



## **Metro North West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** Friday, 2 September 2016; 09:30am  
**Meeting Number:** MNWJDAP/146  
**Meeting Venue:** Department of Planning – *via teleconference*  
140 William Street, Perth

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)  
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)

#### **Officers in attendance**

Ms Jo Kempton (City of Joondalup)  
Mr Joe Hussey (City of Joondalup)

#### **Department of Planning Minute Secretary**

Ms Rachel Osborne

#### **Applicant and Submitters**

Mr Peter Goff (MGA Town Planning)

#### **Members of the Public**

Nil

### **1. Declaration of Opening**

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

### **2. Apologies**

Cr John Chester (City of Joondalup)

### **3. Members on Leave of Absence**

Nil

### **4. Noting of Minutes**

Note the Minutes of the Metro North West JDAP meeting No.145 held on the 22 August 2016.



**5. Declarations of Due Consideration**

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

**6. Disclosure of Interests**

Nil

**7. Deputations and Presentations**

Nil

**8. Form 1 - Responsible Authority Reports – DAP Application**

Nil

**9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

<b>9.1</b>	Property Location:	Lot 803 (15) Hocking Parade, Sorrento
	Application Details:	Gymnasium - Sacred Heart College
	Applicant:	MGA Town Planning
	Owner:	The Roman Catholic Archbishop of Perth
	Responsible authority:	City of Joondalup
	DoP File No:	DP/13/00954

**10. Appeals to the State Administrative Tribunal**

Nil

**11. General Business / Meeting Closure**

In accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.



## Minutes of the Metro North West Joint Development Assessment Panel

**Meeting Date and Time:** Monday, 22 August 2016; 1:00pm  
**Meeting Number:** MNWJDAP/145  
**Meeting Venue:** City of Wanneroo, Leschenaultia Room

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Frank Cvitan (Local Government Member, City of Wanneroo)  
Cr Russell Driver (Local Government Member, City of Wanneroo)

#### Officers in attendance

Ms Bonnie Butler (City of Wanneroo)  
Mr Jeremy Thompson (City of Wanneroo)

#### Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

#### Applicants and Submitters

Mr Tim Dawkins (Urbis)  
Ms Shannon O'Loughlin (Urbis)  
Mr Tony Naughtin (Banksia Grove)  
Mr Morgan O'Shea (Aldi)

#### Members of the Public

There was one (1) member of public in attendance.

#### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 1:00pm on 22 August 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record



*the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*, the meeting would not be recorded.

**2. Apologies**

Nil

**3. Members on Leave of absence**

Nil

**4. Noting of minutes**

Minutes of the Metro North West JDAP meeting No.141 held on 4 August 2016 and meeting No. 142 held on the 8 August 2016 were noted by DAP members.

Minutes of the Metro North West meeting No.143 held on 12 August 2016 and meeting No. 144 held on 15 August 2016 were not available for noting at the time of meeting.

**5. Declaration of Due Consideration**

All members declared that they had duly considered the documents.

**6. Disclosure of interests**

Nil

**7. Deputations and presentations**

**7.1** Mr Tim Dawkins (Urbis) addressed the DAP for the application at Item 8.1.

**7.2** Mr Tony Naughtin (Banksia Grove) addressed the DAP for the application at Item 8.1.

**8. Form 1 - Responsible Authority Reports – DAP Application**

<b>8.1</b> Property Location:	Part Lot 9178 (131K) Flynn Drive, Banksia Grove
Application Details:	Shop (Aldi)
Applicant:	Urbis Pty Ltd
Owner:	Housing Authority
Responsible authority:	City of Wanneroo
DoP File No:	DAP/16/01052

**ALTERNATE RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr Frank Cvitan



That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/16/01052 and accompanying plans (**Drawing No. DA002, DA040L, DA175, DA250 - DA252 and C1.01**), in accordance with the City of Wanneroo's District Planning Scheme No. 2 subject to the following conditions:

1. This approval relates only to the proposed **Shop** and **Liquor Store**, as indicated on the approved plans. It does not relate to any other development on the lot.
2. The proposed **Shop** depicted on the approved plans, shall accord with the following definition contained within District Planning Scheme No. 2:  
  
*"means premises where goods are kept exposed or offered for sale by retail. This interpretation excludes restricted premises, but may include a bakery."*
3. The proposed **Liquor Store** depicted on the approved plans shall accord with the following definition contained within District Planning Scheme No. 2:  
  
*"means any land or buildings subject of a liquor store licence granted under the provisions of the Liquor Licencing Act 1988."*
4. Parking areas, driveway and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-Street Car parking (AS2890) and shall be drained, sealed, marked and thereafter maintained to the satisfaction of the City of Wanneroo.
5. All proposed crossovers shall be constructed to commercial standards as per the specifications of the City of Wanneroo.
6. The parking areas and associated access depicted on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time.
7. Car parking areas are to be provided with pedestrian crossings in accordance with AS 2890.1: 2004 (Section 2.3.3) and Austroads guidelines.
8. Lighting shall be installed along all driveways and pedestrian pathways and in all common areas prior to the development first being occupied and thereafter maintained.
9. All pedestrian pathways are to be connected into an existing or proposed path network and shall be constructed prior to the development first being occupied and where in private property, thereafter maintained to the satisfaction of the City.
10. At least 50% of the glazed area of the Shop front shall remain unobstructed, facilitating surveillance of Ghost Gum Boulevard, activation and visual interaction.
11. Revised plans of the development shall be lodged with the City for approval prior to the commencement of the development showing pedestrian access to the building orientated towards Ghost Gum Boulevard, to the satisfaction of the Manager, Approval Services.



Development shall be carried out and thereafter maintained in accordance with the revised plans.

12. Revised plans of the development shall be lodged with the City for approval prior to the commencement of the development showing a landmark element to the southern end of Ghost Gum Boulevard. The revised plans of the landmark element shall demonstrate height, massing and a pronounced architectural feature, to the satisfaction of the Manager, Approval Services. Development shall be carried out and thereafter maintained in accordance with the revised plans.
13. Detailed landscaping, reticulation and street furniture plans, for the subject site and adjacent road verges, shall be lodged for approval by the City prior to the commencement of works. Planting and installation shall be in accordance with the approved landscaping and reticulation plans, and thereafter maintained by the landowner to the City's satisfaction.
14. One shade tree at intervals of not less than every four parking bays in a row shall be planted and maintained in tree wells which are protected from damage by vehicles.
15. An energy efficiency plan, demonstrating initiatives to reduce energy requirements and emissions, shall be provided to the City for its approval prior to the commencement of development and thereafter implemented.
16. All piped and wired services, mechanical plant, equipment and service and storage areas are to be screened from public view to the City's satisfaction. Relative to this condition, details of such screening shall be submitted to the City for approval prior to the commencement of development.
17. An Urban Water Management Plan (UWMP) shall be submitted to the City for its approval prior to the commencement of development. The UWMP shall, amongst other matters, demonstrate how the development will maximise the efficient use of wastewater and harvested water and minimise pollutant inputs through structural and non-structural source controls and thereafter implemented.
18. A waste management plan shall be submitted to the City for its approval prior to the commencement of development, depicting collection areas and demonstrating how collection vehicles will manoeuvre on the internal access ways of the development. Collection vehicle movements shall thereafter accord with the approved management plan.
19. All refuse shall be stored within the designated bin enclosures and shall be collected from the site by a private contractor at the cost of the applicant/landowner.
20. The proponent/landowner shall take appropriate steps to remove any graffiti applied to the external surfaces of the building within 7 days of it being applied, to the satisfaction of the City.
21. A management plan for the delivery and service vehicle movements shall be submitted to the City for its approval prior to the commencement of the works. The plan shall include, but not be limited to, hours of delivery vehicles.



22. A construction management plan being submitted detailing how the construction of the development will be managed in order to limit the impact on the users of the surrounding area. The plan will need to ensure that:
- adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
  - adequate provision is made for the parking of workers' vehicles;
  - pedestrian and vehicular access around the site is maintained;
  - bus stops/shelters or other infrastructure on public land is temporarily relocated as may be necessary;
  - the delivery of goods and materials does not adversely impact on the amenity of the surrounding properties; and
  - the hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties.
- The construction management plan will need to be submitted and approved by the City prior to the commencement of any development.
23. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
24. The applicant/landowner shall ensure compliance with the *Environmental Protection (Noise) Regulations 1997* as outlined within the Environmental Acoustic Assessment dated April 2016 prepared by Maze Architects.

#### ADVICE NOTES

1. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
3. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
4. Where an approval has so lapsed, no development must be carried out without further approval of the local government having first been sought and obtained.
5. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
6. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's 'A guideline for



*managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities'.*

7. The landscaping, reticulation and street furniture plans shall include, but are not limited to, temporary and permanent landscaping proposed. Species of vegetation proposed should be in line with Council's recommended species list for commercial and industrial developments.
8. The applicant is advised that the areas indicated in red on the attached plans as 'Future Retail' do not form part of this approval. Planning Approval will need to be obtained prior to the development of these areas.

**REASON: The report recommendation for REFUSAL was not supported by the panel as the reasons were not strong enough to warrant support.**

#### **AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr Frank Cvitan

To delete the words 'At least 50% of' in Condition 10 to read as follows;

*"The glazed area of the Shop front shall remain unobstructed, facilitating surveillance of Ghost Gum Boulevard, activation and visual interaction."*

**REASON: To maintain optimal level of glazing of Ghost Gum Boulevard.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Fred Zuideveld

To delete Condition 11 in its entirety and re-number conditions accordingly.

**REASON: The site levels are too difficult to reorientate.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr Frank Cvitan

To delete the first sentence of Condition 12 and delete the words 'The revised plans' and insert the words 'including a range of materials' after architectural feature and also delete the words 'Manager, Approval Services' and replace with the word 'City', Condition reworded to read as follows;

*"The landmark element shall demonstrate height, massing and a pronounced architectural feature including a range of materials, to the satisfaction of the City. Development shall be carried out and thereafter maintained in accordance with the revised plans."*





**REASON: The condition doesn't require revised plans.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Paul Drechsler

To insert the words *'in accordance with Agreed Structure Plan No.65'* after the word plan in Condition 15 to read as follows;

*"An energy efficiency plan, in accordance with Agreed Structure Plan No.65 demonstrating initiatives to reduce energy requirements and emissions, shall be provided to the City for its approval prior to the commencement of development and thereafter implemented."*

**REASON: To provide clarity to the applicant in order to satisfy the Condition.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr Russell Driver

To delete the word *'commencement'* and replace with *'occupancy'* in Condition 17 to read as follows;

*"An Urban Water Management Plan (UWMP) shall be submitted to the City for its approval prior to the occupancy of development. The UWMP shall, amongst other matters, demonstrate how the development will maximise the efficient use of wastewater and harvested water and minimise pollutant inputs through structural and non-structural source controls and thereafter implemented."*

**REASON: The Urban Water Management Plan (UWMP) is integral to the property development of this site.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr Russell Driver

To delete the second sentence in Condition 21 to read as follows;

*"A management plan for the delivery and service vehicle movements shall be submitted to the City for its approval prior to the commencement of the works."*

**REASON: Greater clarity in accordance in the acoustic report.**



**The Amending Motion was put and CARRIED ( 3/2 ).**

For: Cr Russell Driver  
Cr Frank Cvitan  
Ms Karen Hyde  
Against: Mr Fred Zuideveld  
Mr Paul Drechsler

**AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Fred Zuideveld

To delete the name 'Maze Architects' and replace with 'Herring Storer Acoustics' in Condition 24 to read as follows;

*"The applicant/landowner shall ensure compliance with the Environmental Protection (Noise) Regulations 1997 as outlined within the Environmental Acoustic Assessment dated April 2016 prepared by Herring Storer Acoustics."*

**REASON: Incorrect name stated.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**ALTERNATE PRIMARY MOTION (AS AMENDED)**

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/16/01052 and accompanying plans (**Drawing No. DA002, DA040L, DA175, DA250 - DA252 and C1.01**), in accordance with the City of Wanneroo's District Planning Scheme No. 2 subject to the following conditions:

1. This approval relates only to the proposed **Shop** and **Liquor Store**, as indicated on the approved plans. It does not relate to any other development on the lot.

2. The proposed **Shop** depicted on the approved plans, shall accord with the following definition contained within District Planning Scheme No. 2:

*"means premises where goods are kept exposed or offered for sale by retail. This interpretation excludes restricted premises, but may include a bakery."*

3. The proposed **Liquor Store** depicted on the approved plans shall accord with the following definition contained within District Planning Scheme No. 2:

*"means any land or buildings subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988."*

4. Parking areas, driveway and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-Street Car parking (AS2890) and shall be drained, sealed, marked and thereafter maintained to the satisfaction of the City of Wanneroo.



5. All proposed crossovers shall be constructed to commercial standards as per the specifications of the City of Wanneroo.
6. The parking areas and associated access depicted on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time.
7. Car parking areas are to be provided with pedestrian crossings in accordance with AS 2890.1: 2004 (Section 2.3.3) and Austroads guidelines.
8. Lighting shall be installed along all driveways and pedestrian pathways and in all common areas prior to the development first being occupied and thereafter maintained.
9. All pedestrian pathways are to be connected into an existing or proposed path network and shall be constructed prior to the development first being occupied and where in private property, thereafter maintained to the satisfaction of the City.
10. The glazed area of the Shop front shall remain unobstructed, facilitating surveillance of Ghost Gum Boulevard, activation and visual interaction.
11. The landmark element shall demonstrate height, massing and a pronounced architectural feature including a range of materials, to the satisfaction of the City. Development shall be carried out and thereafter maintained in accordance with the revised plans.
12. Detailed landscaping, reticulation and street furniture plans, for the subject site and adjacent road verges, shall be lodged for approval by the City prior to the commencement of works. Planting and installation shall be in accordance with the approved landscaping and reticulation plans, and thereafter maintained by the landowner to the City's satisfaction.
13. One shade tree at intervals of not less than every four parking bays in a row shall be planted and maintained in tree wells which are protected from damage by vehicles.
14. An energy efficiency plan, in accordance with Agreed Structure Plan No.65 demonstrating initiatives to reduce energy requirements and emissions, shall be provided to the City for its approval prior to the commencement of development and thereafter implemented.
15. All piped and wired services, mechanical plant, equipment and service and storage areas are to be screened from public view to the City's satisfaction. Relative to this condition, details of such screening shall be submitted to the City for approval prior to the commencement of development.
16. An Urban Water Management Plan (UWMP) shall be submitted to the City for its approval prior to the occupancy of development. The UWMP shall, amongst other matters, demonstrate how the development will maximise the efficient use of wastewater and harvested water and minimise pollutant inputs through structural and non-structural source controls and thereafter implemented.
17. A waste management plan shall be submitted to the City for its approval prior to the commencement of development, depicting collection areas and



demonstrating how collection vehicles will manoeuvre on the internal access ways of the development. Collection vehicle movements shall thereafter accord with the approved management plan.

18. All refuse shall be stored within the designated bin enclosures and shall be collected from the site by a private contractor at the cost of the applicant/landowner.
19. The proponent/landowner shall take appropriate steps to remove any graffiti applied to the external surfaces of the building within 7 days of it being applied, to the satisfaction of the City.
20. A management plan for the delivery and service vehicle movements shall be submitted to the City for its approval prior to the commencement of the works.
21. A construction management plan being submitted detailing how the construction of the development will be managed in order to limit the impact on the users of the surrounding area. The plan will need to ensure that:
  - adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
  - adequate provision is made for the parking of workers' vehicles;
  - pedestrian and vehicular access around the site is maintained;
  - bus stops/shelters or other infrastructure on public land is temporarily relocated as may be necessary;
  - the delivery of goods and materials does not adversely impact on the amenity of the surrounding properties; and
  - the hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties.

The construction management plan will need to be submitted and approved by the City prior to the commencement of any development.

22. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
23. The applicant/landowner shall ensure compliance with the *Environmental Protection (Noise) Regulations 1997* as outlined within the Environmental Acoustic Assessment dated April 2016 prepared by Herring Storer Acoustics.

#### ADVICE NOTES

1. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.



3. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
4. Where an approval has so lapsed, no development must be carried out without further approval of the local government having first been sought and obtained.
5. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
6. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities*'.
7. The landscaping, reticulation and street furniture plans shall include, but are not limited to, temporary and permanent landscaping proposed. Species of vegetation proposed should be in line with Council's recommended species list for commercial and industrial developments.
8. The applicant is advised that the areas indicated in red on the attached plans as 'Future Retail' do not form part of this approval. Planning Approval will need to be obtained prior to the development of these areas.

**The Alternate/Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.**

**9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

Nil

**10. Appeals to the State Administrative Tribunal**

Nil

**11. General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the Presiding Member declared the meeting closed at 2:10pm.



## Form 2 - Responsible Authority Report (Regulation 17)

<b>Property Location:</b>	Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
<b>Application Details:</b>	EDUCATIONAL ESTABLISHMENT (GYMNASIUM ADDITION)
<b>DAP Name:</b>	Metro North West JDAP
<b>Applicant:</b>	MGA Town Planners
<b>Owner:</b>	Roman Catholic Archbishop of Perth
<b>LG Reference:</b>	DA13/1505
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page Director Planning and Community Development
<b>Department of Planning File No:</b>	DP/13/00954
<b>Report Date:</b>	26 August 2016
<b>Application Receipt Date:</b>	8 July 2016
<b>Application Process Days:</b>	60 Days
<b>Attachment(s):</b>	1: Location Plan 2: Amended JDAP approval of 22 January 2015 3: Amended application

### Officer Recommendation:

That the Metro North-West Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DP/13/00954 as detailed on the DAP Form 2 dated 8 July 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DP/13/00954 as detailed on the DAP Form 2 date 8 July 2016 and accompanying plans P & RA PROJ No 13-007 A.01<sup>3</sup> and ASK1<sup>0</sup> as set out in attachment 3, in accordance with the provisions of subclauses 68(2) and 77 (4)(a) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2 and the Metropolitan Region Scheme, for the proposed minor amendment to the approved Gymnasium additions at Lot 803 (15) Hocking Parade, Sorrento subject to:

### Amended Conditions

Nil.

### Amended Advice Notes

1. All other conditions and requirements detailed on the previous approval dated 22 January 2015 shall remain unless altered by this application.

**Background:**

Property Address:	Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
Zoning	MRS: Urban
	TPS: Private Clubs/ Recreation
Use Class:	Educational Establishment
Strategy Policy:	Height of Non-Residential Buildings Local Planning Policy SPP2.6 – Coastal Planning
Development Scheme:	City of Joondalup <i>District Planning Scheme No.2</i>
Lot Size:	79,470.8m <sup>2</sup>
Existing Land Use:	Educational Establishment
Value of Development:	\$8.4 million

This report is for the modification of the development approval for a gymnasium addition at Sacred Heart College. The application was originally approved by the JDAP at its meeting held 3 September 2014. A review of the conditions of approval was sought and following mediation through the State Administrative Tribunal, subsequent approval was granted on 22 January 2015, subject to modified conditions.

The subject site abuts West Coast Drive, near Hillary's Marina and Sorrento Beach. The Sorrento Sunset Estate development is located to the south and existing residential development is located to the north and east (Attachment 1 refers). The residential land surrounding the development site has a density code of R20.

The subject site is zoned 'Private Clubs/Recreation' under DPS2. Sacred Heart College is an existing secondary school, established in 1966 with its buildings being generally two storeys in height.

**Details: outline of development application**

The application proposes to modify the previous approval granted by the JDAP on 22 January 2015 by decreasing the external hard courts from six courts to four courts and installing fencing around the courts.

The location of the courts, adjoining the gymnasium addition, is not proposed to change. The fencing is proposed to be 3.6 metre high (as measured from the hard court level) black metal chain link. The fencing will be installed along the western and southern perimeter of the hard court (the existing boundary fence to the north will remain unchanged) and only a portion of fencing is proposed along the eastern side of the hard courts. The fencing is required to prevent ball spill from the courts to the adjoining field as well as between the courts.

There are no proposed changes to the rest of the gymnasium development which is currently under construction.

**Legislation & policy:**Legislation

- Planning and Development Act 2005

- Metropolitan Region Scheme (MRS)
- City of Joondalup District Planning Scheme No.2 (DPS2)

#### State Government Policies

- *State Planning Policy 2.6 – State Coastal Planning policy*

The purpose of this policy is to provide guidance for decision making within the coastal zone including managing development and land use change, establishment of foreshore reserves, and protection, conservation and enhancement of coastal values.

The requirements of this policy were addressed previously in the original report for DP/13/00954.

#### **Local Policies**

- *Height of Non- Residential Buildings Local Planning Policy*
- *Council Policy – Environmentally Sustainable Buildings in the City of Joondalup*

The requirements of these policies, including the City's *Environmentally Sustainable Design Checklist*, were addressed previously in the original report for DP/13/00954.

It is noted that consultation was undertaken previously for the approved development. A summary of concerns raised is contained within the original report for DP/13/00954.

#### **Consultation:**

##### Public Consultation

The proposal was not advertised as it was deemed that the reduction of the external hard courts from six courts to four courts and the addition of fencing around the courts would not result in any additional impact on surrounding landowners.

##### Consultation with other Agencies or Consultants

The application was not required to be referred to any other agencies or consultants.

#### **Planning assessment:**

The application proposed to amend the previous approval by reducing the external hard courts from six courts to four courts and install perimeter fencing for the courts.

The hard courts are setback more than 60 metres from the western boundary (West Coast Drive) and approximately three metres lower than the road level. There is no proposed change to the setback of the hard courts to the northern boundary adjoining the residential properties. As such, the modification to the courts including fencing is not considered to impact on the existing streetscape or character of the area.

There are no proposed changes to the gymnasium addition including the associated retaining and landscaping. The approval is still considered appropriate, and in



accordance with the objectives of DPS2 and the conditions of the previous approval remains valid.

**Conclusion:**

The proposed modifications to the original JDAP approved development application are considered to be appropriate and do not detrimentally alter the overall presentation of the development or impact on the locality.

It is recommended that the application be approved with no additional conditions.





Government of **Western Australia**  
Development Assessment Panels

LG Ref: DA13/1505  
DoP Ref: DP/13/00954  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

State Administrative Tribunal  
[contact@sat.justice.wa.gov.au](mailto:contact@sat.justice.wa.gov.au)

Dear Sir/Madam

**State Administrative Tribunal Review Outcome – DR 199 of 2014  
Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)  
EDUCATIONAL ESTABLISHMENT (GYMNASIUM ADDITION)**

Please be advised that the Metro North-West Joint Development Assessment Panel reconsidered the above mentioned development application pursuant to section 31 of the *State Administrative Tribunal Act 2004* on 22 January 2015.

The Notice of Determination is attached.

Yours sincerely

**DAP Secretariat**

**29/01/2015**

Encl. Amended DAP determination notice

Cc: Mr Paul McQueen  
Lavan Legal

State Solicitors Officer  
GPO Box F317  
PERTH WA 6001

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## ***Planning and Development Act 2005***

### **City of Joondalup District Planning Scheme No.2**

#### **Metro North-West Joint Development Assessment Panel**

### **Determination on Development Assessment Panel Application for Planning Approval**

**Location:** Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)  
**Description of proposed Development:** EDUCATIONAL ESTABLISHMENT  
(GYMNASIUM ADDITION)

Pursuant to section 31 of the *State Administrative Tribunal Act 2004*, the Metro North-West Joint Development Assessment Panel, at its meeting on 22 January 2015, has reconsidered its decision dated 3 September 2014 in respect to the above application, SAT Ref. DR199 of 2014 and has resolved to:

**Approve** DAP Application reference DP13/00954 and amended plans and details as set out in attachments 2, 3, 4, 5, 6 and 7 in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, subject to the following conditions:

#### **Conditions**

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. The approved Traffic Management Plan (Version 5) shall be implemented for events held in the gymnasium at all times.
3. Stormwater runoff is to be contained on site in accordance with the Engineers Certification dated 5 November 2014 and plans H1 Rev F and H2 Rev D dated 30 October 2014.
4. The development shall only be used for college, or school community purposes. It shall not be used for any other purposes, including commercial purposes without the prior planning approval of the City.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping and irrigation plans and details dated November 2014 and December 2014, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
6. No construction work including preliminary construction work and earthwork is to be undertaken until a building permit which provides for a construction management plan has been issued by the City.



7. Refuse associated with the gymnasium shall be contained within the bin store indicated on the Bin Store Location Plan (SK2A) dated 13 September 2013.
8. Development shall be in accordance with the approved schedule of colours and materials shown on:
  - 'Sacred Heart College Gymnasium – View From North East 06.08.2014'
  - 'Sacred Heart College Gymnasium – View From North West 06.08.2014'
  - 'Sacred Heart College Gymnasium – View From South East 06.08.2014'
  - 'Sacred Heart College Gymnasium – View From South West 06.08.2014'
  - 'Sacred Heart College Gymnasium – North Elevation 06.08.2014'
  - 'Sacred Heart College Gymnasium – East Elevation 06.08.2014'
  - 'Sacred Heart College Gymnasium – South Elevation 06.08.2014'
  - 'Sacred Heart College Gymnasium – West Elevation 06.08.2014'
  - 'View 5 06.08.2014'
  - 'Report – External Material and Finishes dated 6 November 2014'.

#### **Advice notes**

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval under *City of Joondalup District Planning Scheme No. 2* having first being sought and obtained.
2. In regard to the Construction Management Plan, the plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;
  - the parking arrangements for the contractors and subcontractors;
  - the management of sand and dust during the construction process;
  - other matters likely to impact on the surrounding properties
3. The development has been defined as a public building and shall comply with the provisions of the *Health Act 1911* relating to public building, and the *Public Building Regulations 1992*.
4. All construction works shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
5. All pipework shall be installed in accordance with the *Water Services Regulations 2013*.
6. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.



7. On completion of the installation of any Mechanical Services, the applicant/builder shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical services engineer or Air Conditioning Contractor. It shall certify that the mechanical ventilation of the development complies with and is installed in accordance with Australian Standard 1668.2, AS 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.
8. The applicant's electrical contractor shall submit a Form 5 Electrical Compliance Certificate on completion of the electrical works.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment Panel Regulations 2011*.

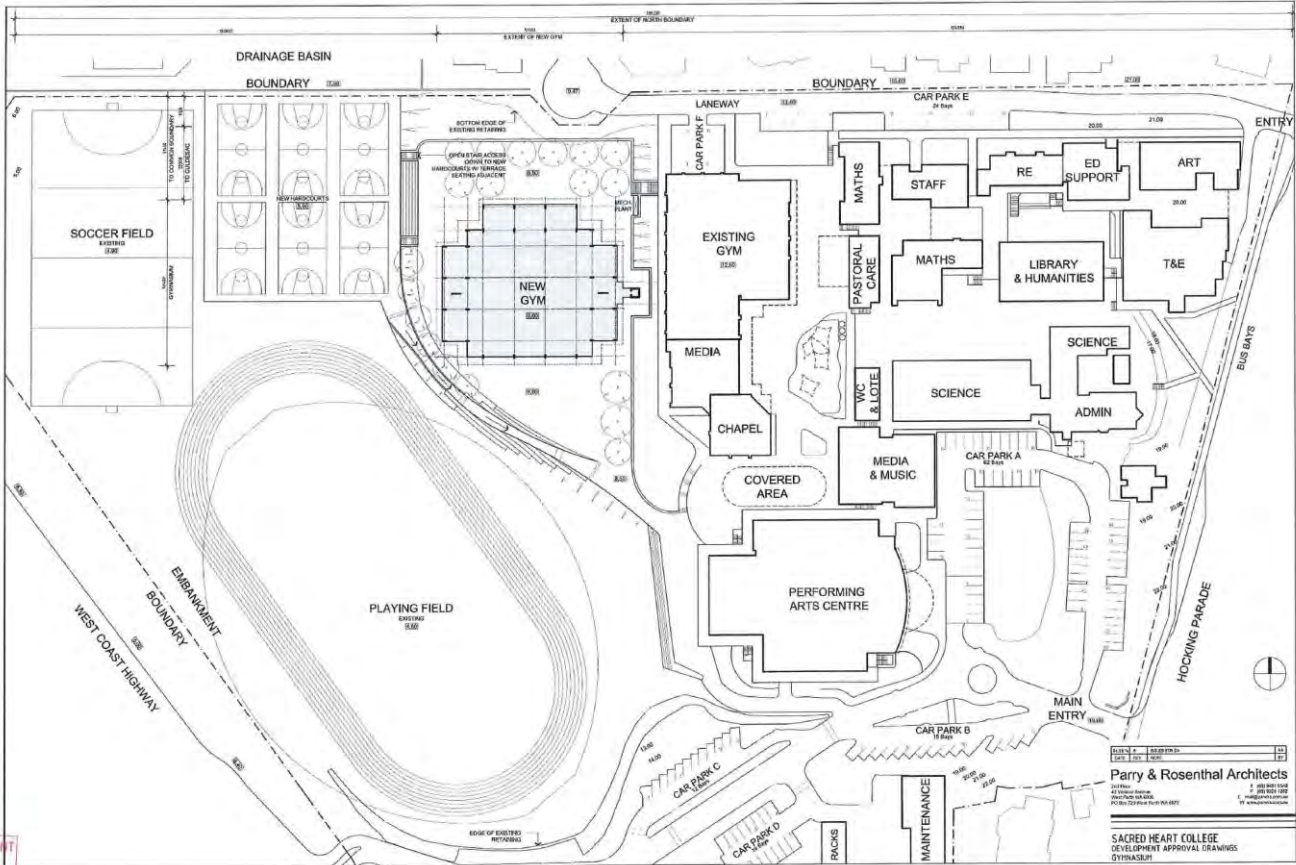


DEVELOPMENT ASSESSMENT  
PANELS  
03 SEP 2014  
APPROVED

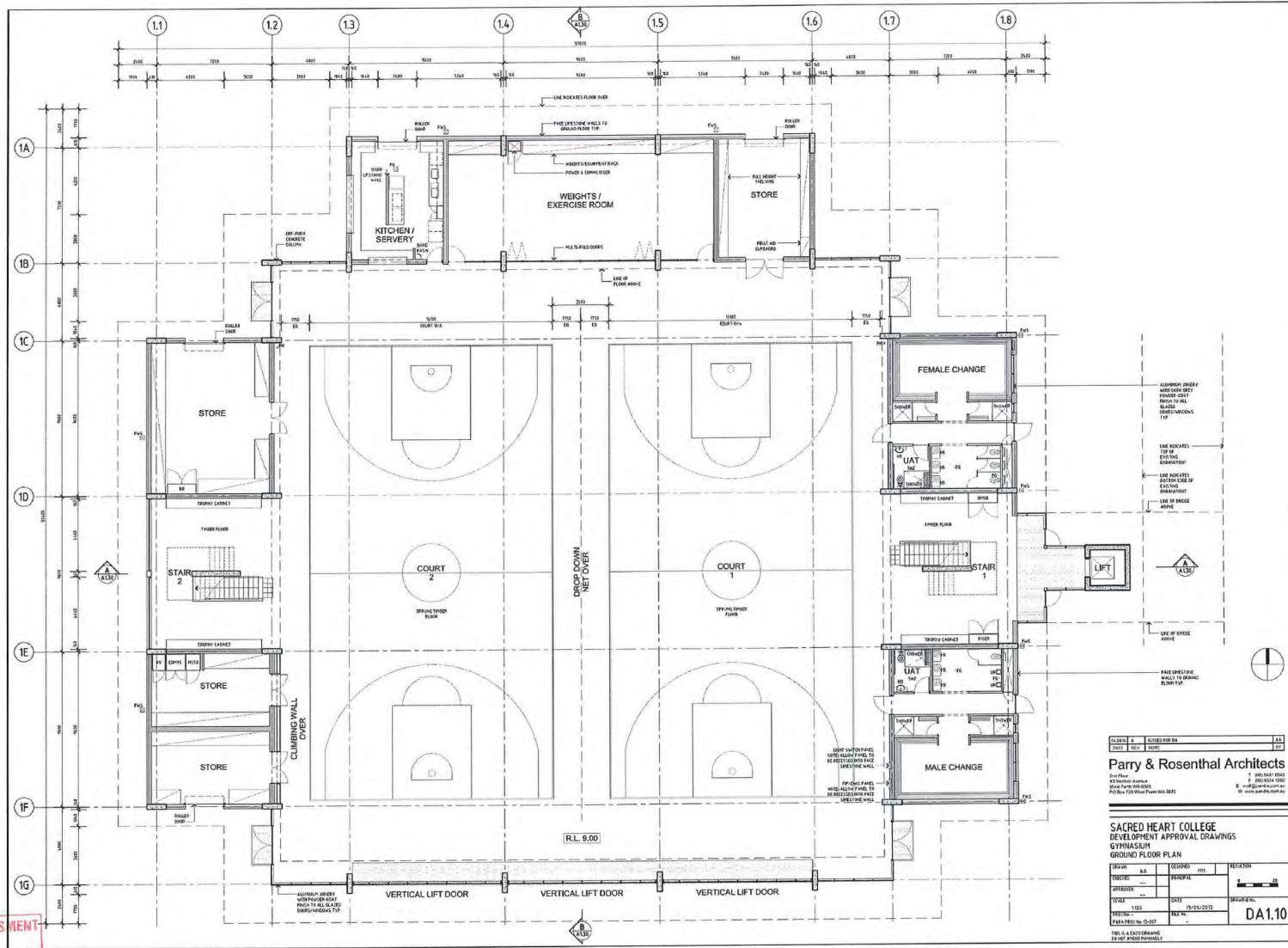
Amended Development Plans

Attachment 6

Page 1 of 6



DEVELOPMENT ASSESSMENT  
 PANELS  
 03 SEP 2014  
 APPROVED



DATE	REV	BY	DATE
10/01/2015	1	AA	10/01/2015

**Parry & Rosenthal Architects**  
 2nd Floor  
 47 Macquarie Avenue  
 Macquarie NSW 2108  
 P.O. Box 1000 Macquarie NSW 2108

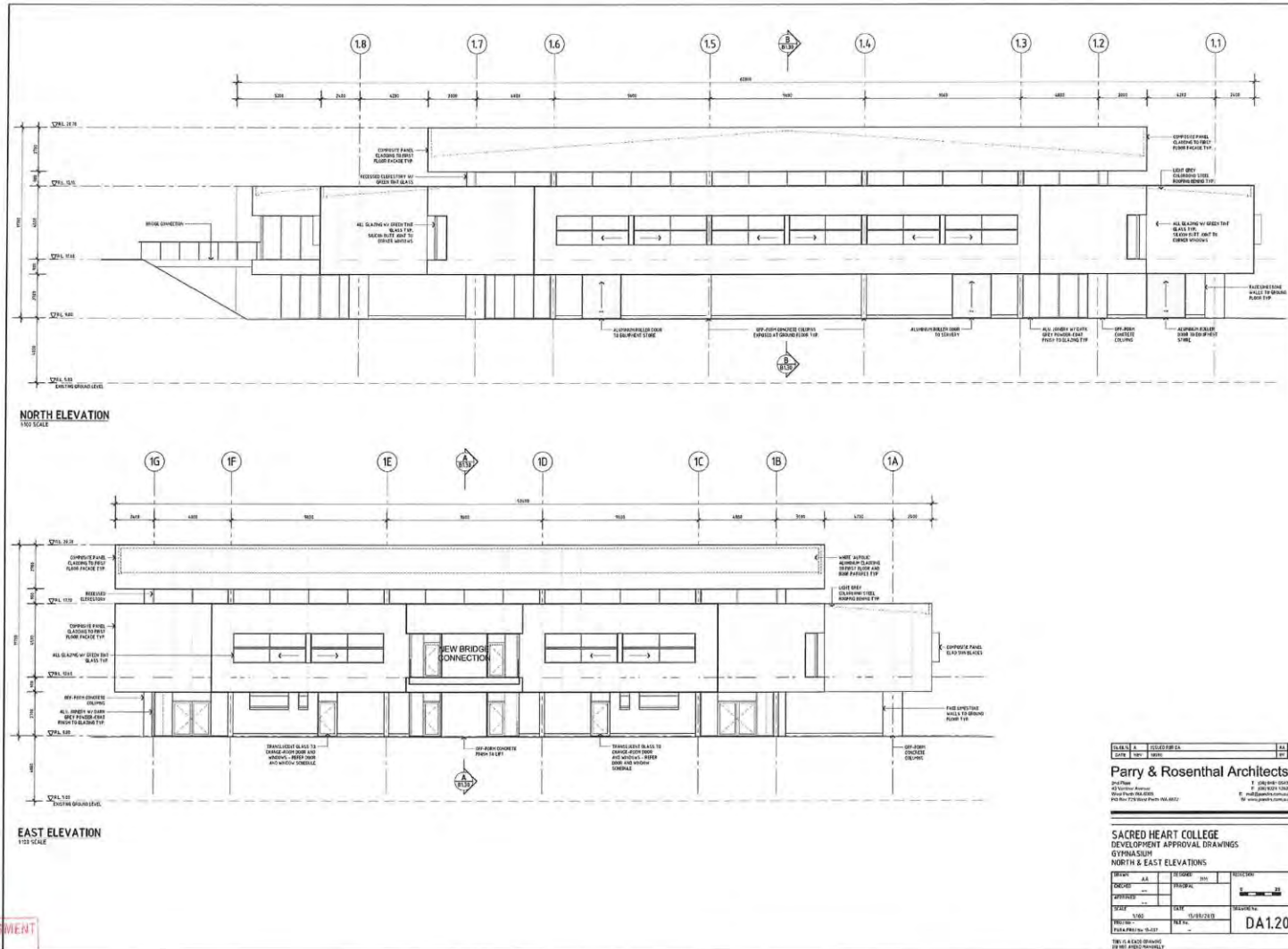
**SACRED HEART COLLEGE**  
 DEVELOPMENT APPROVAL DRAWINGS  
 GYMNASIUM  
 GROUND FLOOR PLAN

DATE	REV	BY	DATE
10/01/2015	1	AA	10/01/2015

**DA1.10<sup>A</sup>**



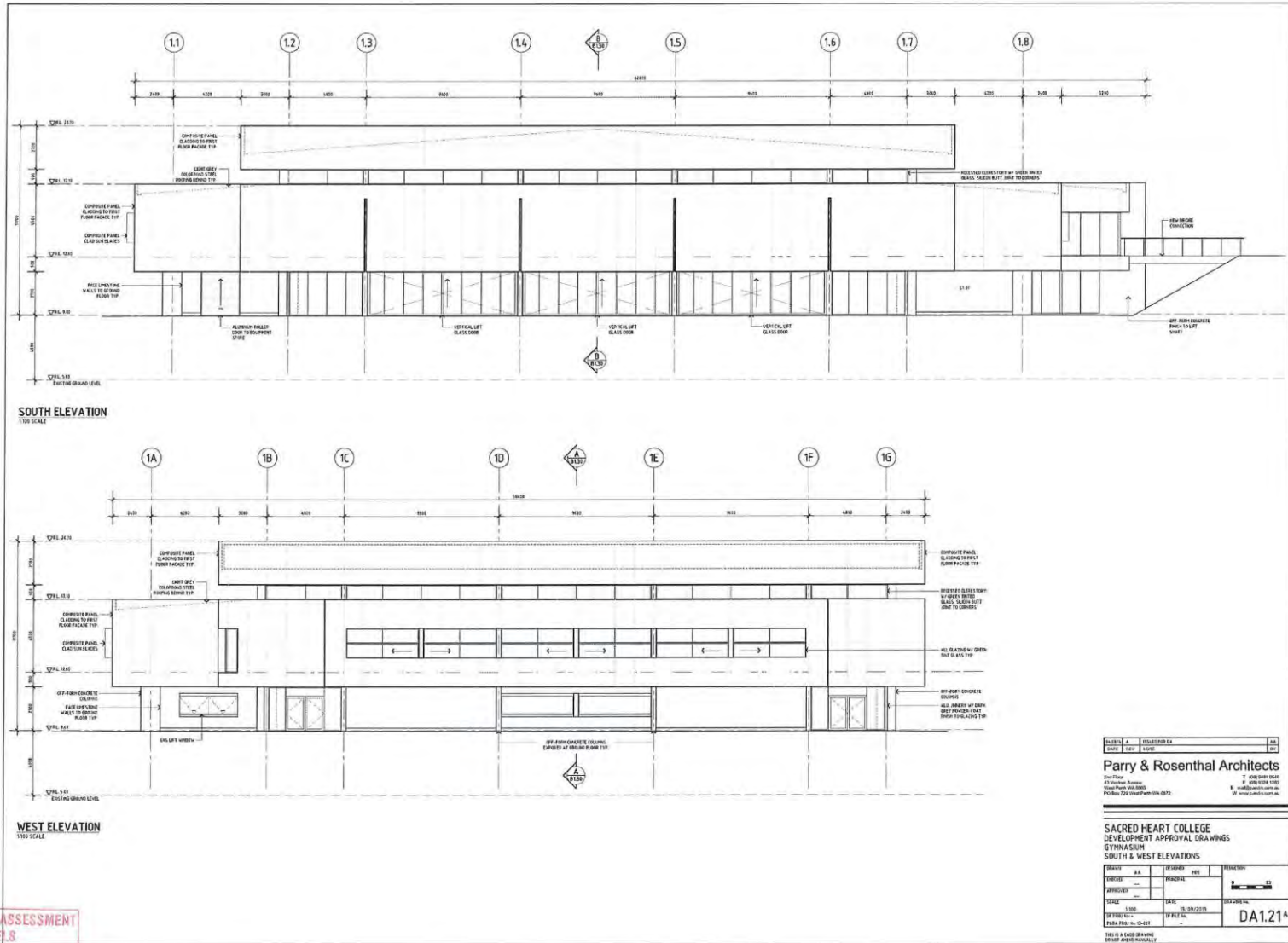




DEVELOPMENT ASSESSMENT  
 PANELS  
 10 SEP 2014  
 APPROVED

Attachment 6  
 Page 5 of 6

Amended Development Plans









CONSULTING CIVIL & TRAFFIC ENGINEERS, RISK MANAGERS



Project: **Traffic Management Plan – V5**  
**Sacred Heart College**  
Proposed Gymnasium

Client: **Parry Rosenthal Architects**

Author: Heidi Lansdell

Signature: 

Date: 3<sup>rd</sup> December 2014

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4	H. Lansdell	P. Nguyen	18/11/14	REV FINAL		24/11/14
5	H. Lansdell	P. Nguyen	03/12/14	REV FINAL		03/12/14

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## 1. SUMMARY

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Shawmac Consulting Ltd has been commissioned by Parry and Rosenthal Architects to prepare a Travel Management Plan, prepared in accordance with industry-standard traffic engineering principles Western Australian Planning Commission (WAPC) guidelines for the proposed gymnasium project to be located at Sacred Heart College, Sorrento, in the City of Joondalup.

This plan has been prepared in response to the comments provided by the City of Joondalup as part of the review of the proposal. The plan addresses car parking demands associated with the development, management of travel demand (both vehicular and non-motorised) and service/delivery and general access issues associated with the development.

## 2. BACKGROUND

---

Sacred Heart College is an independent Catholic high school catering to a student population from Year 7 to Year 12. The existing student and staff population is 1266 students and 146.3 FTE staff (2014) and is expected to increase to 1375 students in 2015 with no increase in staff numbers and approximately 1400 students in 2016.

The existing access arrangements to the boundary road network include a primary access point to the west side of Hocking Parade, east of West Coast Drive, a partial movements access (left-in/left-out only) from West Coast Drive and an access to the rear of the school from Bahama Close at the northern boundary to the site.

The existing Kiss n Ride arrangements consist of two facilities on the site within the on-site car parking areas B and C between the West Coast Drive and Hocking Parade access points. Typical school operating hours are 840 a.m. to 330 p.m.

Bus embayments are located on Hocking Parade adjacent to the eastern boundary of the school north of Keans Avenue.

Figure 1 shows the metropolitan context of the school location with Figure 2 showing an aerial view of the existing school in the context of the boundary road network. Figure 3 shows the existing pick-up/drop-off Kiss n Ride zones on the site.





Figure 1: Existing Metropolitan Context

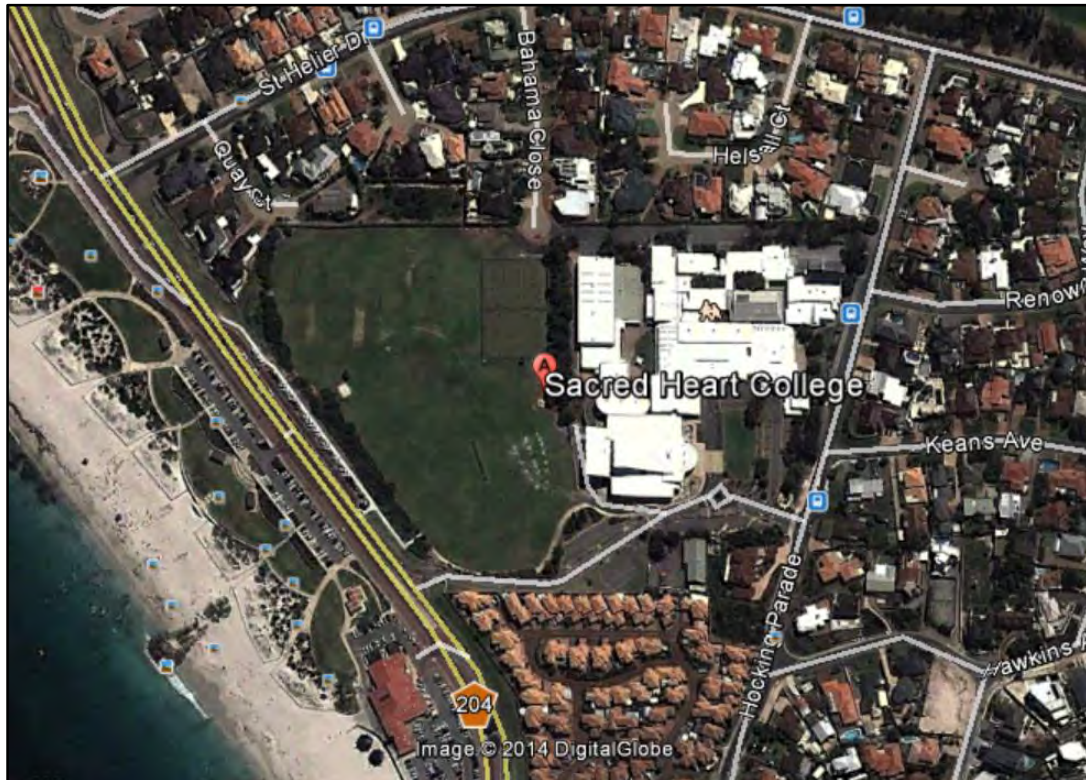


Figure 2: Aerial Overview of Existing School and Boundary Road Network



Figure 3: Existing Pick-Up/Drop-Off Areas during School Peak Periods

### 3. DEVELOPMENT PROPOSAL

The development proposal consists of a new gymnasium to be located within the northern part of the site partially on the site of the existing courts adjacent to the existing gymnasium. The site plan for the proposal, prepared by Parry and Rosenthal Architects, is shown in Appendix A.



### 1.1. Access Arrangements

The existing access arrangements for the school are not proposed to change in the context of the development proposal. The proposal itself is ancillary to the existing activities on the site and is not expected to generate additional external traffic movements and at present is not proposed to be utilised for non-college events. The existing Performing Arts Centre located at the southern end of the site between the existing playing fields and Car Park A is currently licensed for external hire on weekends and evenings.

### 1.2. Parking

The existing car parking supply is not proposed to be modified in the context of the proposal as the new gymnasium is not expected to generate additional parking demand due to its exclusive use by the College as an ancillary generator to College activities.

The existing parking arrangements for the school consist of 139 on-site bays in Car Parks A through F, respectively with additional car parking available on Hocking Parade outside of school peak periods within the bus embayments on the west side north of Keans Avenue.

Additional on-street angle parking is in place on the east side of West Coast Drive adjacent to the school's playing fields.

The existing car parking arrangements are shown in Appendix A in the site plan.





#### 4. EXISTING ROAD NETWORK

The existing road network abutting the school consists of a permeable grid layout provide direct access for the school to West Coast Drive and Hocking Parade with a secondary access point at the rear of the school to Bahama Close.

Access to West Coast Drive is afforded via a partial movements access (left-in/left-out only) providing direct access into Car Parks C and D and a Kiss n Ride (pick-up/drop-off) area within the western part of the school (Car Parks A and B).

Access to Hocking Parade is afforded via a full movements access to the west side of Hocking Parade approximately 50m south of Keans Road which provides direct access to Car Parks A and B a connection through to Car Parks C and D via an internal road connection. A Kiss n Ride facility is also provided in Car Park B.

Access to Car Parks E and F is afforded via the rear or northern boundary of the site via the southern terminus of Bahama Close.

The existing road classification for the boundary road network is shown in Figure 4.

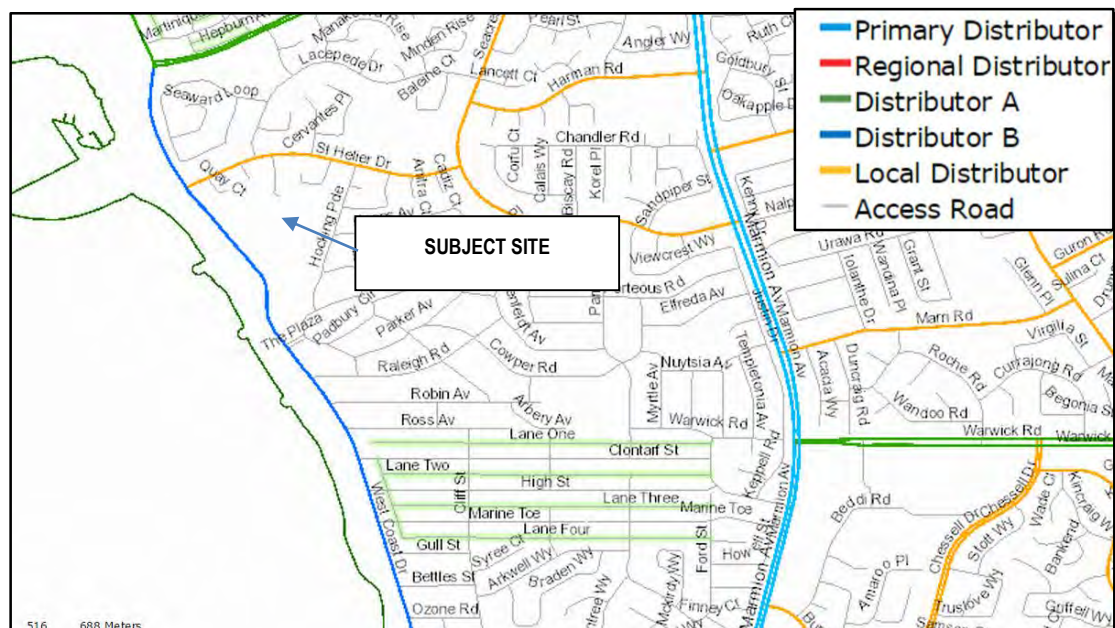


Figure 4: Boundary Road Network

The classification of the surrounding roads is based on the Main Roads Western Australia *Functional Road Hierarchy*. Table 1 shows the existing road hierarchy, existing traffic volumes and associated practical road capacities for each road link.



Road	MRWA Functional Road Classification	Existing Daily Traffic Volume (vpd)	Existing Practical Road Capacity (vpd)
West Coast Drive	District Distributor B	17,503 vpd (M-F) 18,365 (M-S)	15,000 to 20,000 vpd
St. Helier Drive	Local Distributor	4,000 vpd (estimated)	5,000 to 7,000 vpd
Hocking Parade	Access Road	1,864 vpd	3,000 vpd
Bahama Close	Access Road	800 vpd	1,500 vpd

Table 1: Existing Traffic Volumes

The existing speed zoning in the area is generally 50kph with a section of Hocking Parade zoned to 40kph during school peak periods.

A review of the existing crash history in the reporting period of 2009-2013 indicates a very low rate of crashes along Hocking Parade and St. Helier Drive with no crashes on Hocking Parade at the school entry. No crashes were recorded on Bahama Close. There were 6 crashes on West Coast Drive involving a driveway between Beach Road West and Whitfords Avenue/Hepburn Avenue which in comparison to the traffic volumes and direct frontage is very low.

#### 4.1. Existing Pedestrian and Cyclist Networks

The existing pedestrian and cycling infrastructure in the vicinity of the school is considered to be of a high standard with a foot path in place on the west side of Hocking Parade and the east side of West Coast Drive. A dual use path is in place on the west side of West Coast Drive opposite the western boundary of the school and a Principal Shared Path is in place on St. Helier Drive to the north of the school.

#### 4.2. Public Transport

Existing public transport services consist of line haul bus services providing direct connections to the Warwick Railway Station and Stirling Railway Station with bus stops on Hocking Parade and West Coast Drive.



Based upon a review of the existing student population and staff complement as well as the existing traffic data on the adjacent boundary road network, it is assumed that using a public transport and other non-motorised mode split of 70% and an average auto occupancy rate of 1.25 students per vehicle that the current number of daily trips generated by the school is in the order of 1,500 vpd. These trips are distributed primarily during the a.m. (7:30 to 8:30 a.m.) and school p.m. (2:30 to 3:30 p.m.) peak periods. This mode split is based upon a review of a number of public and private high schools throughout the Perth Metropolitan area with excellent access to public transport services (ranging from a bus/train mode split between 50% and 85%) and the resultant daily traffic volumes on the boundary road network (as provided by the City of Joondalup).

The proposal is not expected to generate additional trips during the weekday a.m. and p.m. peak periods but may generate additional visitor traffic between 9 a.m. and 2:30 p.m. and on weekends for sporting events. A review of the existing traffic volumes on the boundary roads indicate that an increase of 150 vpd can be comfortably accommodated during a typical weekday within the existing practical road capacity. Estimated traffic generation on weekends may be in the order of 300 to 400 vpd for special events which can be accommodated within the existing road capacity even with the existing ambient weekend demands on West Coast Drive associated with the major weekend generators at Hillarys Boat Harbour and Sorrento Quay.

It can therefore be concluded that the traffic generated by the proposal can be comfortably accommodated within the existing road capacity and is not expected to impact the risk profile of the road network based upon residual practical road capacity and crash history.

## 6. PURPOSE OF CAR PARKING AND TRAVEL MANAGEMENT PLAN

---

A critical component of ensuring the success of a school-based Car Parking and Travel Management Plan for the existing school operations during a typical weekday and for special events at the Performing Arts Centre and Gymnasium is outlined as follows:

- Maximise safety for students and parents/caregivers;
- Minimise impacts to existing traffic operations on the adjacent local road system;
- Encourage parents and caregivers to use appropriate pick-up/drop-off areas in accordance with the plan;
- Maintain a balance between these objectives and accessibility for the local community as whole;
- Encourage parents to allow older children to travel by public transport, if appropriate;
- Encourage carpooling to increase the number of students per car and to reduce the total number of cars;



- Inform parents of the proposed traffic management system for the set-down and collection of students and regularly communicate it in newsletters and on the website;
- Manage the pick-up operation of students during the peak pick-up/drop-off period;
- Encourage parents to collect younger siblings with older siblings in order to minimise impacts to traffic and car parking demands on and off the site school site;
- New parents will be advised of the tenets outlined in the plan at student orientation and publish the plan in the school newsletter and on its school website; and
- Outline car parking and access protocols for special events on the site at the Performing Arts Centre and Gymnasium.

## 7. CAR PARKING AND ACCESS ARRANGEMENTS

---

The total parking supply for the school consists of 139 on-site bays with additional on-street car parking on West Coast Drive adjacent to the playing fields and on Hocking Parade north of Keans Avenue within the bus embayment area (only permissible outside of school periods).

The parking arrangement for the school as indicated on the current plans comprises two main interconnected parking areas (Car Parks A through D) with a third area (Car Parks E and F) which have been designed to facilitate effective and efficient distribution of pick-up/drop-off activities and car parking demands.

## 8. CAR PARKING AND TRAVEL MANAGEMENT PLAN

---

### 8.1. Objectives

Parents, staff and students of Sacred Heart College will be requested to consider the following goals to achieve safe, equitable and sustainable access to the school:

- To have safe entry and exit for all students;
- To identify key parking areas; and
- To be a respectful community member.

### 8.2. Arriving and Departing School on School Days

- Parents and caregivers may park on-site in the designated Kiss 'n Ride areas within Car Parks B and C. Car Parks A, D, E and F will be designated as dedicated staff car parking and visitor parking only between 7:30 a.m. and 3:30 p.m. and will not be used for Kiss 'n Ride activities. Appropriate signage and line marking will be implemented at these locations.
- The Kiss 'n Ride area has been designated for use between 7:30 and 8:30 a.m. and 2:30 and 3:30 p.m.



on the site and will be located as a one-way circular system oriented to and from the access points to West Coast Drive and Hocking Parade. This area will be signed and line marked appropriately and marshalled by staff during the relevant peak periods.

- When picking-up or dropping-off in Kiss 'n Ride area(s), the driver must stay with the vehicle. Staff will be available during p.m. peak pick-up period. Parents are also kindly requested to have their children organised to enable the drop-off procedure during the a.m. peak period to be as efficient as possible.
- Once drop-off is completed, parents must turn left-out of the proposed on-site car parking areas, wherever possible.
- U-turns or three-point turns within on-site car parking areas and on the local road network are discouraged, particularly within the on-site pick-up areas of the school, in order to maximise safety for not only parents/caregivers and students but also for the local community using the local road network adjacent to the school.
- Parents are advised to adhere to local car parking regulations on the boundary roads in the vicinity of the school by not parking in no-parking/no-stopping zones or on adjacent road verges.
- The posted speed limit in the vicinity of the school will be 40kph between 7:30 a.m. and 9:00 a.m. and 2:30 p.m. and 4:00 p.m. It would be expected in the interests of safety and local amenity that this speed limit is adhered to.
- If escorting children directly into the school, parents and caregivers are requested to maintain safe crossing procedures between car parking areas and on-street car parking in order to minimise congestion and maximise safety.

### 8.3. Alternative Travel Management Strategies

- In order to minimise the effects of parents setting down and picking up students during the morning and afternoon and also to minimise the number of cars present at any given time in the vicinity of the school, the following strategies will be implemented:-
  - While each school is unique, all school communities have similar concerns relating to congestion, access and road safety. The TravelSmart Schools program provides real solutions that have been planned and successfully implemented in other WA schools, by WA school communities. The School's P & F will work in consultation with the Council to develop a TravelSmart for Schools Plan. TravelSmart for Schools program development officers can be contacted by phone on 6551 6000 or email [tsts@transport.wa.gov.au](mailto:tsts@transport.wa.gov.au) to register the school's interest in making the school TravelSmart.
  - Inform parents of the Car Parking and Travel Management Plan for the set-down and collection of students, stating that compliance with the procedures is expected.
  - All these strategies will be communicated to parents through school newsletters and on the





School's website, in student orientation packages, and reinforced at parent/teacher meetings, assemblies and letters sent home.

- Walking and cycling to school as part of a Safe Routes to Schools initiative will be encouraged via the distribution of relevant information via the school's website.
- The nearest bus routes to the school site are the Routes 423 and 441 which run a line haul service along Hocking Parade and West Coast Drive and are operated by Transperth. These services run between the Stirling Railway and Warwick Railway Stations.

#### 8.4. Special Events Management

- Parents and visitors to the school for special events are encouraged to access the school using alternative transport modes such as public transport, walking and cycling, wherever possible and practicable.
- If accessing the College by motor vehicle, Car Parks E and F at the rear of the site, this car parking will not be available for use other than for staff and will be cordoned off completely in order to minimise traffic utilising Bahama Close during these times.
- Vehicular traffic will be marshalled into the school via West Coast Drive and Hocking Parade via a one-way system west to east (eastbound) in order to 'backfill' Car Parks A through D from Hocking Parade during peak periods. Traffic marshals will be appointed during these peak demand periods to assist in optimising way finding and efficient utilisation of these car parking areas.
- Overflow car parking will be accommodated on the playing fields (where appropriate) using a similar marshalling system via the stub road connection at the eastern end of Car Park C.
- Disabled parking will be provided as required as close as possible to the event venue and in close proximity to access to the on-site pedestrian network.
- Exit from special events will be via West Coast Drive and Hocking Parade only via a left-turn outbound movement from the playing fields and Car Parks A, B C and D to maximise efficient distribution of vehicle demands post-event and to minimise confusion for vehicles wishing to access West Coast Drive northbound by allowing them direct access to St. Helier Drive which is currently operating within its practical road capacity and can accommodate the additional traffic associated with special events wishing to travel northbound on West Coast Drive.
- On-street car parking along West Coast Drive may be utilised through the discretion of patrons who will be required to conform to the City of Joondalup's signage and time-restrictions along this section of road.
- Extraordinary events such as end-of-year graduation or special sporting events will be required to conform to this Travel Management Plan.



- Special signage may be required for specific events to assist in information dissemination and way finding for these events.
- A plan illustrating the access, egress and way finding arrangements in the form of a signage and directional plan will be published on the College's website. An indicative way finding and parking plans is shown in Appendix B.

#### 8.5. Service and Delivery Vehicle Access

Servicing of the Performing Arts Centre and the Gymnasium will be undertaken via the existing service driveway (road stub) to the north of Car Park C (as is done currently) and via the southern terminus of Bahama Close.

Issues relating to rubbish collection or waste management will be negotiated directly with the City of Joondalup.

#### 8.6. Construction Traffic Management

Prior to commencement of the construction of the Gymnasium and as part of the tender process to appoint a Contractor to undertake the works, a detailed Construction Roadworks Traffic Management Plan will be prepared in consultation with the City of Joondalup and Main Roads WA in order to minimise the disruption to existing traffic operations on the local boundary road network.

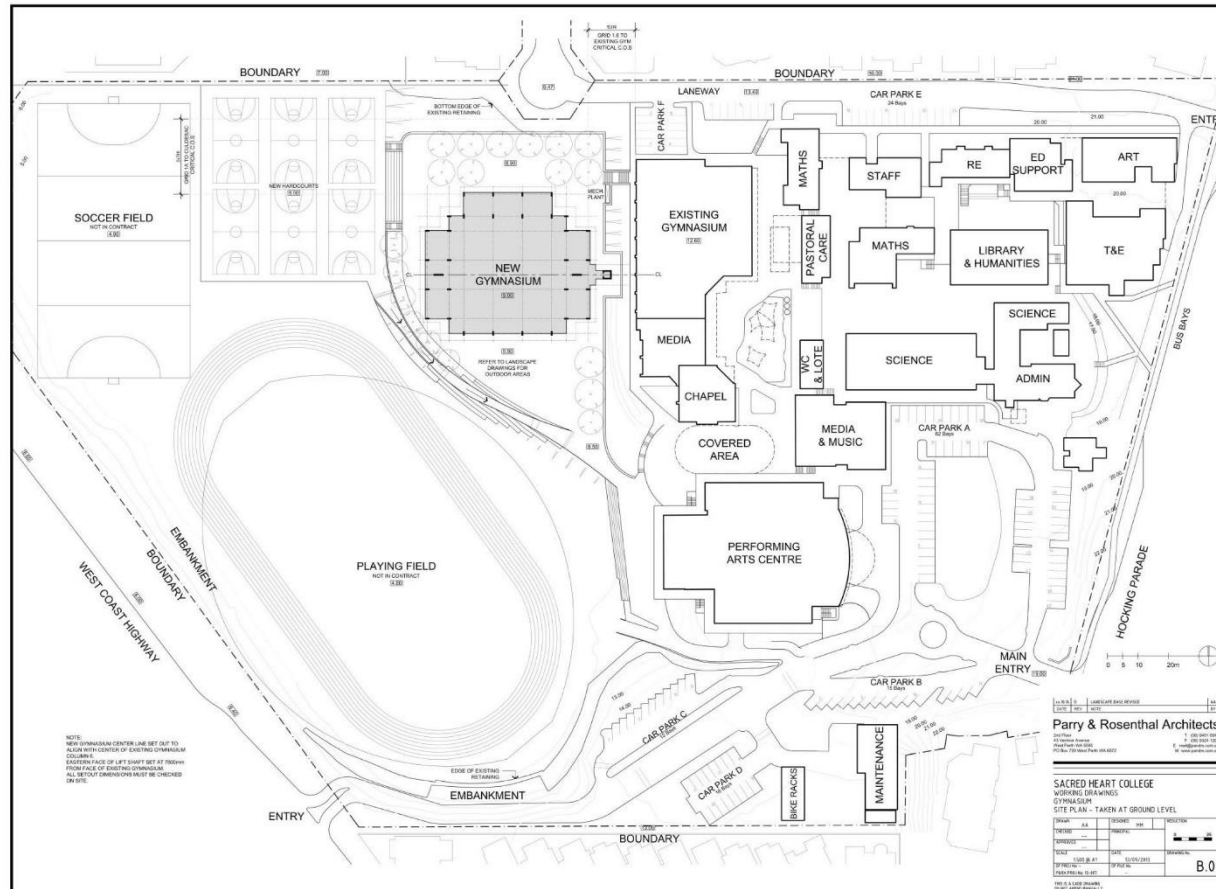


## 9. APPENDIX A – SITE PLAN

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Consulting Civil and Traffic Engineers, Risk Managers



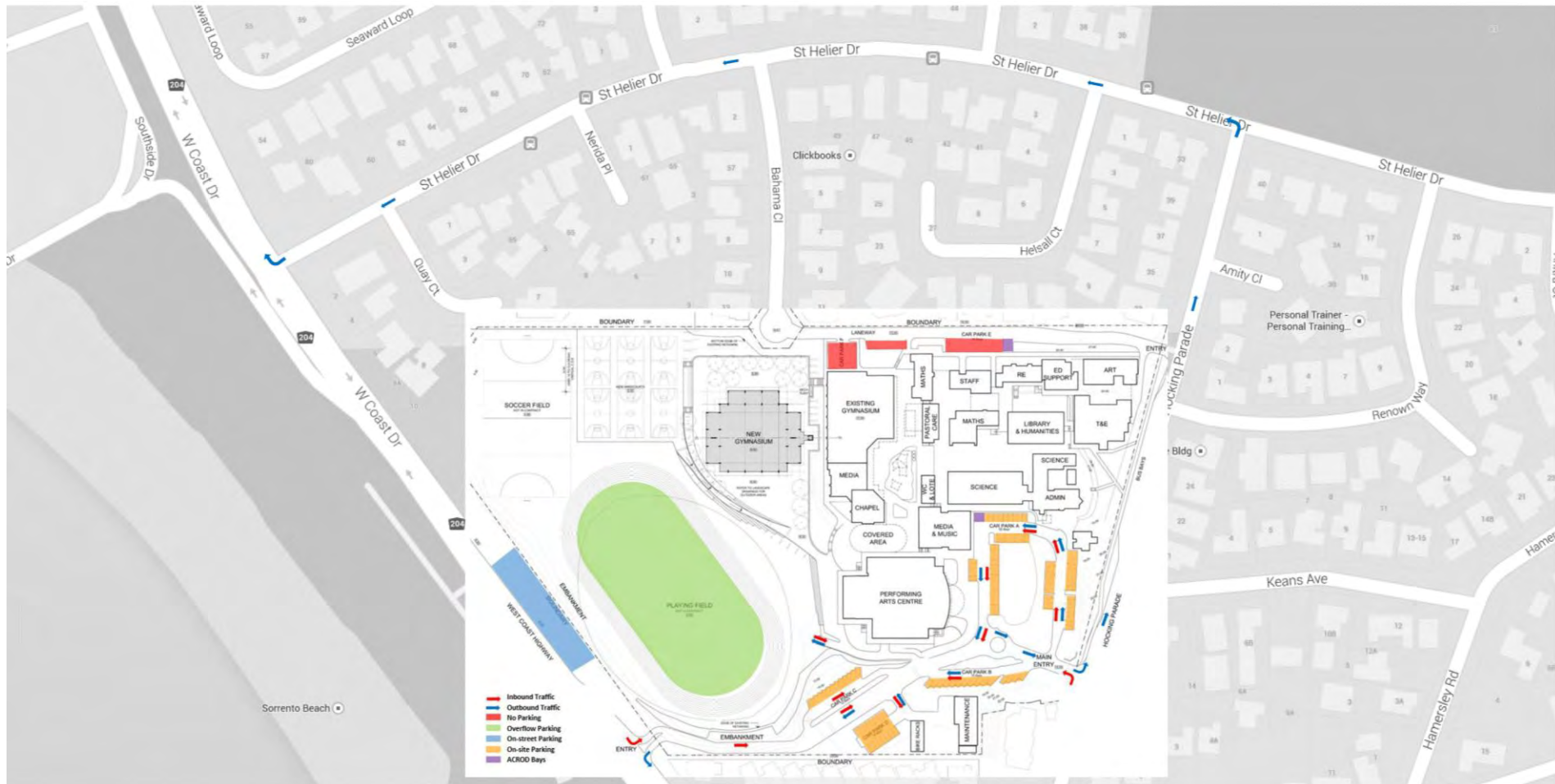


## 10. APPENDIX B – WAYFINDING AND PARKING PLAN FOR SPECIAL EVENTS

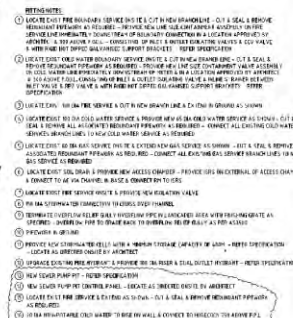
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Consulting Civil and Traffic Engineers, Risk Managers











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 A.C.N. 008 735 573  
 A.B.N. 76 008 735 573

DATE : 5<sup>th</sup> November 2014 Ref: 3813  
 MEMO TO : Parry and Rosenthal  
 ATTENTION : Michael Michelides  
 FROM : Josh Clayton  
 NO. OF PAGES : 1  
 REFERENCE : **Stormwater Containment  
 New Gymnasium - Sacred Heart College**

The following stormwater calculations show that the documented stormwater storage capacity of 360m<sup>3</sup> (see Drawing No. 3813 H1 G) **complies** with the requirement to retain on site the stormwater runoff from 24 hour storm with 100 year recurrence interval and all in accordance with **Joondalup Development Design Specification JD5 – Stormwater Drainage Design**.

Catchment Area:  
 New Building 2,300m<sup>2</sup>  
 Paving Surround 4,000m<sup>2</sup>  
 Hardcourts 4,000m<sup>2</sup>  
 =====  
 Total Catchment 10,300m<sup>2</sup>

Soil permeability in accordance with Terra Geotech report October 2013:  $7.56 \times 10^{-5} \text{m/s} = 272 \text{mm per hour}$ .

100 year storm for a 24 hour duration containment requires soakage cells of:  
 40m (L) x 10m (W) x 0.9m (H) = 360m<sup>3</sup>.

1 hour runoff =  $10,300 \text{m}^2 \times 0.0451 \text{m/hr intensity} \times 1 \text{hr (duration)} = 465 \text{m}^3 - 110 \text{m}^3 \text{ soakage} = 355 \text{m}^3 \text{ storage}$   
 2 hour runoff =  $10,300 \text{m}^2 \times 0.0272 \text{m/hr intensity} \times 2 \text{hr (duration)} = 576 \text{m}^3 - 220 \text{m}^3 \text{ soakage} = 356 \text{m}^3 \text{ storage}$   
 3 hour runoff =  $10,300 \text{m}^2 \times 0.0211 \text{m/hr intensity} \times 3 \text{hr (duration)} = 652 \text{m}^3 - 330 \text{m}^3 \text{ soakage} = 322 \text{m}^3 \text{ storage}$

The required storage peaks at 2 hours at 356m<sup>3</sup>.

As above 360m<sup>3</sup> is being provided and with surcharge from any storm in excess of 100 year storm relieving onto and being contained on the oval.

We trust that this is satisfactory, and please contact us should you require any additional information at this stage.

Regards,

**MACLEAN AND LAWRENCE PTY LTD**

CONSULTING ENGINEERS: HYDRAULIC • MECHANICAL • GAS • SUBDIVISIONS • CO-ORDINATING



**SACRED HEART COLLEGE – NEW GYMNASIUM PROJECT****DEVELOPMENT APPROVAL REPORT**

NOVEMBER 2014

**LANDSCAPE PHILOSOPHY**

The proposed landscape treatment for the New Gymnasium at Sacred Heart College in Sorrento, aims to build on the existing “Coastal Theme” of the site and provide a strong landscape setting for this major new building on campus. The key landscape concept for the project revolves around the creation of a landscape theme that responds to its existing site character and aims to integrate the building layout and form with the external spaces, utilizing the external areas around the new facility as a series of potential external ‘Classrooms’ or ‘Student Interaction Spaces’.

Key design features of the Gymnasium landscape include :

- Integration of the existing and surrounding “Coastal Character” of the site in the landscape design;
- Retention of the existing vegetation wherever possible, in particular to the existing embankment located between the building and new Gymnasium;
- Creation of a series of broad steps, seating steps and ramps as a way to integrate the new building pad level with the existing playing fields. The broad steps are intended to act as seating opportunities for viewing over the playing fields;
- Provision of a clearly defined and fully accessible access and circulation system for students, staff and visitors including Universal Access via ramps and lifts from the existing main school level to the Gymnasium ground level and to the playing fields;
- Introduction of coastal native planting as features around the Gymnasium building ;
- Creation of a range of seating opportunities to foster interaction between students and opportunities for outdoor classrooms;
- Introduction of seating walls throughout for students to sit during recesses or watch other students playing ball sports on the external courts, and;
- Introduction of feature trees such as the Norfolk Island Pines and Plane Trees to provide a strong contrast to the mass of the Gymnasium building.

**PLANTING THEME**

The overall planting theme utilises predominantly West Australian endemic coastal species throughout with a strong preference for species that are known to grow well within this harsh coastal area; that is species that can tolerate the climatic, environmental and soil conditions. Exotic plantings of the Norfolk Island Pines, Plane Trees and NZ Xmas Trees, creating a strong contrast to the existing predominantly evergreen indigenous perimeter planting. Native revegetation planting and stabilisation matting is to be installed along the eastern embankment to assist with stabilisation of this steep slope.



#### A SUSTAINABLE APPROACH

A primary objective of the landscape treatment is to minimise recurrent expenditure through the establishment of a low maintenance landscape, and particularly to minimise watering requirements throughout. This will be achieved through the reinforcement of the coastal character of the site, and include capture surface runoff from pavements and other landscaped areas and dispersal of stormwater over the broadest possible area, as a supplementary watering source.

In addition, Plant species that tolerate the local conditions and are known low water users will be utilised throughout.

#### IRRIGATION

The source for irrigation water will be provided from an existing groundwater bore and will service all new and reinstated landscape areas.

The proposed irrigation regime will be designed to provide the minimum water application practicable (which would be phased out over an appropriate period following establishment, where possible), together with the use of low volume irrigation fittings and night-time watering throughout to minimise evaporation and wastage. Generally water-wise planting throughout will further minimise water usage on site.

#### MAINTENANCE

As part of an overall philosophy to minimise ongoing maintenance costs for this project, plant types with appropriate physical form, growth habit, longevity and reliability within the coastal environment have been selected. In addition, specific attention to micro-climatic factors will be considered in the selection of plant species, in order to reduce watering, pruning and fertilising requirements.

Water conservation techniques such as organic mulching to increase water retention in the soil and to reduce weed growth have been adopted.

Maintenance techniques relating to the protection of newly planted areas by temporary fencing and tree guards will be incorporated, including edging between garden bed and lawn areas to prevent encroachment of grass into planting areas, and to reduce scattering of mulch layer across lawns.

#### ADHERENCE TO DA CONDITIONS

As part of the Development Approvals process, a series of conditions have been placed on the landscape and irrigation component. Following discussions with Lee Prideaux from the City of Joondalup, specific items that have been addressed include :

City of Joondalup DA Condition (Info Sheet)	PLAN E Response / Action
1. Detailed Landscape Plan	Refer drawing L5-101
2. Planting Schedule to be provided	Refer drawing L5-101
3. Plant species to be water-wise	Refer plant list on drawing L5-101 which is taken from the City of Joondalup Approved Plant List.

**ADHERENCE TO DA CONDITIONS (CONT'D)**

4. Levels on Plan	Refer drawing L3-101
5. Existing Natural Vegetation	Refer drawing L5-101 for extent of trees being retained.
6. Road Verges	N/A
7. Irrigation to Landscape	Confirm that all new and reinstated landscaped areas are fully irrigated, serviced from existing groundwater bore, to City of Joondalup Guidelines.
8. Carpark Landscape Strips	N/A
9. Carpark Shade Trees	N/A
10. Tree Carparks	N/A
11a. 8 % of area to be Landscaped	Extent of soft landscape (3,770 m <sup>2</sup> ) is approx. 37% of total site area.
11b. 3 Metre wide perimeter buffer strip	N/A



**MIX 1 SPECIES**



Agonis 'Mini Peppy'  
(to 800mm high)



Calothamnus quadrifidus  
(to 1500mm high)



Grevillea 'Apricot Glow'  
(to 2000mm high)



Westringia 'Smokie'  
(to 1000mm high)

**MIX 2 SPECIES**



Acacia lasiocarpa  
(to 500mm high)



Darwinia citriodora  
(to 500mm high)



Gazania 'Avalon' &  
'Sunset Jane'  
(to 300mm high)



Grevillea 'Mini Marvel'  
(to 300mm high)



Olearia 'Little Smokie'  
(to 300mm high)



Westringia 'Mundi'  
(to 400mm high)

Note: Coastal Moort (Eucalyptus Platypus) planting will be maintained by Sacred Heart College to achieve densities shown on the drawings.

Small shade trees Eg. Eucalyptus platypus  
Native coastal shrub and groundcover species to understorey and taller shrubs to boundary wall  
Mix 1 - Acacia lasiocarpa  
Agonis 'Mini Peppermint'  
Calothamnus quadrifidus  
Grevillea 'Apricot Glow'  
Grevillea 'Little Crith'  
Westringia 'Smokie'

Open stair access down to new hard courts

Spectator seating terraces

Low retaining wall at seating height

Shade trees to soften building edge  
Eg. Metrosideros excelsa

Paved areas  
(Generally concrete block to match existing school with exposed aggregate concrete to feature areas)

Shaded seating area with large timber bench seats and feature Norfolk Island Pines in tree wells

Seated Terrace

1:20 Ramp

NEW GYMNASIUM

Activity Court

Battered lawn seating area

Paved areas  
(Generally concrete block to match existing school with exposed aggregate concrete to feature areas)

Note: Coastal Moort (Eucalyptus Platypus) planting will be maintained by Sacred Heart College to achieve densities shown on the drawings.

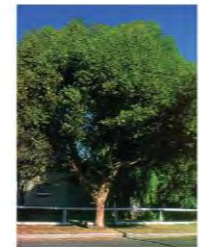
Shade trees with low seating walls

Existing trees retained with new understorey of native coastal groundcovers to embankment

Mix 2 - Acacia lasiocarpa  
Darwinia citriodora 'Seaspray'  
Gazania 'Sunset Jane'  
Gazania 'Avalon'  
Grevillea 'Mini Marvel'  
Olearia 'Little Smokie'  
Westringia 'Mundi'

Small shade trees  
Eg. Eucalyptus platypus  
With understorey of native coastal groundcovers to embankment (Mix 2)

Existing trees retained where possible within embankment



Eucalyptus platypus



Araucaria heterophylla (Norfolk Is. Pine)

Low retaining wall at seat height

SACRED HEART COLLEGE  
 PREPARED FOR PARRY & ROSENTHAL ARCHITECTS

LANDSCAPE CONCEPT PLAN - GYMNASIUM & HARD COURTS UPGRADE

JOB NO. 1305802  
 1:250 @ A1

C1.101  
 REV G

DEC 2014



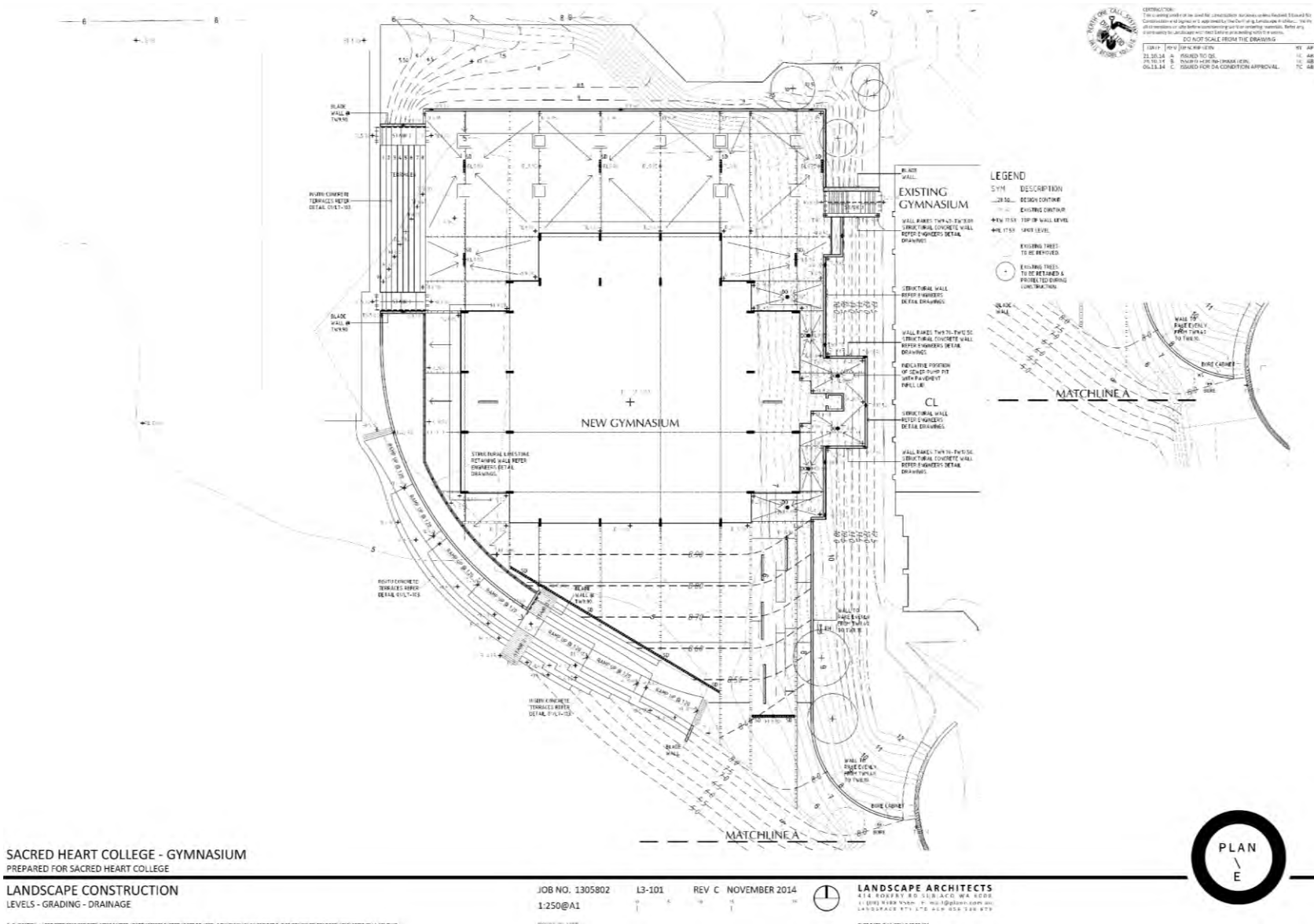
LANDSCAPE ARCHITECTS  
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 T (08) 9383 5568 E m@lwp.com.au  
 LANDSPACE PTY LTD ACN 056 538 678

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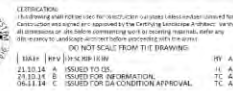












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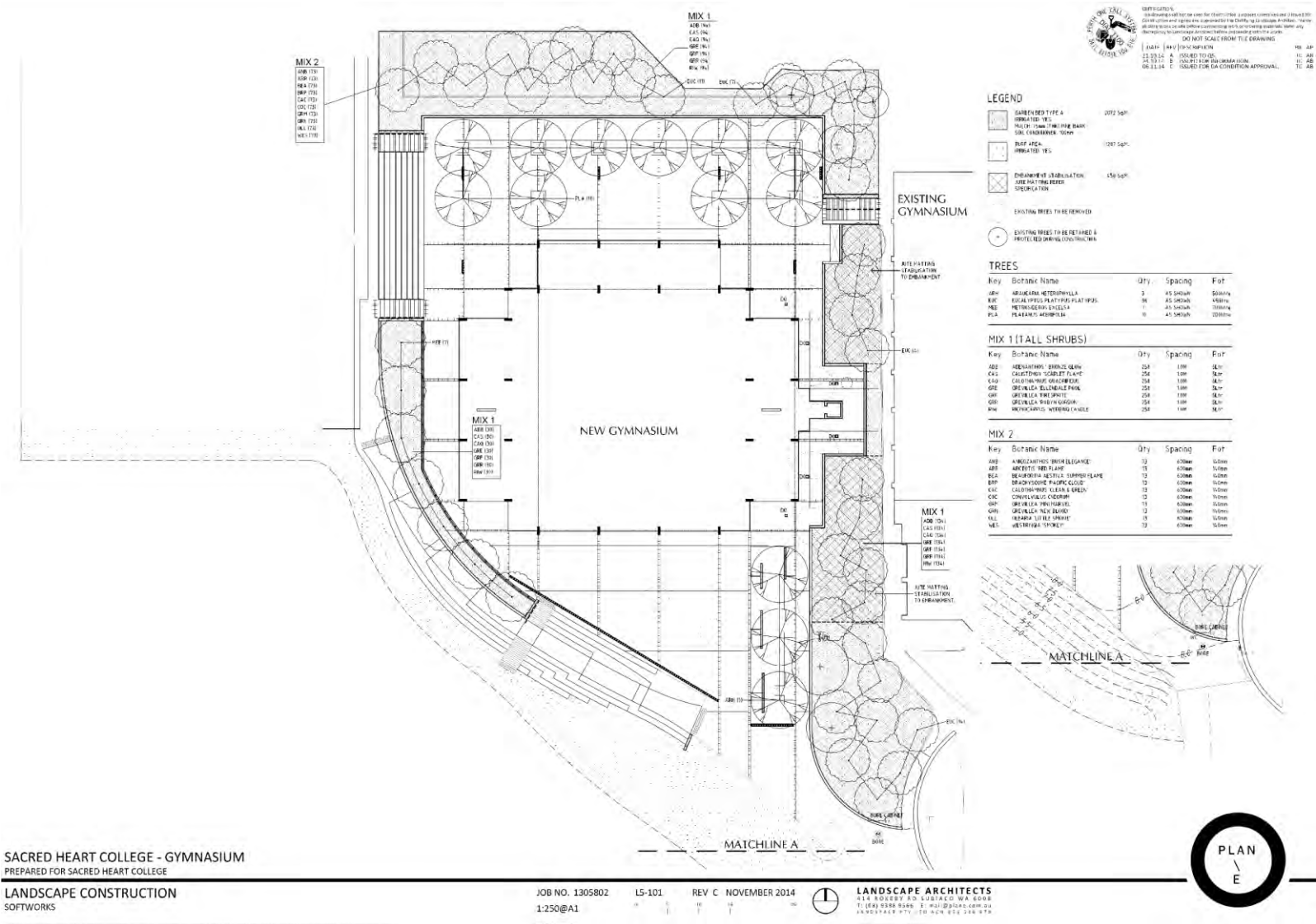
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SACRED HEART COLLEGE - GYMNASIUM  
PREPARED FOR SACRED HEART COLLEGE  
LANDSCAPE CONSTRUCTION  
SOFTWARES

JOB NO. 1305802  
1:250@A1

L5-101

REV C NOVEMBER 2014



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DATE	REV	DESCRIPTION	BY	AP
08.11.14	A	ISSUED FOR DA CONDITION APPROVAL	TC	AB

REFER TO L7-XXX FOR ALL STRUCTURAL NOTES			
12A18	REV	11/15/2018	ISS
08.11.14	A	ISSUED FOR DA CONDITION APPROVAL	TC



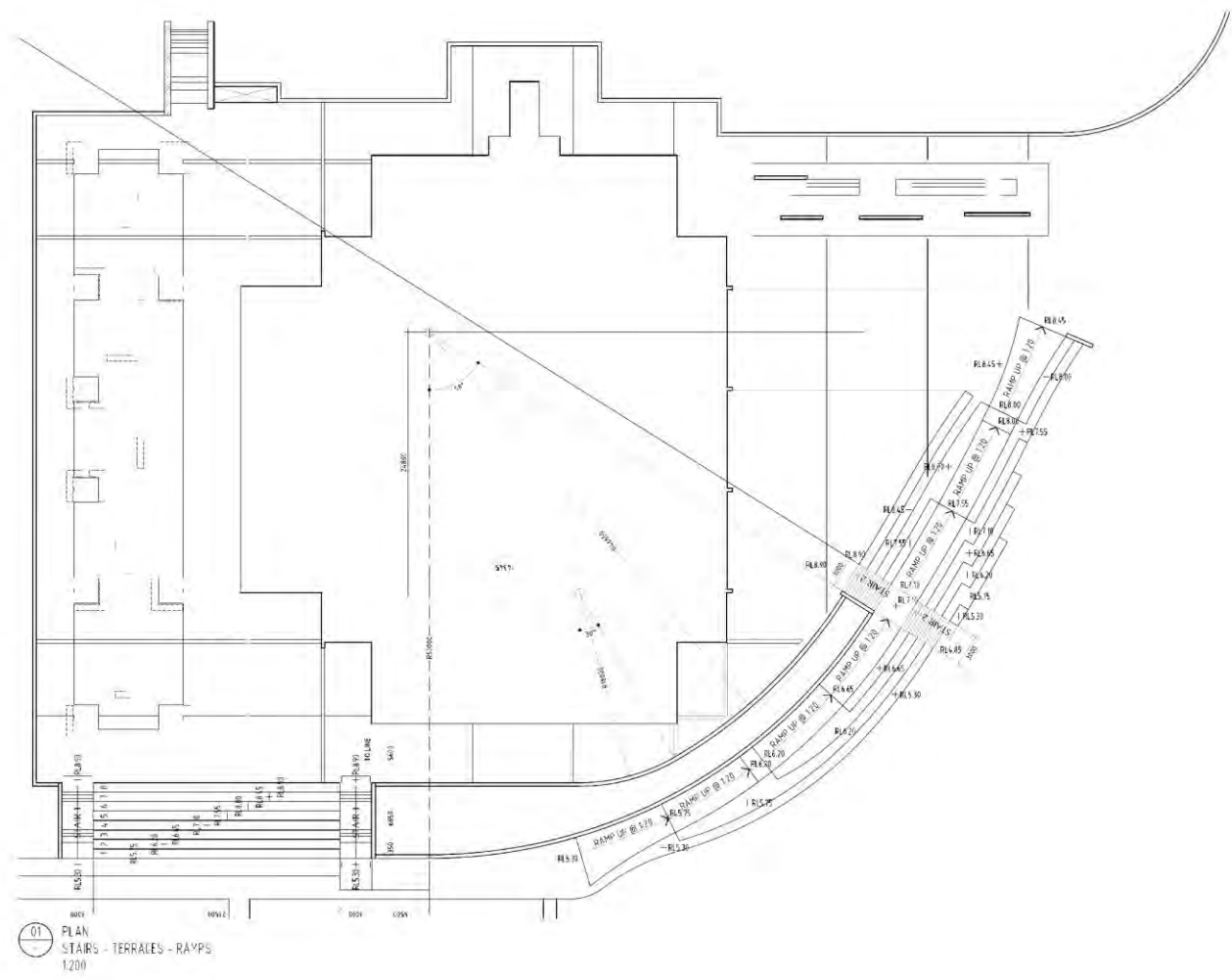
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PLOTTER BY: T004W

Part 367C: 7/11/2008 IC 502B A6c



CERTIFICATION: This drawing shall not be used for construction purposes unless stamped, issued, issued for construction and signed and approved by the Certifying Landscape Architect. Verify all dimensions on site before commencing work or ordering materials. Refer any discrepancy to Landscape Architect before proceeding with the work.			
DATE	REV	DESCRIPTION	BY
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SACRED HEART COLLEGE - GYMNASIUM  
PREPARED FOR SACRED HEART COLLEGE

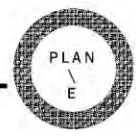
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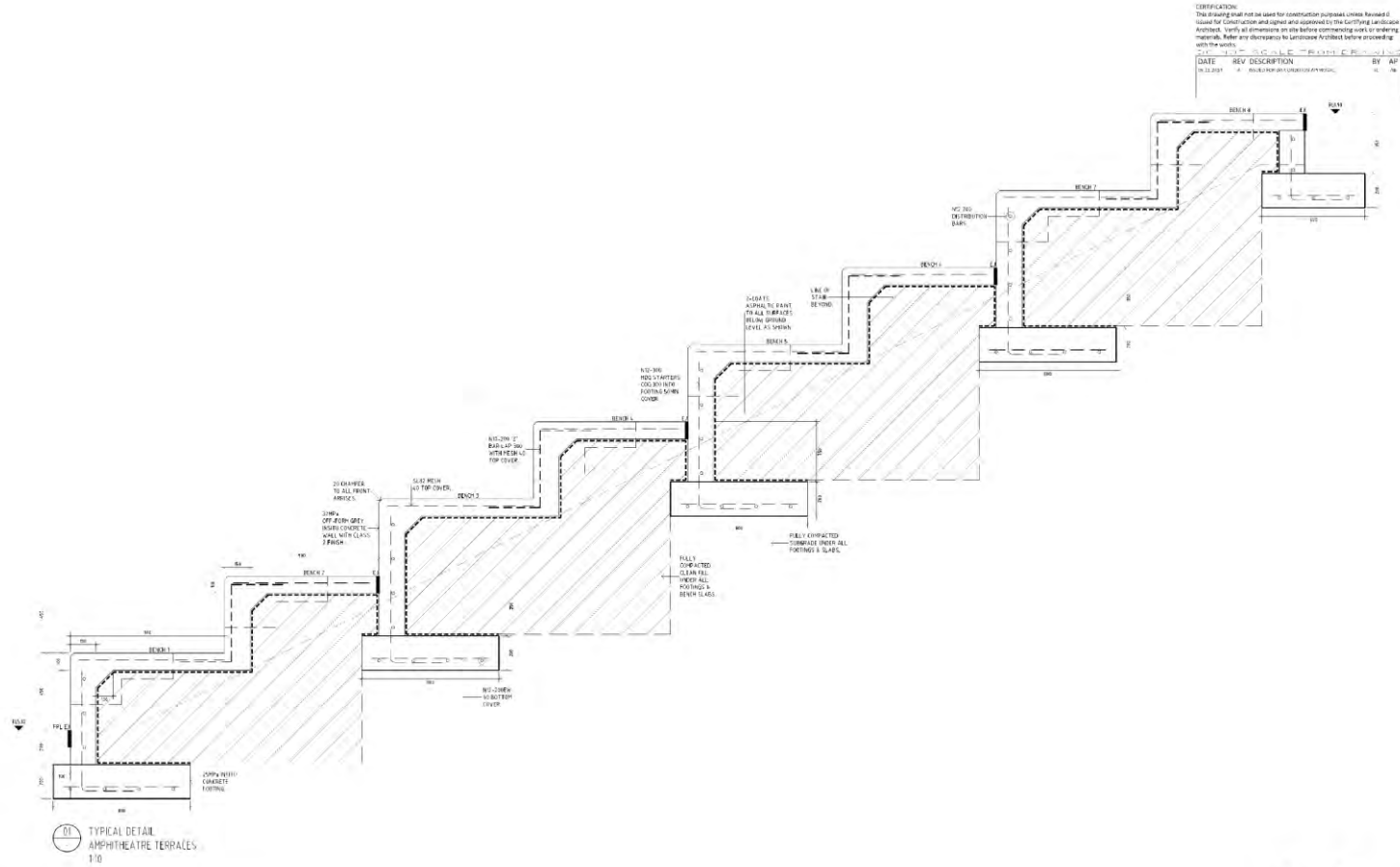
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DWG No: L7-103  
REV: A  
DATE: NOVEMBER 2014

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144031 PACE CITY LTD ACN 019 576 978  
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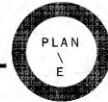
SACRED HEART COLLEGE - GYMNASIUM  
PREPARED FOR SACRED HEART COLLEGE

LANDSCAPE CONSTRUCTION  
DETAIL - AMPHITHEATRE & STAIRS

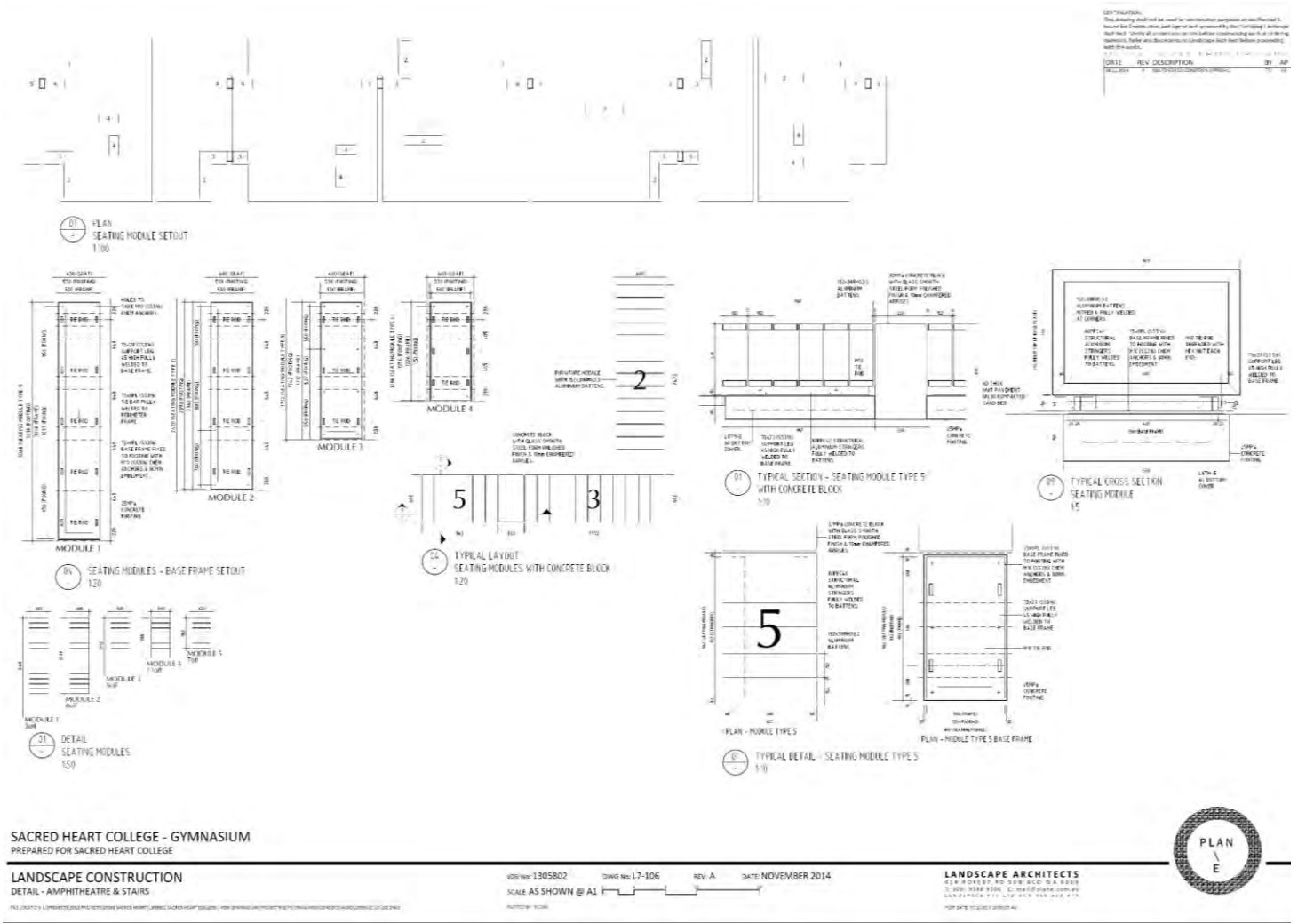
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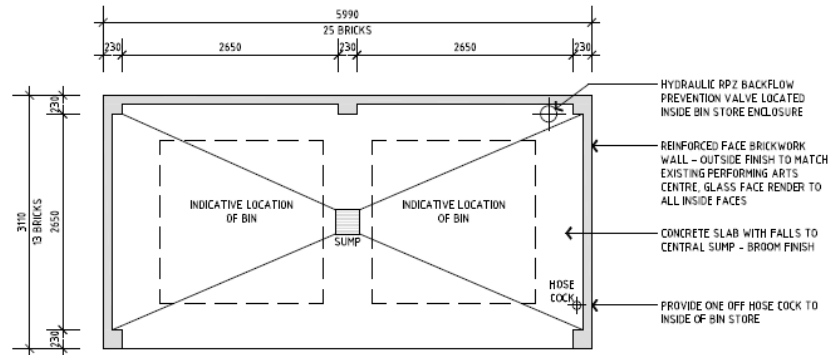
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SCALE: AS SHOWN @ A1

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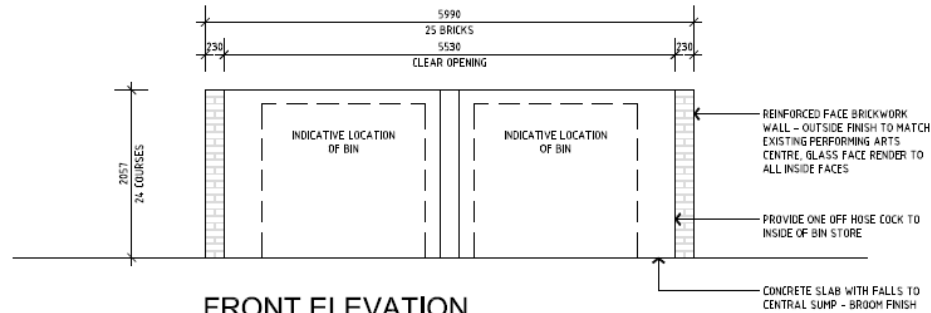








PLAN



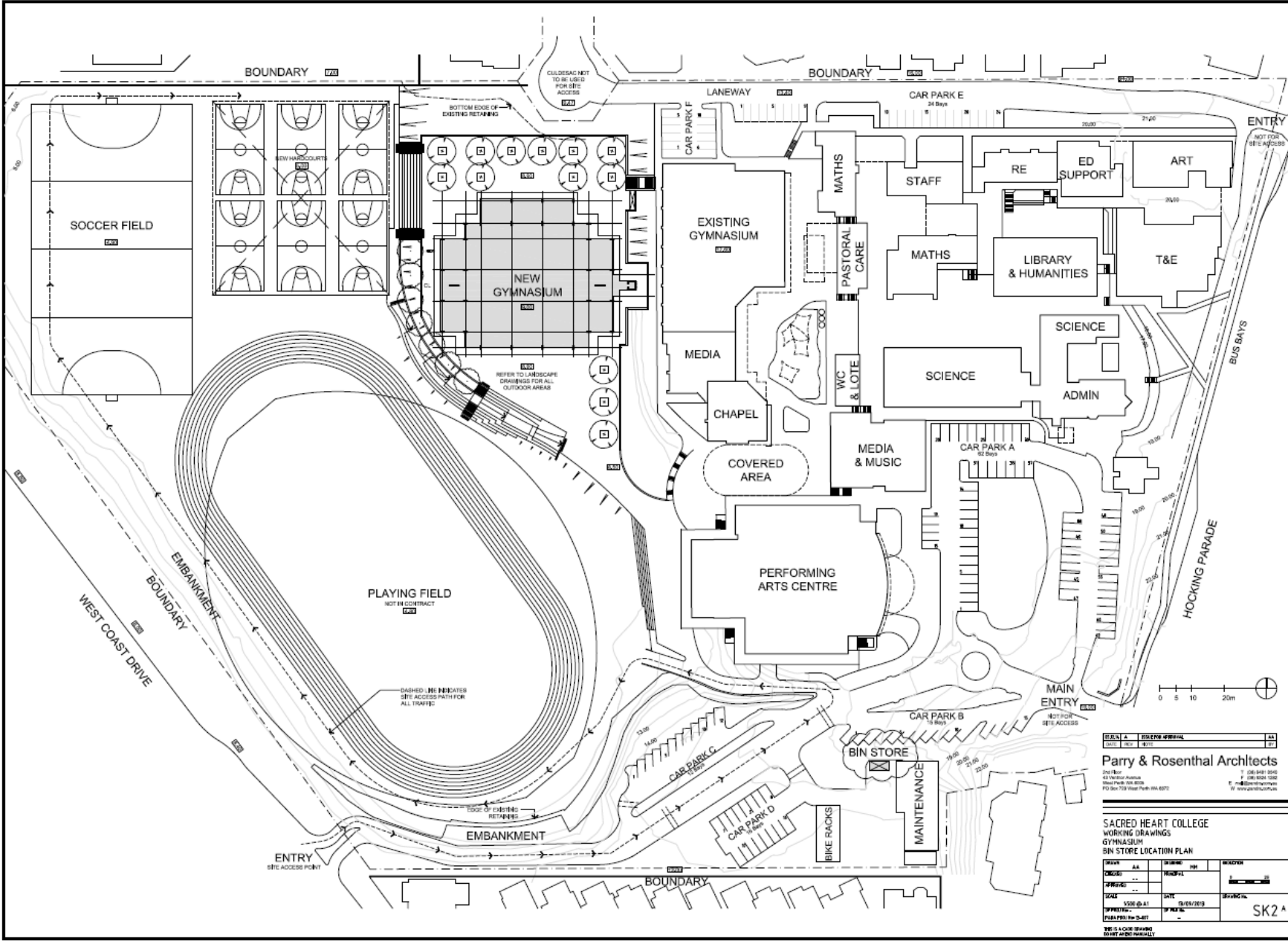
FRONT ELEVATION

## BIN STORE

Sacred Heart College Gymnasium

Scale: 1 : 50 @ A3 Size Date: 05 Dec 2014 Project No. 13-007  
Parry & Rosenthal Architects

Drawing No.  
**SK1**  
Rev A











2nd Floor  
43 Ventnor Avenue  
West Perth WA 6005

**Parry & Rosenthal Architects**

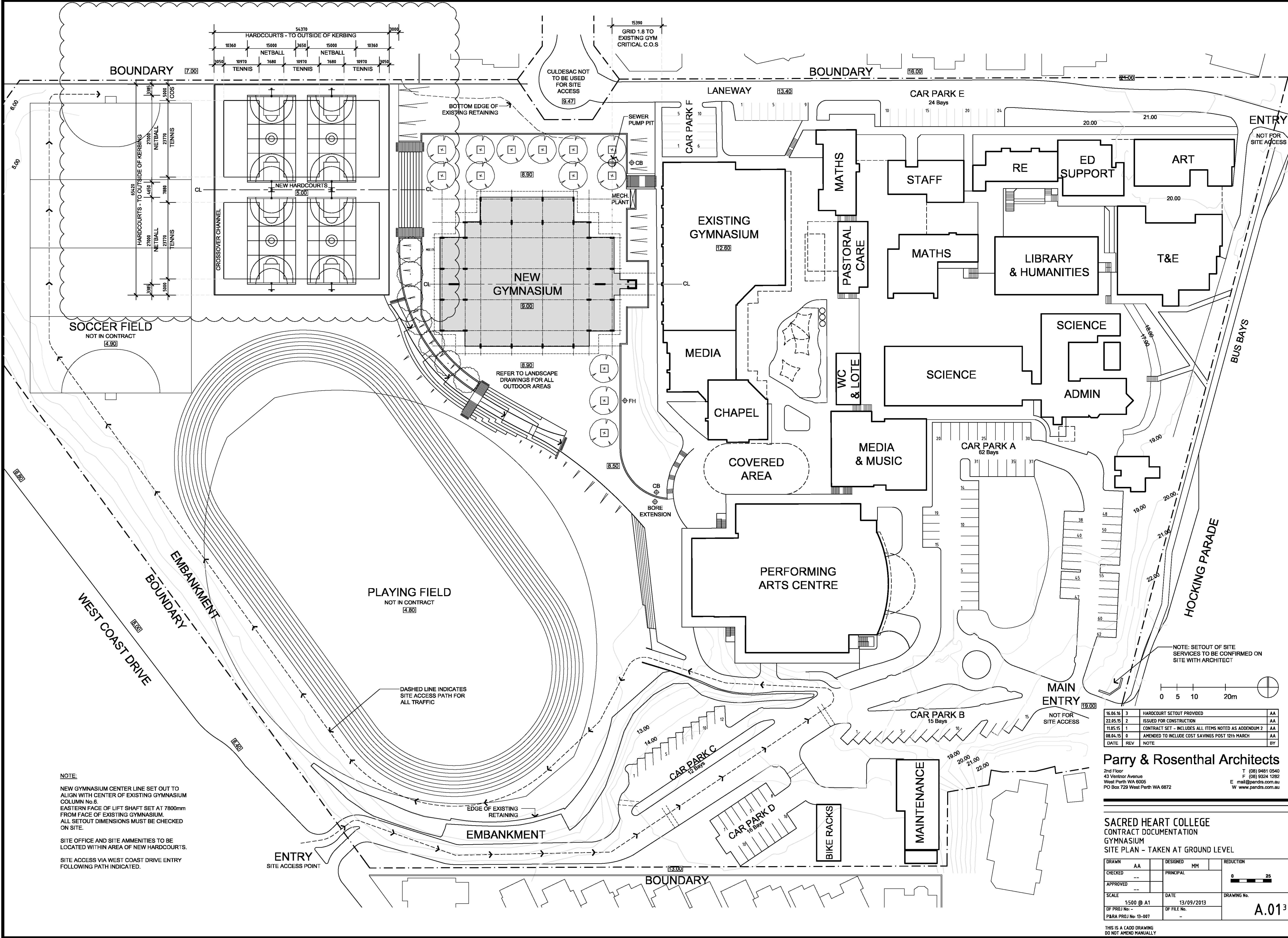
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ABN 84 851 233 043

**REPORT – EXTERNAL MATERIALS + FINISHES**

Job No:	Project/Subject:	Date:
<b>13-007</b>	<b>SACRED HEART COLLEGE NEW GYMANSIUM</b>	<b>06/11/14</b>

Item	Details	Notes
1	<b>ROOF</b> Lysaght Klip-Lok 700 Hi-Strength Colorbond Ultra 0.48mm BMT roof sheeting in single uninterrupted full lengths over Bradford Medium Duty Anticon '75' insulation on galvanised steel safety mesh over steel structure. Provide colour matched 0.55BMT colorbond flashings and ridge cappings. Colour: Colorbond Ultra Shale Grey.	
2	<b>ALUMINIUM WALL CLADDING – UPPER LEVEL</b> 4mm Alpolic/FR composite aluminium sheeting in Alpolic EM FR Zinc FR8AZZ3.5 Natural Zinc colour with 10mm closed joints integral to the panel system on galvanised steel framed rigid suspension system fixed to steel structure.	
3	<b>STONE MASONRY – LOWER LEVEL</b> 300mm overall cavity walls comprising Tamala Limestone natural limestone blocks with a diamond cut finish. Block sizes to be 500 x 330 x 100, 500 x 159 x 100 and 250 x 159 x 100 to create a random pattern. Walls to be fair-faced both sides. Mortar to be cream colour with rolled joints. Provide blockwork control joints with approved sealant colour to match limestone. All external blockwork finished with anti-graffiti coating.	
4	<b>PRE-CAST CONCRETE</b> Class 1 pre-cast White concrete with a brushed finish. Refer to structural engineer's details and specifications. Samples of pre-cast concrete to be provided before execution of final work. Exposed lifting points to comprise stainless steel fittings. Finish concrete with a clear sealer.	
5	<b>WINDOW FRAMING</b> Framing generally: Alspec Hunter 150mm x 50mm front glazed framing suite generally with structurally glazed mullions. Finish: Dulux Duratec X15 powder-coat colour Zeus Charcoal Satin 90087732. Doors: Alspec Swan 45 Commercial hinged door suite with wide stiles generally. Finish: Dulux Duratec X15 or equal approved powder-coat colour Zeus Charcoal Satin 90087732.	
6	<b>EXTERNAL GLAZING</b> External glazing generally minimum 10.38mm Viridian ComfortPlus Green 71 laminated safety glass to all external windows.	





NOTE:  
NEW GYMNASIUM CENTER LINE SET OUT TO ALIGN WITH CENTER OF EXISTING GYMNASIUM COLUMN No.6.  
EASTERN FACE OF LIFT SHAFT SET AT 7800mm FROM FACE OF EXISTING GYMNASIUM.  
ALL SETOUT DIMENSIONS MUST BE CHECKED ON SITE.  
SITE OFFICE AND SITE AMENITIES TO BE LOCATED WITHIN AREA OF NEW HARDCOURTS.  
SITE ACCESS VIA WEST COAST DRIVE ENTRY FOLLOWING PATH INDICATED.

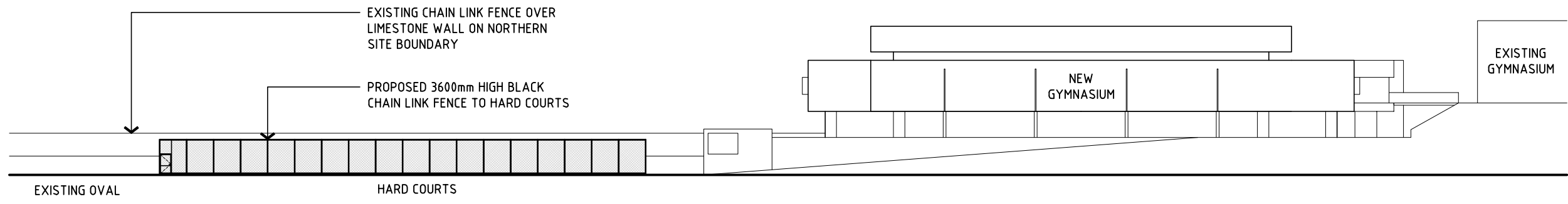
16.06.16	3	HARDCOURT SETOUT PROVIDED	AA
22.05.15	2	ISSUED FOR CONSTRUCTION	AA
11.05.15	1	CONTRACT SET - INCLUDES ALL ITEMS NOTED AS ADDENDUM 2	AA
08.04.15	0	AMENDED TO INCLUDE COST SAVINGS POST 12th MARCH	AA
DATE	REV	NOTE	BY

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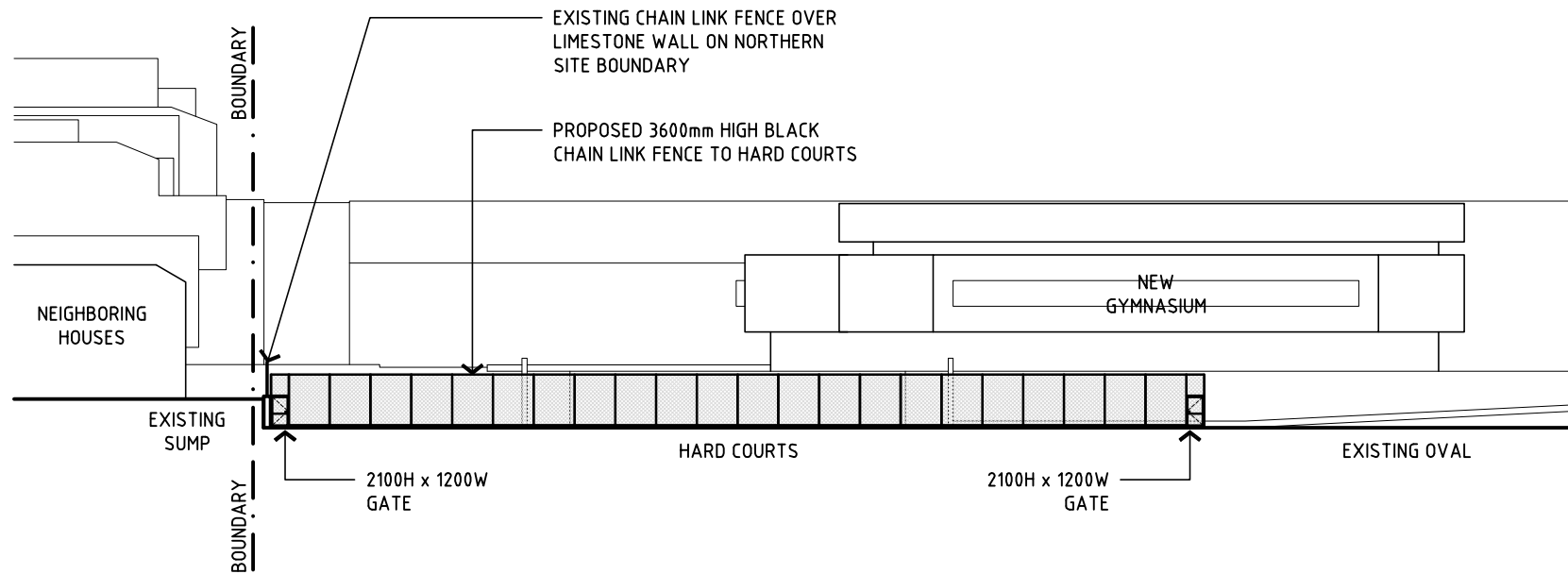
**SACRED HEART COLLEGE**  
CONTRACT DOCUMENTATION  
GYMNASIUM  
SITE PLAN - TAKEN AT GROUND LEVEL

DRAWN	AA	DESIGNED	MM	REDUCTION
CHECKED	--	PRINCIPAL		0 25
APPROVED	--			
SCALE	1:500 @ A1	DATE	13/09/2013	DRAWING No.
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P&RA PROJ No: 13-007				

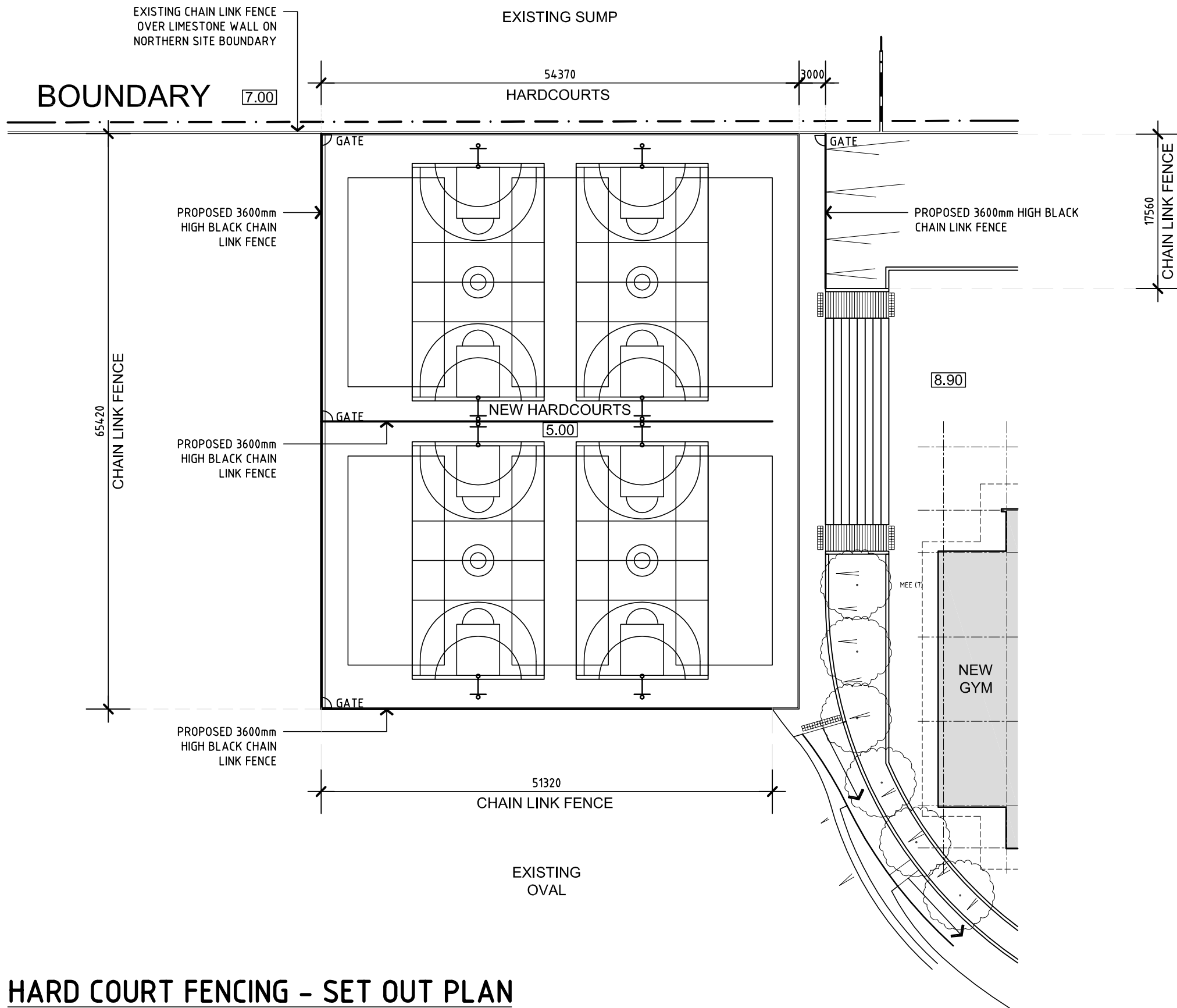
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HARD COURT FENCING - SOUTH ELEVATION  
1:500 SCALE



HARD COURT FENCING - WEST ELEVATION  
1:500 SCALE



HARD COURT FENCING - SET OUT PLAN  
1:500 SCALE

27.06.16	0	ISSUED FOR PLANNING APPROVAL	AA
DATE	REV	NOTE	BY

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SACRED HEART COLLEGE  
CONTRACT DOCUMENTATION  
GYMNASIUM  
HARD COURT FENCING

DRAWN	AA	DESIGNED	AA	REDUCTION
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P&RA PROJ No: 13-007				ASK10

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