development of the “Y Plan” by the NCDC. The new suburbs designed by the NCDC were often based on ‘Radburn’ planning, with the segregation of traffic and pedestrians; with parkland or nature reserves linking the residential blocks with shops and schools, often passing under or bridging the roads.

In 1974 the ACT established its own education system separate from that of NSW. It was founded on community involvement and a school-based curriculum and the new policy was for open plan classrooms in preference to the previous single classrooms and associated traditional education philosophy.

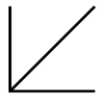
The design brief for the school let by the Commonwealth Department of Education stated that the school was to be open plan to facilitate the new philosophy of open plan education from Britain and the USA where learning was in flexible, multi-purpose spaces that enabled teachers to work in teams to cater for the individual needs of students. Local Canberra architect Enrico Taglietti won the design brief. Construction of the complex commenced in June, 1976, by ACT Builders (interstate) Pty Ltd, and was completed in December of the same year, at a cost of \$1,800,000.

The Child Health Clinic was included as part of the original NCDC brief and it housed a Resident Salaried Medical Doctor, two dental nurses and a Community Nurse. The provision of “bulk-billing” salaried neighbourhood doctors practising from government surgeries located in government-owned neighbourhood health centres was an important community health policy in the ACT that was unique in Australia. This program was ended and many of the Centres hastily demolished under the Carnell Liberal Government of the late 1990’s. (The Giralang Centre survives and is occupied by a private business).

The Pre-School attached was a semi-autonomous body; the building being under the control of the Principal and the administration being under the control of the Pre-School Authorities. The Pre-School function was relocated into the main Primary School building in early 2008 and the Pre-School premises transferred from the Department of Education to TAMS.

(2025 Note: The building is now privately owned; and occupied as the My Little Star ELC).

Source: ACT Heritage Register Citation



3.0 Assessment of Proposal

3.1 The proposal: what are the proposed works?

The Heritage environment in which the works are proposed is external to the former Giralang Pre School Building. There is a physical connection of the Additions as well as an impact on the setting. The physical impact on the original building is limited to some minor demolition of masonry piers and one adjacent room and creation of new openings on walls. The additions are located to the rear of the building however will have an impact on the setting as the new arm of the building runs parallel to the Chuculba Crescent boundary so is visible to passers by. The new works are all single storey with a flat roof. The proposed works are presented in more detail later in the report.

This project involves the extension of an existing Early Learning Centre located adjacent to the Giralang Primary School Complex. The expansion is designed to address the growing demand for high-quality childcare services within the community by increasing the centre's capacity to accommodate more children. The proposal reflects a thoughtful integration of modern architectural elements while respecting the original design of the Taglietti building. The design maintains consistency in materials, height, and geometry to harmonize with the existing structure.

Site Considerations

The development is planned for a steeply sloping site, requiring strategic benching to position various buildings and outdoor recreation areas effectively. Special attention has been given to overcoming challenges in creating accessible pathways throughout the site, ensuring seamless travel and compliance with accessibility standards.

The existing site is enclosed by a black palisade fence. The owners have installed marketing signage on part of the fence which combine with the mature trees and shrubs in some parts to screen the visibility of the existing building. The building can best be appreciated from the carpark where the sculptural forms and details at ground and roof level can be appreciated.



Figure 3 View from intersection of Gari Place and Chuculba Cres. Note the existing screening of view to the building



Figure 4 – View from across the east gully



Figure 5 - View of Building from Oval

The location of the extension on the site is shown on the Roof Plan below from the Architectural Documentation. Further detail of the proposal is included in the Architectural drawings in Appendix 1.

The principal entrance to the ELC is presently on Gari Place where there is some parking available. There are no changes proposed to this (south western Façade). There are also no changes proposed to the north eastern façade. The additions to the building will connect at the northern corner and then extend as an arm along the northern boundary of the site. This boundary runs parallel to the main roadway Chuculba Crescent. The new building will screen the Playground from the street and provide shelter from the north-westerly winds.

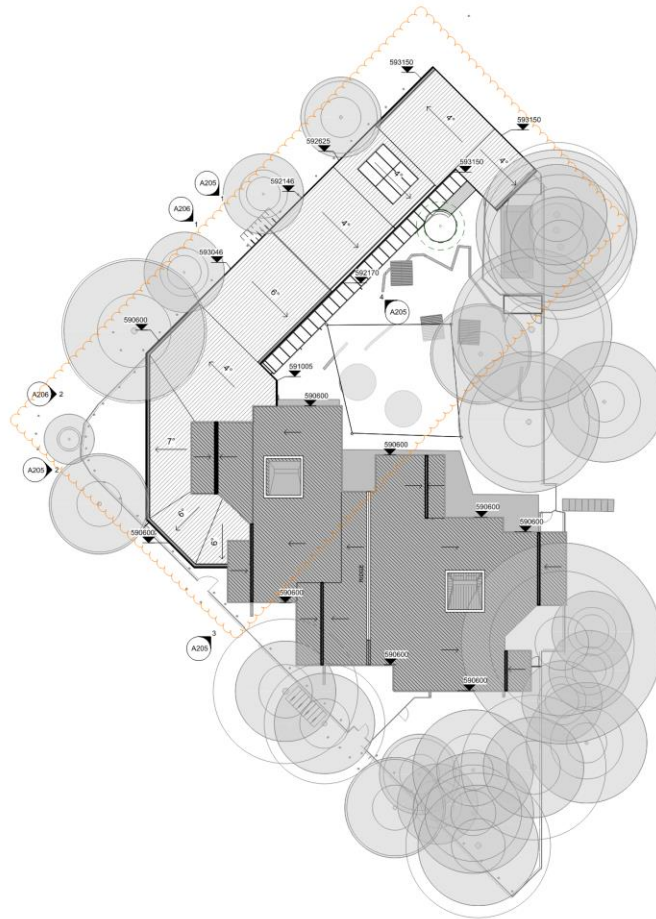
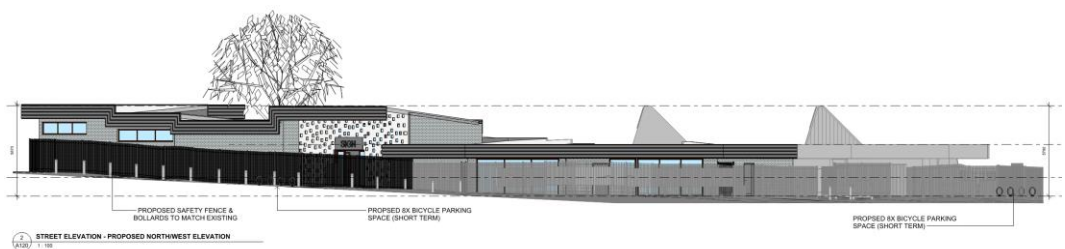


Figure 6: Roof Plan – The proposed additions are located to the top of the image and clouded.
Source: SQC Group

The main physical impact on the building will be the point at which the new building attaches to the existing. This will require the removal of the corner room which is part of the original design. There will be not other changes to internal volumes or original finishes or ceilings internal or external.



Street Elevation from Chuculba Crescent. Original building sculptural forms visible to the right

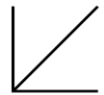


Figure 7 – View of Northern Elevation
The new building connects to the right of the glazed enclosure



Figure 7 – Detail view of corner to be Impacted

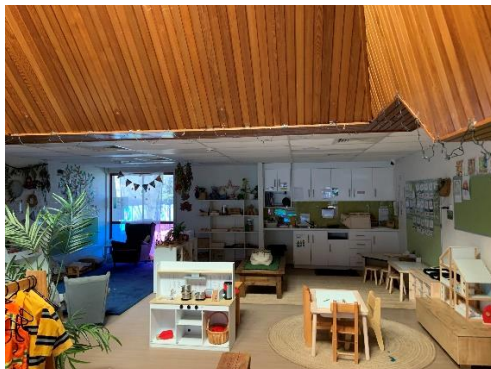


Figure 8 – Original Internal volumes and materials will remain



Figure 9 – Original Skylight and lining retained

3.2 What alternative options have been considered for the works?

The owners of the ELC have determined that there is market demand for places in their ELC and these could not be accommodated within the existing building. The do-Nothing option was not realistic, neither was acquiring another property. A design process has been undertaken and several options considered. All options explored a location of the extension on the northern boundary thus retaining the northeastern playground as well as the visual connection across the gully to the Giralang Primary School. The Development Application Option has minimised the physical connection to the existing building and maintained an understated massing.

A detached building is not feasible for functional reasons as the connections between rooms need to be enclosed for climatic and security reasons.

No alternatives have been considered which modified the internal spaces as the only other option is do nothing.



New Materials will be sympathetic to yet not copy the existing so that it is possible to determine visually the difference between the original and new buildings.

3.3 Which components of the heritage environment are likely to be impacted?

The works will have the following impacts on the place:

- The removal of a courtyard blade wall and the walls and windows of the northwestern room of the building.
In consultation with Enrico Taglietti during the design phase of the adaption of the building to the My Little Star ELC, SQC Group addressed the issue of loss or change to the external angular windows in that stage and he was not concerned about the dimensional changes and advised they could be widened or changed. He was pleased to see the building receive a new lease of life and noted that some change would be required to meet the functional requirements of the new occupants. He also indicated he saw no requirement for repetition of the original door arrangements or design other than at the building's public entrances
- Construction of a new wing to the northwest side of the building which will change impact on its current in the round setting. However, it will still be possible to appreciate three original facades of the building.
- Reduce the open space around the building on the northern side.

When the design proposal is assessed against the Features intrinsic to the significance of the Place from the Heritage Citation for the Giralang Primary School Complex the following observations are made:

- *The built fabric of the complex as originally constructed and finished to house the primary, infants and kindergarten teaching areas, library, assembly hall, canteen, staff, pre-school and child health clinic.*

The majority of the original building is untouched by the works and will remain visible. There are no changes to internal planning or volumes. Original timber finishes to the eaves and feature internal ceilings are not impacted by the works.

Assessment: Little to No detrimental impact on significance of the place

- *The sculptural forms, free asymmetrical massing and complex angular geometry of the buildings; horizontal roof planes, timber lined eaves combined with the steep pitched roof forms of the major spaces, deep horizontal and sculptured metal fascias, down pipes and tubs; steel-framed structure; face cement-brick walls; bush-hammered concrete; fenestration; clear-finished timber joinery internally; open planning; arrangement of floor and ceiling levels and walls; varied ceiling heights (including original raked ceiling to the Assembly Hall, internal courtyards; original finishes and detailing; and the original colour scheme including blue carpet, red metalwork and yellow storm water pipes.*

The Sculptural forms, angular geometry, horizontal roof planes, timber linings and steep roof pitched forms of skylights remain visible internally and externally. The



building is still able to be appreciated in its original detail and form on three of the four facades

Assessment: Little to No detrimental impact on significance of the place

- *The site plan where the buildings are like sculptural forms set in an open landscaped setting, including the original scale, form and fabric. The open park-like character of the grounds and playing fields around the school, their landscaping and planting.*

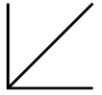
The Pre School is a detached building from the main campus building physically and separated by mature trees and gully which contains a pedestrian pathway. The design principals expressed in the Intrinsic features will still be visible and present in the completed building. The site will retain an encircling band of mature trees and the original building design remains visible from the playing field to the south west

Assessment: Little to No detrimental impact on significance of the place

3.4 Mitigation measures

Impacts have been appropriately mitigated as follows:

- SQC Groups Heritage Architect has been engaged to evaluate the impact of the works including during the design phase;
- The roof and its components are of a low profile with no protrusions. Whilst stepped in form the roof enables the pitched roof skylights and strong horizontal form and splayed fascia detail synonymous with a Taglietti building to be prominent
- All finishes, materials and colours to match or be similar to original external;
- All elements of the original building fabric to be reinstated matching the original design and details;
- Consider re-use of the demolished brickwork, windows and doors within the new area of the building potentially internally;
- Archival recording is required to be undertaken of the original elements which are proposed to be demolished. Recording to be consistent with the NSW Heritage Office Guidelines.



3.5 Heritage Impact Statement

It is determined that there is **little to no impact** on the assessed heritage values and components of the Former Pre School Building or the Giralang Primary School Complex as a result of the proposed works to construct an addition to the building.

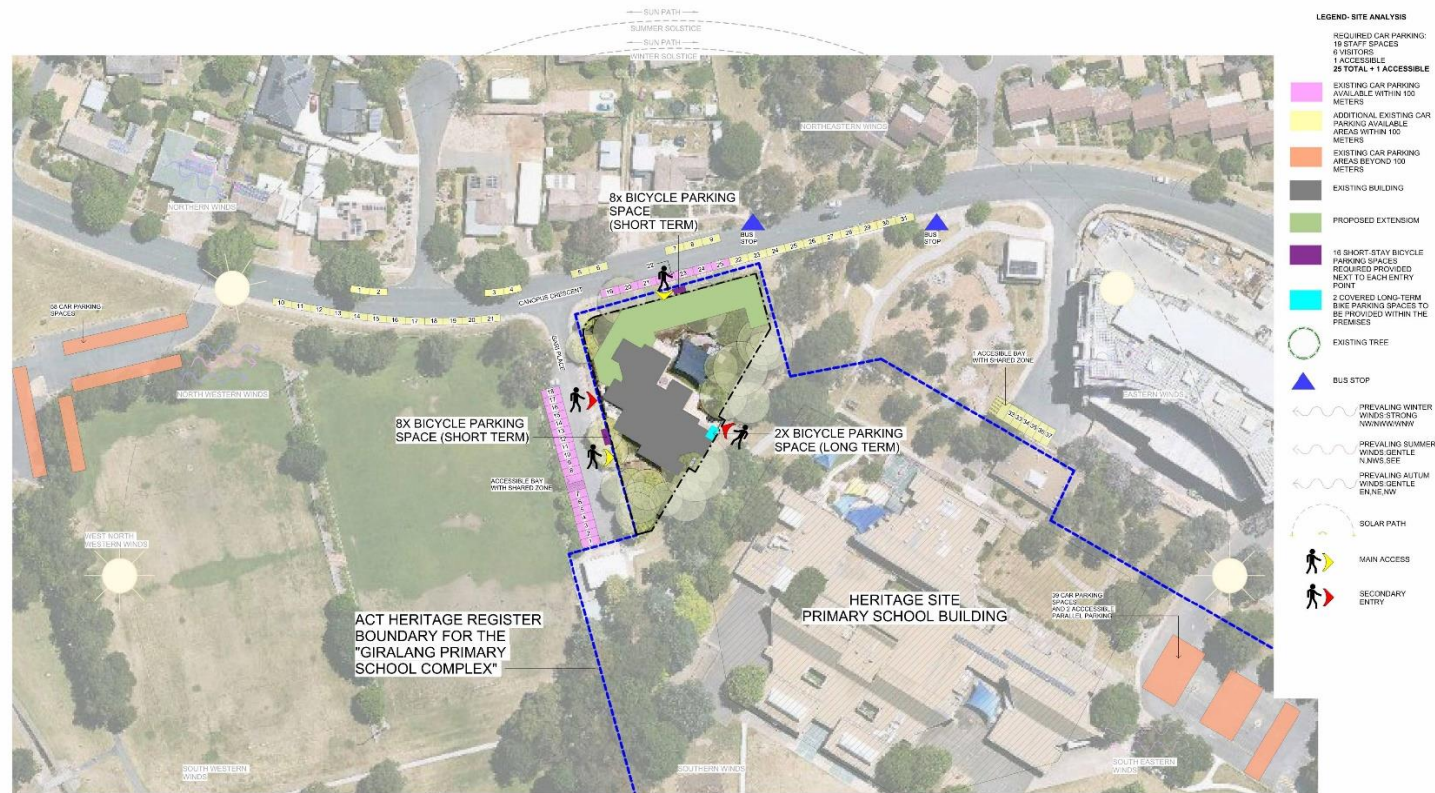
The physical impact is related to the loss of a small area of original fabric at the north east corner of the building where the new building joins. Some of these elements could be re-used in the works.

The visual impact is to reduce the in the round view of the former Pre School. It will remove visibility of the original section from some parts of Chuculba Crescent. The façade facing the Primary School and the south western façade which contained the original entrance are not impacted and will remain visible in their original forms.

The works will enable the continued use of the former Pres School as and early learning education facility.



Appendix 1 – Architectural DA drawings



SITE PLAN
A300 1:500

Revision	Date	Description
A	28.05.24	FOR APPROVAL
B	17.03.25	FOR APPROVAL
C	14.01.26	FOR APPROVAL
D	28.01.26	FOR APPROVAL

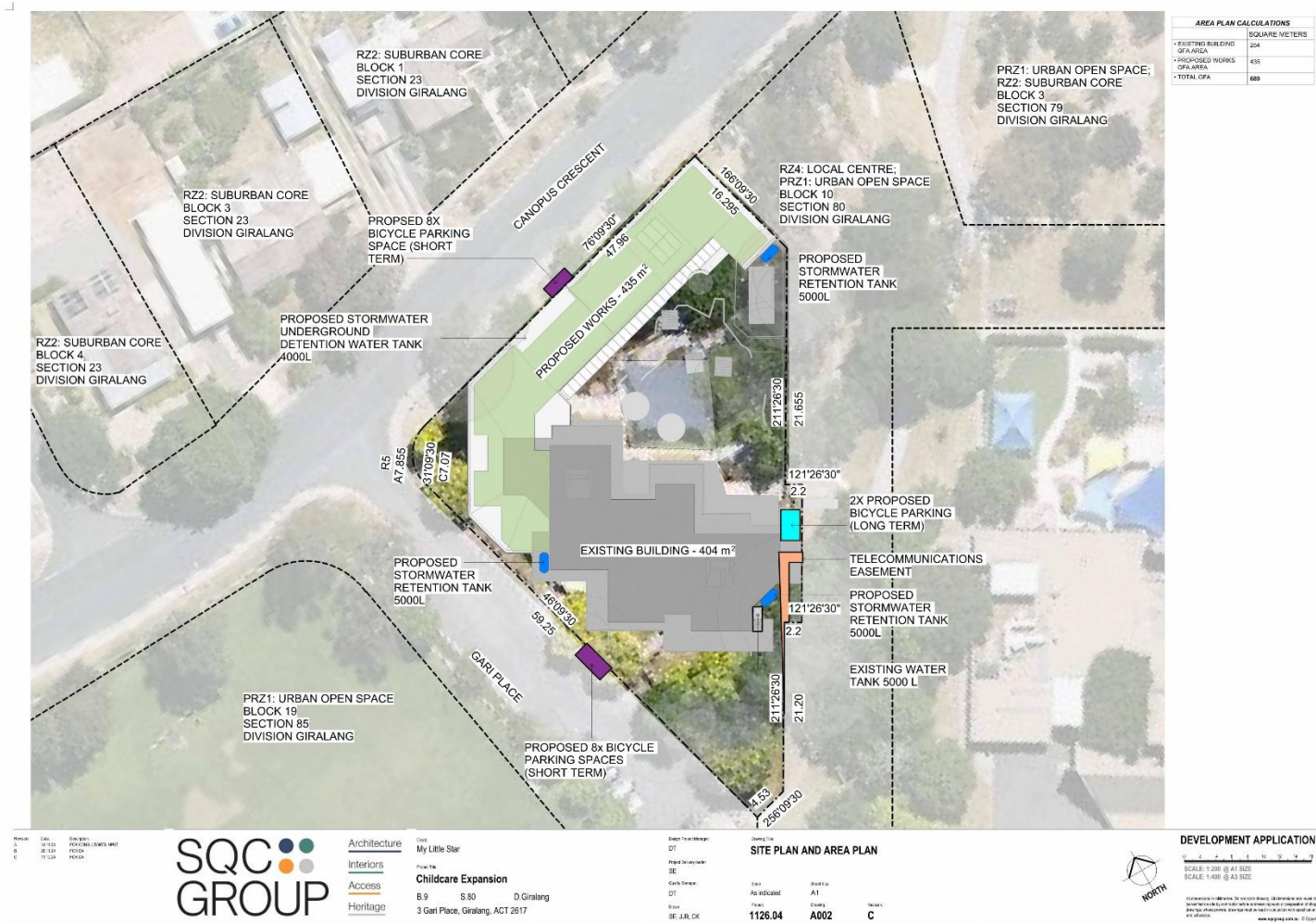


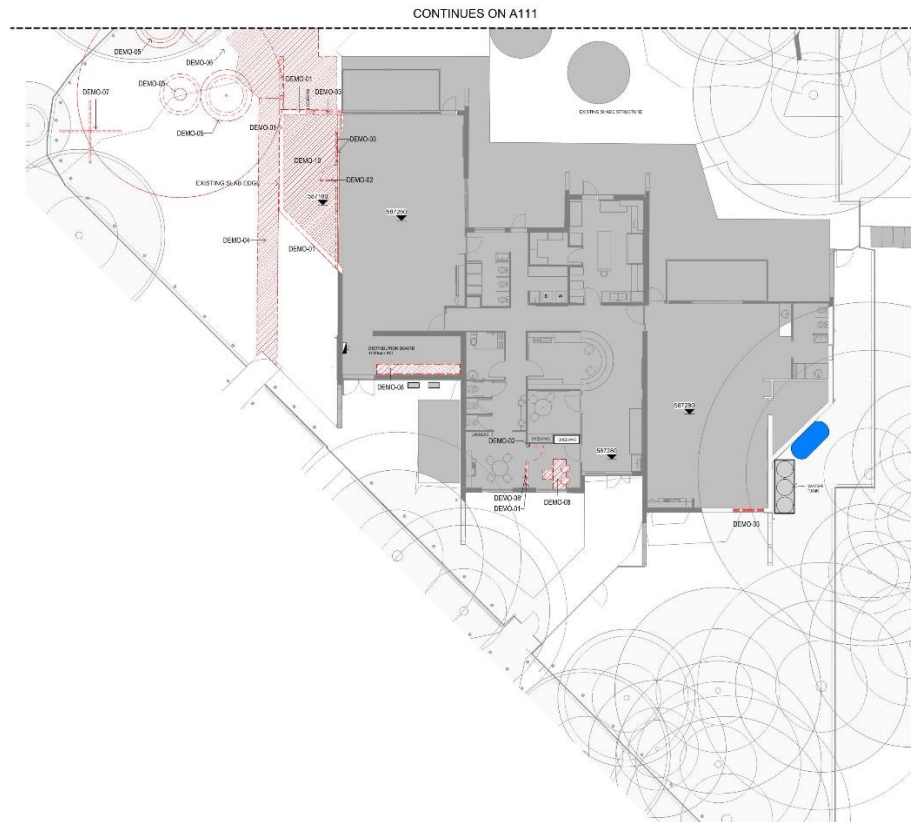
Architecture
Interiors
Access
Heritage

Client: My Little Star
Project: Childcare Expansion
B.9 S.80 D. Giralang
3 Gairi Place, Giralang, ACT 2617

Design Title: SITE ANALYSIS AND PARKING PLAN
Scale: 1:500
Drawing No: A001
Date: 11.02.24

DEVELOPMENT APPLICATION
SCALE: 1:500 @ A1 SIZE
SCALE: 1:1000 @ A3 SIZE





CONTINUES ON A111

LEGEND-DEMOLITION-FLOOR PLAN	
	EXISTING ELEMENTS
	DEMOLISHED ELEMENTS
NOTES	
<p>DEMO NOTES:</p> <ul style="list-style-type: none"> CARE SHOULD BE TAKEN WHEN ALTERING EXISTING STRUCTURES. SEEK STRUCTURAL ENGINEERING ADVICE AS REQUIRED. EXISTING FOOTINGS MAY REQUIRE UNDERPINNING. SALVAGE BRICKS AND STRUCTURAL TIMBER FOR REUSE. 	
NOTES - DEMOLITIONS	
CODE	DESCRIPTION
DEMO-01	REMOVE EXISTING WALL
DEMO-02	REMOVE EXISTING DOOR
DEMO-03	REMOVE EXISTING WINDOW
DEMO-04	REMOVE THE PATH
DEMO-05	REMOVE EXISTING FLOOR
DEMO-06	REMOVE EXISTING TREES
DEMO-07	REMOVE EXISTING SCULPTURE
DEMO-08	REMOVE EXISTING FURNITURE
DEMO-10	REMOVE EXISTING FENCE

DEMOLITION-FLOOR PLAN 1

Rev	Date	Description
01	14/03/2024	ISSUED FOR PERMIT
02	14/03/2024	FOR INFORMATION ONLY
03	18/03/2024	REVISION



Architecture
Interiors
Access
Heritage

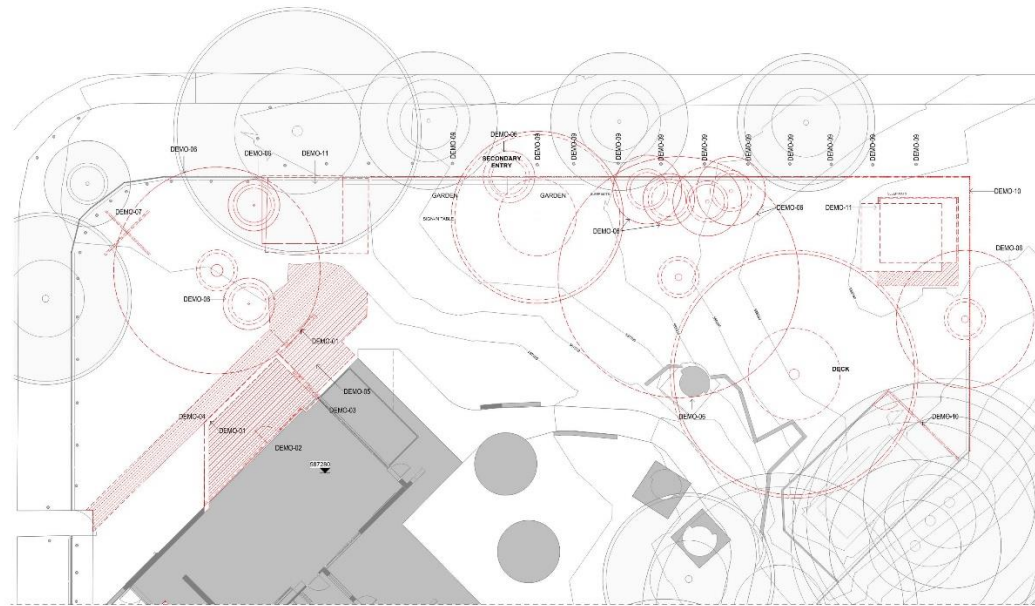
Client: My Little Star
Project: Childcare Expansion
B 9 S 80 D Giralang
3 Geri Place, Giralang, ACT 2617

Drawn: JBR, CK
Checked: JBR, CK
Scale: 1:100
Date: 11/02/2024
Project: 1126.04
Sheet: A110
Notes: D

DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1 SIZE
SCALE: 1:200 @ A3 SIZE

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LEGEND- DEMOLITION- FLOOR PLAN

	EXISTING ELEMENTS
	DEMOLISHED ELEMENTS
NOTES	

DEMO NOTES:

- CARE SHOULD BE TAKEN WHEN ALTERING EXISTING STRUCTURES. SEEK STRUCTURAL ENGINEERING ADVICE AS REQUIRED.
- EXISTING FOOTINGS MAY REQUIRE UNDERPINNING.
- SALVAGE BRICKS AND STRUCTURAL TIMBER FOR REUSE.

NOTES - DEMOLITIONS

CODE	DESCRIPTION
DEMO-01	REMOVE EXISTING WALL
DEMO-02	REMOVE EXISTING DOOR
DEMO-03	REMOVE EXISTING WINDOW
DEMO-04	REMOVE THE PATH
DEMO-05	REMOVE EXISTING FLOOR
DEMO-06	REMOVE EXISTING TREES
DEMO-07	REMOVE EXISTING SOLAR PITS
DEMO-08	REMOVE EXISTING BOLLARD
DEMO-10	REMOVE EXISTING FENCE
DEMO-11	DEMOLISH ENTIRE BUILDING

CONTINUES ON A111

1 DEMOLITION FLOOR PLAN 2
1:200 (1:100)

Rev No.	Scale	Date	By
1	1:200	20/10/2023	SR/ML
2	1:200	21/10/2023	SR/ML
3	1:200	21/10/2023	SR/ML



Architecture
Interiors
Access
Heritage

Client: My Little Star
Project: Childcare Expansion
B.9 S.80 D. Giralang
3 Gari Place, Giralang, ACT 2617

Drawn By: SR/ML
DT
SE
SR/ML

Checked By: SR/ML
DT
SE, JLR, CK

Scale: 1:100
Date: 11/10/2023
Drawing No: 1126.04
Sheet No: A111
Status: D

DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1 SIZE
SCALE: 1:200 @ A3 SIZE

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PROPOSED FLOOR PLAN 1
1:100

Revised	Date	Author
A	17.02.20	SEB/JK/MSB/PH/MSD
B	17.12.20	MSB/MSB/PH/MSD
C	21.11.21	FOR/MSB



Architecture
Interiors
Access
Heritage

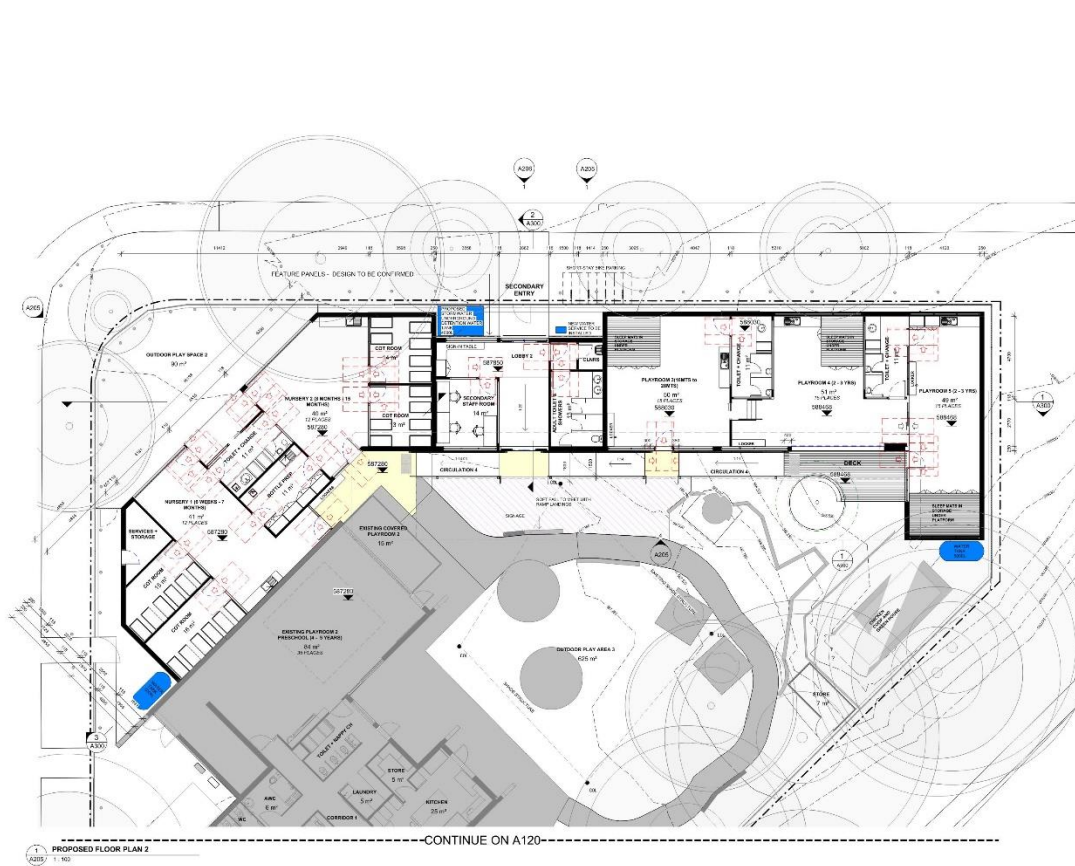
Client: My Little Star
Project Title: Childcare Expansion
B.9 S.80 D. Giralang
3 Gairi Place, Giralang, ACT 2617

Design/Prep/Check/Drawn	Scale	Drawn/Title
DT	1:100	PROPOSED FLOOR PLAN 1
SE		
DT		
SE, JAR, CK	1126.04	A120 C

DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1 SIZE
SCALE: 1:200 @ A3 SIZE

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LEGEND - PROPOSED FLOOR PLAN	
[Symbol]	EXISTING ELEMENTS
[Symbol]	PROPOSED ELEMENTS
[Symbol]	CHANGE IN FLOOR FINISH MATERIAL FOR ACCESS COMPLIANCE
NOTES	
WALL TYPE NOTES	
* ALL NEW WALLS ARE FULL HEIGHT TO CEILING UNLESS NOTED OTHERWISE.	
* GENERALLY ALL NEW AREA PARTITION WALLS ARE PLASTERBOARD LINING TO THE DRY SIDE & SELECTED FINISH ON FIRE CEMENT LINING ON WET SIDE.	

PROPOSED FLOOR PLAN 2
A120/1 1:100

CONTINUE ON A120

Number	Date	Description
01	17/02/2024	DESIGN DEVELOPMENT
02	17/02/2024	FOR IAH
03	17/02/2024	FOR IAH
04	17/02/2024	FOR IAH



Architecture
Interiors
Access
Heritage

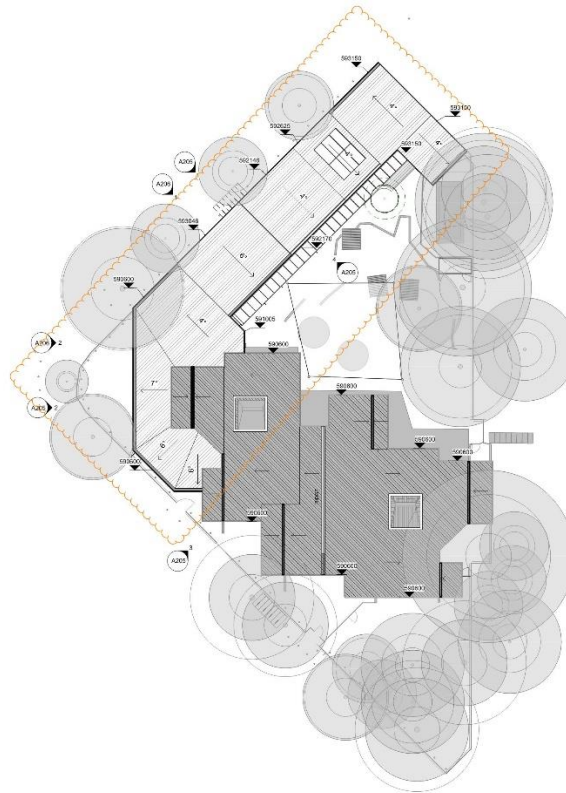
Client: My Little Star
Project: Childcare Expansion
B.9 S.80 D Giralang
3 Gari Place, Giralang, ACT 2617

Design Project Manager: DT
Lead Designer: SE
Architect: DT
Date: 11/02/2024

Drawing Title: PROPOSED FLOOR PLAN 2
Scale: A1
Date: 11/02/2024
Sheet: A121
Revision: D



DEVELOPMENT APPLICATION
SCALE: 1:100 @ A1 SIZE
SCALE: 1:200 @ A2 SIZE
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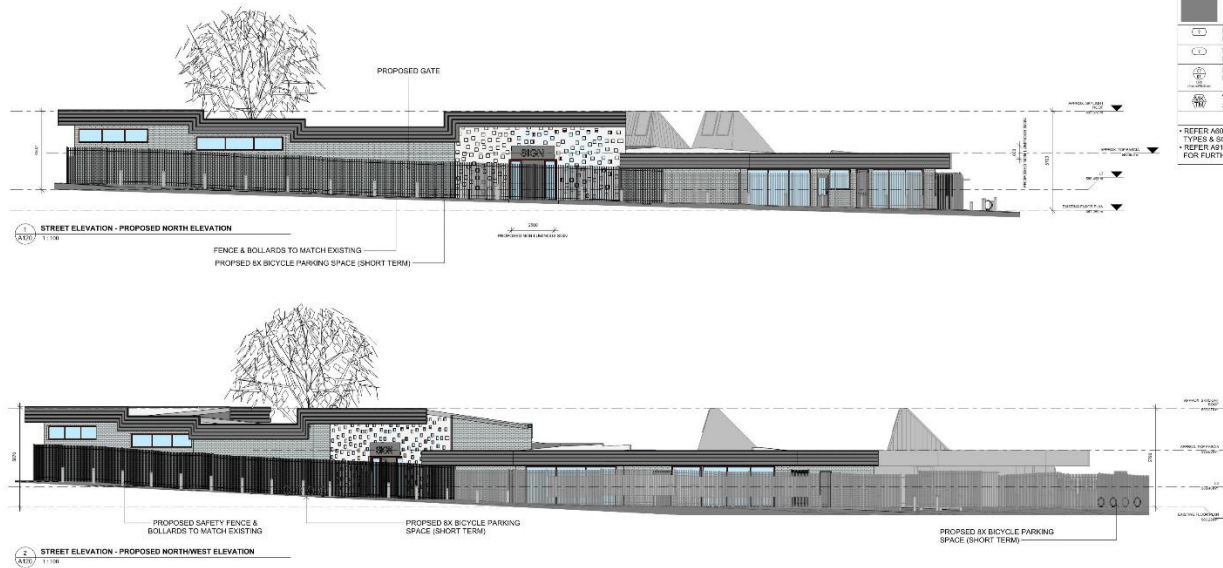
LEGEND- ROOF PLAN	
	EXISTING ROOF
	NEW ROOF
	NEW FASCIA
	NEW BOX GUTTER
	EXISTING DOWNPIPE (REPAIR)
	REPLACE EXISTING DOWNPIPE WITH NEW
	NEW DOWNPIPE
	EXISTING SOAKER
	SKYLIGHT SOLA TUBE 290 DG WITH CLASSIC VISION DIFFUSER

NOTES	
FALL TO ROOF EXTENSION TO MATCH EXISTING.	
REPAIR ALL EXISTING DOWNPIPES, NEW DOWNPIPES TO MATCH EXISTING.	
THE DRAWING SHALL TAKE PRECEDENCE IN RESPECT OF THE ARRANGEMENT OF ALL ROOF FIXTURES AND SERVICES. THE CONTRACTOR SHALL READ THE ROOF PLAN IN CONJUNCTION WITH SERVICES DRAWINGS.	
WHERE ANY CONFLICT OR OMISSION IS FOUND SEEK DIRECTION FROM THE ARCHITECT.	
FOR ALL MECHANICAL FIXTURES AND SERVICES REFER TO MECHANICAL DRAWINGS / DOCUMENTATION.	
OVERFLOWS SHALL BE CUT INTO THE FASCIA EXACT LOCATION TO BE ADVISED. REFER TO ROOF ASSESSMENT ITEM 5	

1 ROOF PLAN
A205 - 1 - 200

Rev	By	Check	Date
A	AS/200	CP/200	
B	22/2/21	CP/200	
C	17/2/21	CP/200	
D	14/1/21	CP/200	
E	14/1/21	CP/200	
F	12/1/21	CP/200	





LEGEND - PROPOSED ELEVATIONS	
	EXISTING ELEMENTS SURFACE RETAINED
	MATERIAL KEYNOTE - REFER EXTERNAL FINISHES SCHEDULE
	ELEMENT KEYNOTE - REFER FINISH SCHEDULE
	DOOR TAG - REFER DOOR SCHEDULE FOR FURTHER DETAILS
	WINDOW TAG - REFER WINDOW SCHEDULE FOR FURTHER DETAILS
NOTES	
• REFER AM50 SERIES FOR WINDOW & DOORS TYPES & SCHEDULES	
• REFER AS10 - EXTERIOR FINISHES SCHEDULE FOR FURTHER DETAILS	

Revised	By	For
A	01/01/20	SCHEMATIC DEVELOPMENT
B	01/11/20	PROPOSAL DEVELOPMENT
C	21/11/21	FOR ICA
D	1/12/21	FOR ICA



Architecture
Interiors
Access
Heritage

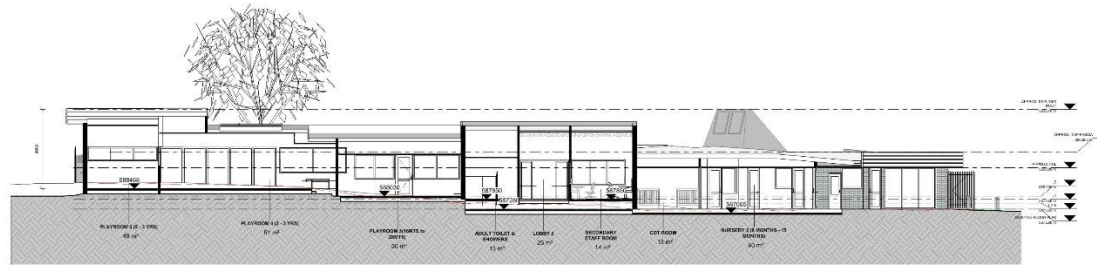
Client:
My Little Star
Project No:
Childcare Expansion
B.9 S.90 D.Giralang
3 Gairi Place, Giralang, ACT 2617

Design/Author:
DT
Lead Architect:
SE
Architects:
DT
Drawn:
RE, JBL, CK

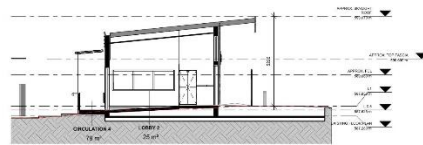
Drawn By:
STREET ELEVATIONS
Date:
As Indicated
Sheet No:
A1
Price:
1126.04
Status:
A206
Revised:
D



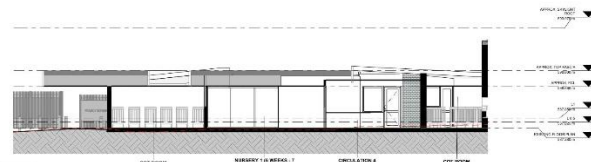
DEVELOPMENT APPLICATION
SCALE: 1:100 (E) AT SIDE
SCALE: 1:200 (G) AT SIDE
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SECTION A
1:100



SECTION B
1:100



SECTION C
1:100

Revised	04/11/20	Site Plan	04/11/20
01	01/11/20	Architectural Details	01/11/20
02	28/11/20	Final	28/11/20
03	11/12/20	Final	11/12/20



Architecture
Interiors
Access
Heritage

Client: My Little Star
Phase 1a
Childcare Expansion
B.9 S.80 D. Giralang
3 Geri Place, Giralang, ACT 2817

Design Team:
DT
Project Supervision:
SE
Construction:
DT
Floor:
SE, J.R., C.K.

Design No:
SECTIONS
1:100
1126.04

Sheet No:
A1
A300
C

DEVELOPMENT APPLICATION
SCALE: 1:100 @ A1 SIZE
SCALE: 1:200 @ A3 SIZE
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