

The Metro North-West JDAP (MNWJDAP) is undertaking a trial as part of a Planning Reform Initiative.

You will notice some updates to the agendas, reports and minutes published for the MNWJDAP.

Any comments and feedback on these documents are welcome by contacting the Planning Reform team on

6551 9915 or planningreform@dplh.wa.gov.au.



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 9 March 2020, 9:00 AM
Meeting Number: MNWJDAP/282
Meeting Venue: City of Joondalup
90 Boas Avenue, Joondalup

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Attendance

Meeting Date and Time: 9 March 2020, 9:00 AM
Meeting Number: MNWJDAP/282
Meeting Venue: City of Joondalup
90 Boas Avenue, Joondalup

Attendance

DAP Members

Ms Sheryl Chaffer (A/Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Suzanne Thompson (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Mr Chris Leigh (City of Joondalup)
Mr Ryan Bailey (City of Joondalup)

Minute Secretary

Ms Wendy Cowley (City of Joondalup)

Applicants and Submitters

Ms Amanda Butterworth (Allerding and Associates)
Mr Julio Amores (Parry & Rosenthal Architects)
Mr Steve Martin (Sacred Heart College)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The A/Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

The A/Presiding Member announced that the Metro North-West JDAP is currently undertaking a trial of revised templates to promote greater consistency and transparency of information published on the DAP website. During this time, changes to the content contained within the Agendas, Minutes and Responsible Authority Reports may be observed.

2. Apologies

Ms Karen Hyde (Presiding Member)

3. Members on Leave of Absence

Nil



4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

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

- 7.1 Ms Amanda Butterworth (Allerding & Associates) presenting in support of the application at 8.1. The presentation will address support for Officer recommendation subject to modification to Condition 3.

The City of Joondalup may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 803 (15) Hocking Parade, Sorrento

Development Description: Educational Establishment
(New Technology Centre)
Applicant: Allerding and Associates
Owner: The Roman Catholic Archbishop of Perth.
Responsible Authority: City of Joondalup
DAP File No: DAP/19/01716

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01557 DR159/2019	City of Joondalup	Lot 104 & 105 (8 & 10) Brechin Court, Duncraig	3 Levels, 16 Apartments, Multiple Dwellings	01/08/2019



11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2017 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.

12. Meeting Closure

HOCKING PARADE, 15 (LOT 803) SORRENTO – EDUCATIONAL ESTABLISHMENT (NEW TECHNOLOGY CENTRE)

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro North-West JDAP
Local Government Area:	City of Joondalup
Applicant:	Allerding and Associates
Owner:	The Roman Catholic Archbishop of Perth.
Value of Development:	\$6.2 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt In (Regulation 6)
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page, Director Planning and Community Development
LG Reference:	DA19/1124
DAP File No:	DAP/19/01716.
Application Received Date:	9 December 2019
Report Due Date:	26 February 2020
Application Statutory Process Timeframe:	90 Days
Attachment(s):	<ol style="list-style-type: none"> 1. Location plan. 2. Development plans. 3. Building perspectives. 4. Landscape concept plan. 5. Applicant planning report and additional justification provided through assessment. 6. Applicant response to submissions. 7. Acoustic technical note. 8. Parking technical note.
Is the Responsible Authority Recommendation the same as the Officer recommendation?	Not applicable

Responsible Authority Recommendation

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01716 is appropriate for consideration as an “Educational Establishment” land use and compatible with the objectives of the zoning table in accordance with Clause 16 of the City of Joondalup Local Planning Scheme No. 3;
2. **Approve** DAP Application reference DAP/19/01716 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the *City of Joondalup Local Planning Scheme No.3* subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. This approval relates to the Educational Establishment (new technology centre) only and development shall be in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
4. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management 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 dust during the construction process;
 - access to car parking and the centre for staff and visitors;
 - other matters likely to impact on the surrounding properties;and works shall be undertaken in accordance with the approved Construction Management Plan.
5. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
6. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
7. An acoustic report demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997* shall be submitted to and approved by the City prior to occupation. Noise attenuation measures shall be implemented as outlined in the approved acoustic report.

8. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
9. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of both the site and the adjoining road verge(s), and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - Provide all details relating to plant species, plant spacing, pot size and quantities;
 - Replacement of the Melaleuca Viridiflora with Callistemon (Bottle Brush);
 - Show spot levels and/or contours of the site;
 - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - Be based on water sensitive urban design principles to the satisfaction of the City;
 - Outline what works are required within the subject sites and adjacent verges to ensure compliance with AS3959;
 - Be based on Designing out Crime principles to the satisfaction of the City; and,
 - Show all irrigation design details.
10. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
11. A Delivery Management Plan indicating the timing of deliveries for activities associated with the Technology Centre shall be submitted prior to the commencement of development and approved by the City prior to the development first being occupied. Delivery management shall then be undertaken in accordance with the approved plan.
12. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
13. All development shall be contained within the property boundaries.

Advice Notes

1. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.

2. The applicant/owner is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.joondalup.wa.gov.au/Live/Streetscapes/StreetVergeGuidelines.aspx>
3. With respect to the schedule of colours and materials, the City encourages the developer to incorporate materials and colours to the external surface of the building and associated structures, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours. The colours and materials are to have particular attention to the eastern façade in order to ensure an appropriate treatment to Hocking Parade and is to include elements such as recessed window frames and metal panelling (including perforated and solid metal panels) and include any designs to be incorporated into these panels.
4. Educational use fits the definition of a Public Building under the *Health (Miscellaneous Provisions) Act 1911* and the premises must comply with the provisions of the *Health (Public Buildings) Regulations 1992*. There are some requirements for Public Buildings that can be different from the provisions of the BCA and your attention is drawn to the requirement for steps and stairs having a minimum 280mm tread and maximum 180mm riser as well as the need to have more than 1 exit available in an area intended for more than 50 persons.
5. The food related teaching areas should be designed in accordance with the *Food Act 2008* but this is not required unless the food will be sold* (* as defined in the Act).
6. Development should be designed and constructed so as to ensure noise emissions comply with the provisions of the *Environmental Protection (Noise) Regulations 1997*.

Reasons for Responsible Authority Recommendation

As detailed below, the proposed development is considered to meet the intent and objectives of the relevant City policies.

The development is an extension of the existing land use and does not result in any increase in student numbers. In those instances where the height and setbacks of the development do not meet the requirements specified in the *Private Community Purposes Zone Local Planning Policy*, they are not considered to detract from the amenity of the surrounding streetscape, with the provision of additional articulation to the street façade and softening/screening vegetation enhancing the proposal.

As a result, it is recommended that the JDAP approve the application subject to conditions.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone	Urban
Local Planning Scheme	Local Planning Scheme No.3
Local Planning Scheme Zone	Private Community Purposes.
ACP/Structure Plan/Precinct Plan	N/A
ACP/Structure Plan/Precinct Plan Zone	N/A
Use Class (proposed) and permissibility:	Educational Establishment – Permitted (“P”) use
Lot Size:	79,470m ²
Existing Land Use:	Educational Establishment
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The proposed development consists of the following:

- Demolition of the existing arts and technology building and construction of a new Technologies Centre for Sacred Heart College.
- Three new buildings in the north eastern corner of the site.
- The buildings are sunken from Hocking Parade with retaining ranging from 1.4 metres to 6 metres.
- The redevelopment will result in one additional classroom (total of 76 classrooms across the site).
- Modification of the service drop off area and car parking to the north, resulting in the loss of three parking bays.
- Mixture of vegetation retention and new vegetation.
- Replacing of existing fencing with garrison style fencing.
- Minor relocation of stair access to Hocking Parade.

Background:

The subject site is currently a secondary school. The site is bound by residential lots to the north and south, West Coast Drive to the west and south west and Hocking Road to the east (Attachment 1 refers). The site is located within 300 metres of the coastline; however, the subject development is located approximately 450 metres to the east. On this basis the requirements of Section 5.3 of the *Private Community Purposes Zone Local Planning Policy* (Coastal Area Building Height) have not been applied.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005.*
- *Metropolitan Region Scheme.*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations).*
- *City of Joondalup Local Planning Scheme No.3.*

State Government Policies

- *State Planning Policy 7.0 Design of the Built Environment.*

Local Policies

- *Private Community Purposes Zone Local Planning Policy (Policy).*

Consultation:

Public Consultation

The application was advertised for a period of 15 days, commencing on 10 January 2020 and concluding on 28 January 2020. One additional day was added to the consultation period due to the Australia Day public holiday. Consultation was undertaken in the following manner:

- a letter was sent to owners and occupiers of 16 properties in the vicinity of the subject site; and
- development plans were made available for public viewing on the City's website and at the City's Administration building.

A total of 21 submissions were received, being three objections, one non-objection and 17 submissions supporting the development. Submissions in support of the proposal were largely school staff and parents of children attending the school. A summary of the issues raised in the submissions and officer comments are in the table below. The applicant's response to the feedback received during consultation is included in Attachment 5.

Issue Raised	Officer comments
The plans presented to residents by the school (prior to the development application being lodged) are different from those submitted.	Whilst it is understood that the school engaged with residents ahead of lodging an application, the City is not able to comment on the plans presented as the City was not involved in these discussions. The City has based its assessment and recommendation on the plans provided in Attachment 2 of this report.

Delivery vehicles should not have negative impacts on surrounding residents in terms of the noise they make or impact.	<p>The applicant has advised that delivery vehicles will attend during school hours and will remain mostly consistent with existing delivery schedule.</p> <p>Should the development be approved a condition of approval is recommended for a Delivery Management Plan to be approved by the City prior to the new buildings being occupied.</p>
The vegetation will grow too high (up to 12m) and block off views and cause leaf/debris issues.	<p>Following consultation, a revised landscape plan was submitted (Attachment 4 refers).</p> <p>Refer to Planning Assessment section below.</p>
The wood workshop could potentially impact residents with noise generated.	<p>The development is required to meet the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>Should the application be approved it is recommended that a condition be included requiring the preparation and approval of an acoustic report to demonstrate compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> and to identify and implement any measures required in order to meet these.</p>
The central building will negatively impact the sea views from Hocking Parade.	<p>The development has minimised areas of height greater than the policy standards. The development covers a minor portion of the sea views available for properties on Hocking Parade.</p> <p>This is discussed in further detail in the Planning Assessment section of this report.</p>
Development proposal is not compliant. Extra height is 1.7 metres above the standard.	This is discussed in detail in the Planning Assessment section of this report.
The development will reduce surrounding property values.	The property values of surrounding residents are not a valid planning consideration.
The development will permit the school to continue its excellence in the technology field and should be supported.	Noted.

Referrals/consultation with Government/Service Agencies

Not Applicable.

Design Review Panel Advice

The proposal was presented to the Joondalup Design Reference Panel (JDRP) at its meeting held on 22 January 2020. A summary of the JDRP comments, as well as the applicant and the City's response to these items are included below:

Issue Raised	Summary of applicant comments	Officer comments
<p>East elevation (facing Hocking Parade) does not have any articulation and presents a relatively blank façade to the street.</p>	<p>The east elevation of the building has been designed to maximise energy efficiencies and in response to comments from the adjacent residents that they support minimal windows on this elevation to maintain privacy. In response to the comments from the Design Reference Panel the eastern elevations of all three buildings have been modified to introduce windows into eastern elevations of the building. The window elements provide articulation and a vertical juxtaposition to the dominant horizontal features of the building. The planting proposed alongside Hocking Parade adjacent to the building will also soften the appearance of the development as viewed from the street.</p>	<p>Following the JDRP meeting revised elevations were provided to incorporate additional detail and articulation including:</p> <ul style="list-style-type: none"> • Metal panelling recessed into the flush wall integrating panels with window frames; • A combination of perforated and solid metal panels. Themes on the panels are to represent the workshop activities carried out in the technology centre. • The materials used will be aluminium panelling with a zinc finish to match elsewhere on the campus. <p>It is considered this meets the intention of the comments made by the JDRP and meets the City's policy as discussed in the Planning Assessment section below.</p>
<p>Further information on what trees are being removed should be provided. Where trees are being removed these should be replaced by similar species.</p>	<p>Landscape plan shows existing trees to be retained, including the large tree at the north-east corner of the site mentioned by the JDRP.</p>	<p>A revised landscape plan has been submitted. This is discussed in the Planning Assessment section below.</p>
<p>Trees in planters may have limited opportunity for growth. Recommended that trees should be at grade with the ground with planters/retaining being built up above these.</p>	<p>The trees (citrus 'Lemon Eureka) that were shown in proximity to the planters have been relocated to the stepped retaining wall.</p>	<p>The revised location is considered acceptable with sufficient root areas available for the vegetation.</p>

Issue Raised	Summary of applicant comments	Officer comments
More trees are better for shade and reduces the concrete (heat) impact.	Additional trees provided as per landscape plan.	The provision of trees and potential impact is discussed in the Planning Assessment section below.
Investigation should be done for smaller trees in the verge to break up the façade.	Additional trees provided within the verge as per landscape plan.	<p>Additional landscaping within the verge is beneficial to reduce impact on the streetscape. Notwithstanding the specific species proposed is not considered appropriate due to the potential impacts on the footpath and retaining wall.</p> <p>This is discussed in the Planning Assessment section below.</p>
Roof pitch appears steeper than others within the school.	<p>The school has varying roof pitches. The 22.5 degree pitch incorporates the large amount of mechanical services plant and ductwork.</p> <p>The roof pitch is considered to be sympathetic to the existing buildings whilst also recognising the form of other buildings that may be replaced in the future.</p>	This is discussed in the Planning Assessment section below.
Mechanical equipment and dust extractors may have a greater impact than indicated on the perspective drawings. Can these be dropped into the roof to remove the impact of the plant on the street?	<p>The roof mounted plant comprises evaporative cooling units. We have been advised by our Mechanical Services Consultant that these units require a high level of free air and therefore cannot be dropped into a recess in the roof.</p> <p>The units are screened by inverted aluminium louvres and are set well back from the eastern edge of the buildings.</p>	<p>Justification has been provided by the applicant noting that alternative options have been considered and, in this instance, are unviable.</p> <p>The proposed building design and finishes are considered appropriate as discussed in the Planning Assessment section below.</p>

Issue Raised	Summary of applicant comments	Officer comments
	The screening for the mechanical plant is located more than 17 metres from the Hocking Parade boundary. It is proposed to introduce landscaping adjacent to the Hocking Parade frontage, in proximity to the screening for the mechanical plant for Building 3.	

Planning Assessment:

The proposal has been assessed against the relevant legislative requirements of the Scheme, State and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application:

- Building height and setbacks that do not meet the requirements of the *Private Community Purposes Zone Local Planning Policy*.
- Built form.
- Landscaping.
- Noise.

Private Community Purposes Zone Local Planning Policy

The following table summarises the areas of the proposal which do not meet the standards set out in the *Private Community Purposes Zone Local Planning Policy*.

Item	Requirement	Proposal	Compliance
5.1 Building Setbacks	6 metre primary street setback	Building 2 – 5.58 metres minimum. Building 3 – 5.044 metres minimum.	Building 2 encroaches up to 0.42m for a total of 0.4m ² area. Building 3 encroaches up to 0.956m for a total of 1.92m ² .
5.2 Building Height - Top of external wall	6 metres	Building 2 – 6.53 metres	Building 2 is 0.53m above the wall height provisions of the Policy.
5.2 Building Height - Top of pitched roof	9 metres	Building 2 – 10.26 metres	Building 2 is 1.26m above the top of pitched roof height provisions of the Policy.

The objectives of the *Private Community Purposes Local Planning Policy* are:

- *To create good quality built form and functional development that contributes towards a sense of place and community.*
- *To provide for a range of privately-owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and does not negatively affect the amenity of the locality.*
- *To establish a framework for the assessment of applications for development within this zone.*

Street setbacks

The proposal includes minor portions of the buildings which protrude within the six metre setback area to Hocking Parade, with Building 2 encroaching for 0.4m² (minimum setback of 5.58 metres in lieu of six metres) and Building 3 encroaching for 1.92m² (minimum setback of 5.044 metres in lieu of six metres).

The proposed building setbacks to Hocking Parade are considered appropriate given:

- The development has generally been stepped down from the Hocking Parade street level with excavation at points up to five metres. This reduces the overall bulk of the development as viewed from the street.
- Given the angle of the boundary relative to the proposed buildings, the average setback for all the buildings is greater than the six metres set out in the Policy.
- The building separation and landscaping proposed (both in the verge and on-site) further mitigates the impact of building bulk.

In view of this, it is considered that the setbacks proposed are in keeping with surrounding development, as well as existing development on-site and therefore meets the Policy objectives in this regard.

Building height

Building 2 includes both wall and roof elements which are 0.53 metres and 1.26 metres respectively over the height requirements of the Policy. As mentioned above, the development has been stepped down from the Hocking Parade street level with excavation at points up to five metres and the areas which are over the requirements comprise a very small portion of the school site, with the frontage to Hocking Parade being 218 metres. The level difference to Hocking Parade, pitched roof and design of the three separate buildings will still provide for expansive view corridors to the west for dwellings on the eastern side of Hocking Parade.

In view of this, the City is of the view that this aspect of the building does not negatively affect the amenity of the locality and is therefore consistent with the Policy objectives.

Built form

Clause 5.4 of the *Private Community Purposes Zone Local Planning Policy* identifies a number of development standards for built form and design including materials, articulation, windows and glazing and building entrances. Overall the proposed building finishes are considered appropriate and are consistent in design with the existing school buildings, incorporating colorbond roof sheeting in a surfmist colour 22.5 degree pitch, and limestone colour brick work. The services located on the roof are also screened by powder coated aluminium screens in a surfmist colour to match the roofing. The location of the entrances to the buildings and individual classrooms has been designed to maximise the legibility of the school.

The proposal initially presented a blank façade to Hocking Parade with all major openings and glazing to the north and south. Following an assessment and concerns raised by the JDRP, a modified façade treatment was provided (reflected in Attachment 2) proposing:

- In order to meet the relevant noise requirements and reduce the perceived impact of privacy no windows were initially shown on the eastern façade. To increase the articulation of the façade, four windows are included. These are mostly on the Hocking Parade level and open to stairwells and storerooms which are not rooms that students or staff will congregate, negating any privacy issues.
- Perforated art panels have been proposed next to the windows. The exact details of the perforated screen have not been finalised with the intention that patterns include themes to represent the activities undertaken in the workshops.

It is considered that the level of treatment proposed to the eastern façade now meets the requirements of the City's Policy. Should the application be approved it is recommended that a condition be applied which would require a detailed colours and materials plan and schedule to be provided and approved prior to the commencement of development, which will include further details on the perforated panels.

Landscaping

Following consultation and feedback from the JDRP, the applicant has provided a revised landscape plan and advised that they are open to receiving advice from the City in regard to selection of appropriate plant species.

The provision of vegetation indicated on the landscaping plan will have benefits of providing additional shade for the school and generally reduce the impact of the buildings on the streetscape.

Concerns were raised through public consultation that the species of trees proposed will be excessive in height and will potentially block the views from the surrounding residential properties to the north. Certain submissions recommended a specific tree species, Blueberry Ash, as a replacement. This species has not been used by the City in the past and therefore the City cannot comment on its suitability as an alternative, however it appears that it has the potential to grow to nine metres which is similar to the existing species proposed.

The proposed verge tree species of *Melaleuca Viridiflora* is not supported by the City as the roots can be damaging to the footpath and adjacent retaining walls. *Callistemon* (Bottle Brush) has been recommended as an alternative.

Should the application be supported it is recommended that a condition be applied which would require a detailed landscape plan be provided for approval prior to the commencement of development.

Noise

Concerns have been raised through public consultation that the technology centre will result in increased noise that will impact the surrounding residential properties. In certain submissions comments outlined that the glazing would not be adequate to prevent noise impact.

An Acoustic Report Summary (Attachment 7 refers) outlines that all mechanical noise sources will generally be attenuated or screened to achieve full compliance with the *Environmental Protection (Noise) Regulations 1997*. The report identifies the exemption of the school relating to community noise (noise from children), however any mechanical noise, tools and equipment and dust extractors needs to meet the relevant requirements.

The exact methods of compliance for mechanical noise sources have not been established at this stage of the process. As such, should the application be approved it is recommended that a condition be applied requiring the detailed acoustic information provided prior to construction to demonstrate how the mechanical noise sources will achieve compliance with the *Environmental Protection (Noise) Regulations 1997*.

Conclusion:

As detailed above, the proposed development is considered to meet the intent and objectives of the relevant City policies.

The height of the development is not considered to detract from the amenity of the surrounding streetscape with the provision of articulation to the street façade and vegetation complementing the proposal, subject to relevant conditions.

As a result, it is recommended that the JDAP approve the application subject to conditions.

Alternatives

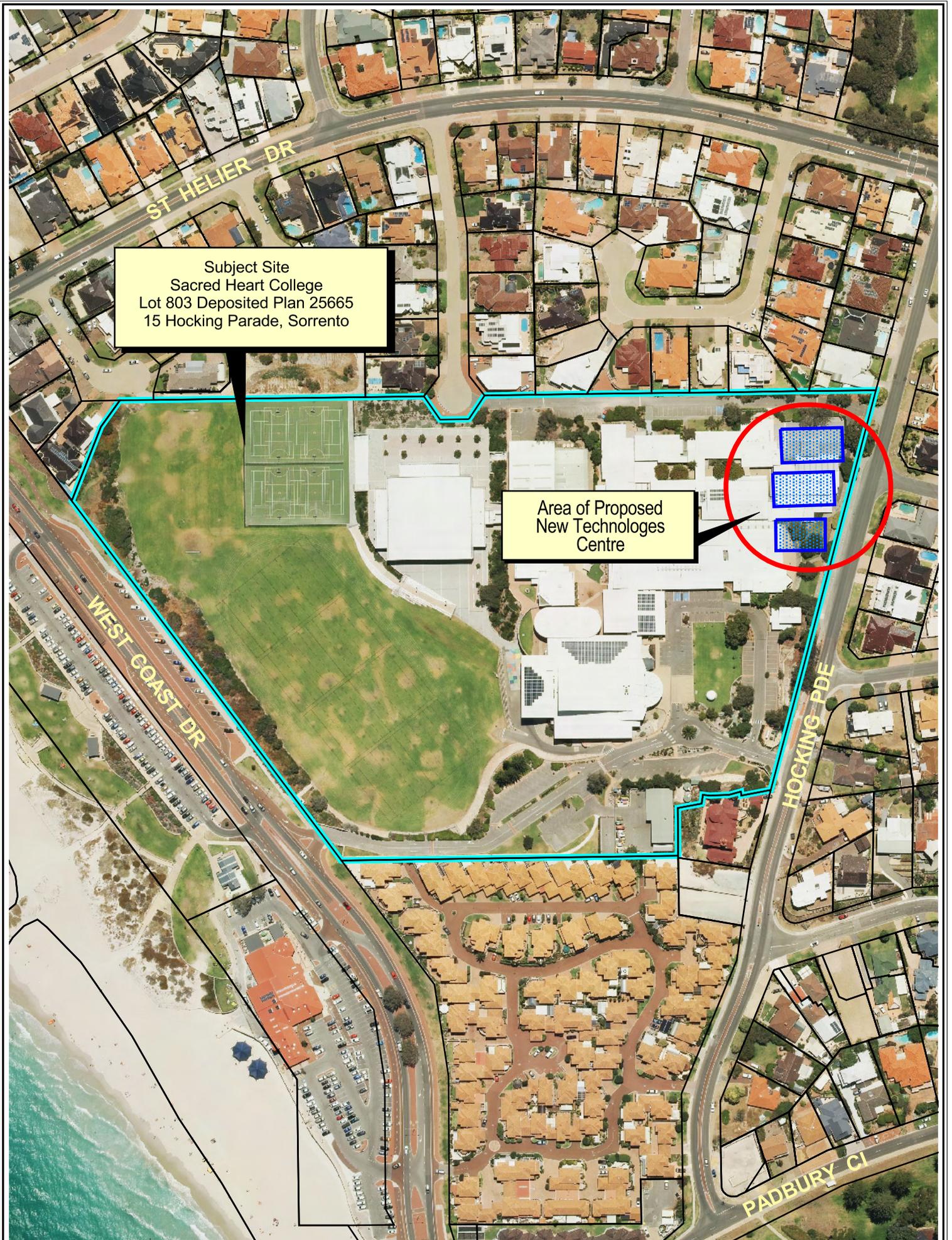
In accordance with clause 17(4) of the Regulations, the JDAP may determine an application by either approving the application with or without conditions or refusing the application.

As a result, the JDAP can amend or delete the conditions of approval recommended by the City and/or include additional conditions of approval should they be considered necessary to ensure the proposal complies with the relevant planning framework.

Should the JDAP resolve to refuse the application, this determination needs to be made based on valid planning considerations as outlined under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and as articulated in the *Development Assessment Panel Practice Notes: Making Good Planning Decisions*.

However, as outlined in the Planning Assessment and Officer's Comment sections above, the City considers that the development meets the relevant provisions and/or objectives of the local planning framework and the application is therefore recommended for approval.

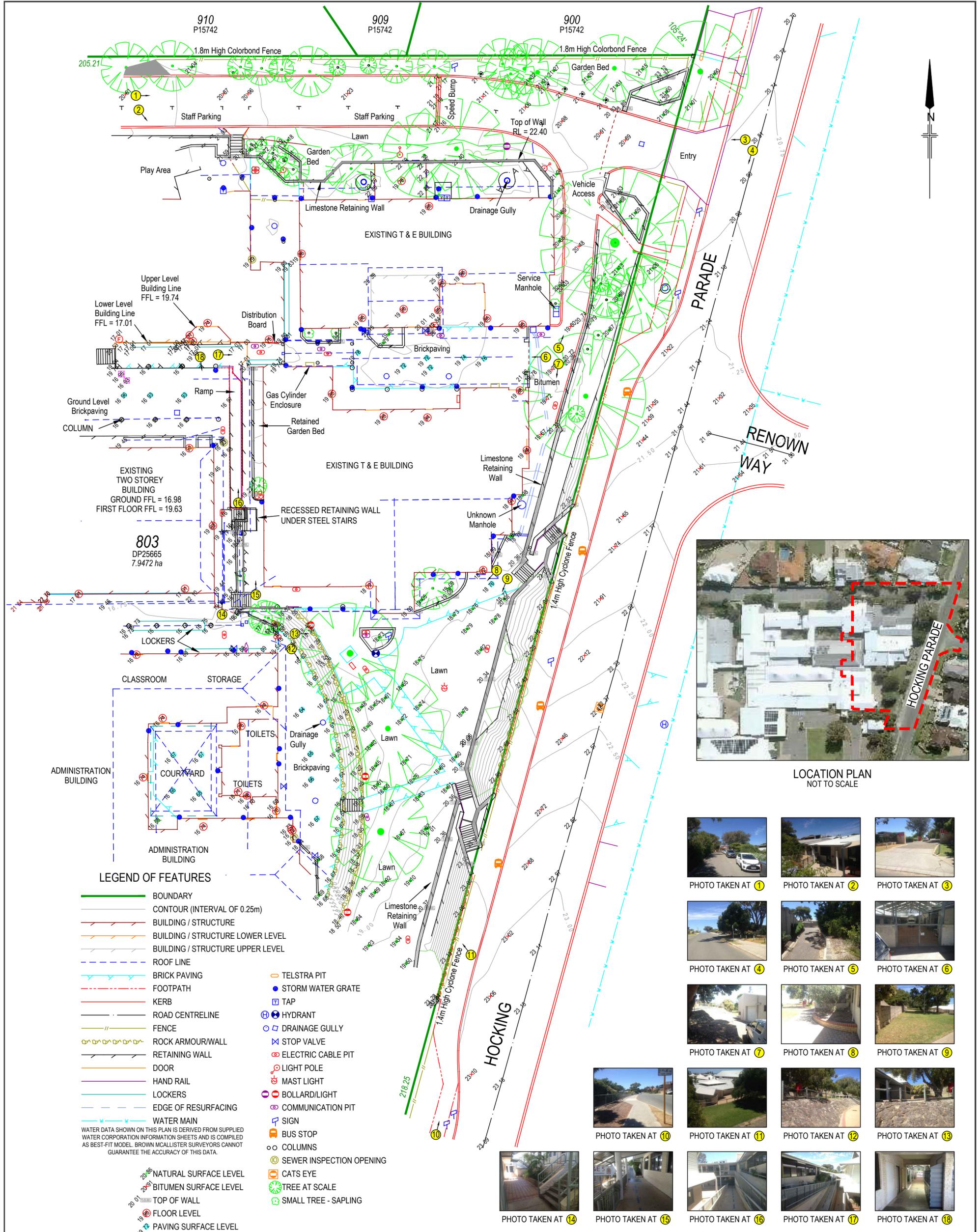
If the applicant is aggrieved by the decision or any aspect of the decision, the applicant has a right of review in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.



Subject Site
Sacred Heart College
Lot 803 Deposited Plan 25665
15 Hocking Parade, Sorrento

Area of Proposed
New Technologies
Centre





LOCATION PLAN
NOT TO SCALE

LEGEND OF FEATURES

- BOUNDARY
- CONTOUR (INTERVAL OF 0.25m)
- BUILDING / STRUCTURE
- BUILDING / STRUCTURE LOWER LEVEL
- BUILDING / STRUCTURE UPPER LEVEL
- - - ROOF LINE
- BRICK PAVING
- - - FOOTPATH
- KERB
- ROAD CENTRELINE
- FENCE
- ROCK ARMOUR/WALL
- RETAINING WALL
- DOOR
- HAND RAIL
- LOCKERS
- EDGE OF RESURFACING
- WATER MAIN
- TELSTRA PIT
- STORM WATER GRATE
- TAP
- ⊕ HYDRANT
- DRAINAGE GULLY
- ⊗ STOP VALVE
- ELECTRIC CABLE PIT
- LIGHT POLE
- MAST LIGHT
- BOLLARD/LIGHT
- COMMUNICATION PIT
- SIGN
- BUS STOP
- COLUMNS
- SEWER INSPECTION OPENING
- CATS EYE
- TREE AT SCALE
- SMALL TREE - SAPLING
- NATURAL SURFACE LEVEL
- BITUMEN SURFACE LEVEL
- TOP OF WALL
- FLOOR LEVEL
- PAVING SURFACE LEVEL

WATER DATA SHOWN ON THIS PLAN IS DERIVED FROM SUPPLIED WATER CORPORATION INFORMATION SHEETS AND IS COMPILED AS BEST-FIT MODEL. BROWN McALLISTER SURVEYORS CANNOT GUARANTEE THE ACCURACY OF THIS DATA.



No.	REVISIONS	DATE	DRAWN	CHECKED
1	ADDED ADDITIONAL DATA	08/03/2019	J.HUMPHREYS	T.PIZZI
0	APPROVED & ISSUED TO CLIENT	27/02/2019	J.HUMPHREYS	T.PIZZI
	DETAILS			

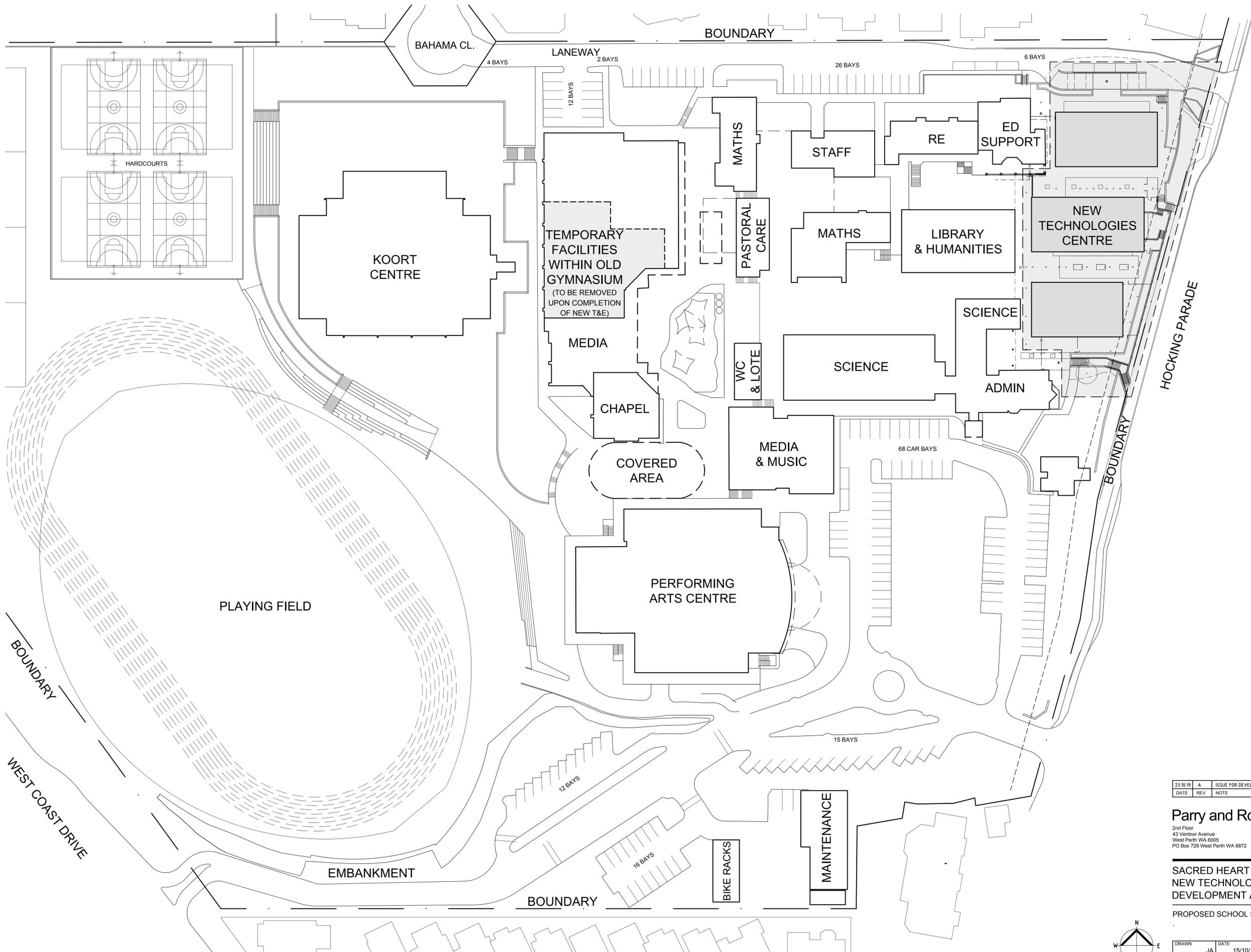
<p>DATUM HORIZONTAL - PCG 94 VERTICAL - AHD</p>		<p>SCALE 1 : 300 0 3 6 9 12 15 All distances in metres unless stated otherwise</p>	
<p>COPYRIGHT OF ALL THIS PLAN IS RESERVED BY BROWN McALLISTER SURVEYORS AND REMAINS THE PROPERTY OF THE AFORESAIDED AND SHALL BE RETURNED UPON REQUEST. USE OF ALL OR PART OF THIS PLAN IS RESTRICTED WITHOUT PRIOR WRITTEN PERMISSION.</p>		<p>ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY AND EXAMINATION</p>	
<p>EXISTING BOUNDARY DIMENSIONS AND LOT AREAS HAVE BEEN TAKEN FROM LANDGATE RECORD DP25665</p>		<p>THE BOUNDARIES WERE NOT RE-ESTABLISHED AS PART OF THIS SURVEY THEREFORE THIS PLAN DOES NOT GUARANTEE THEIR ACCURACY</p>	
<p>FIELD INSPECTION IS RECOMMENDED FOR LOCATION OF SERVICES PRIOR TO ANY EXCAVATION</p>			

FEATURE SURVEY OF PORTION OF LOT 803 ON DP25665 - PORTION OF SACRED HEART COLLEGE № 15 HOCKING PARADE, SORRENTO

Client SACRED HEART COLLEGE C/- PARRY & ROSENTHAL ARCHITECTS

Brown McAllister Surveyors
 Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors
 Email : admin@brownmcallister.com.au Tel: (08) 9386 9688
 43 Broadway, Nedlands, Western Australia, 6009 Fax: (08) 9386 9677

SHEET	A2
SURVEYED	D.SMEDLEY - 11/02/2019
FIELD NOTES	
DRAWN	J.HUMPHREYS - 27/02/2019
CHECKED	
REFERENCE	13124-3F_rev1[FLATTENED]



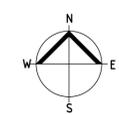
23.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

Parry and Rosenthal Architects
 2nd Floor
 43 Ventnor Avenue
 West Perth WA 6005
 PO Box 729 West Perth WA 6872

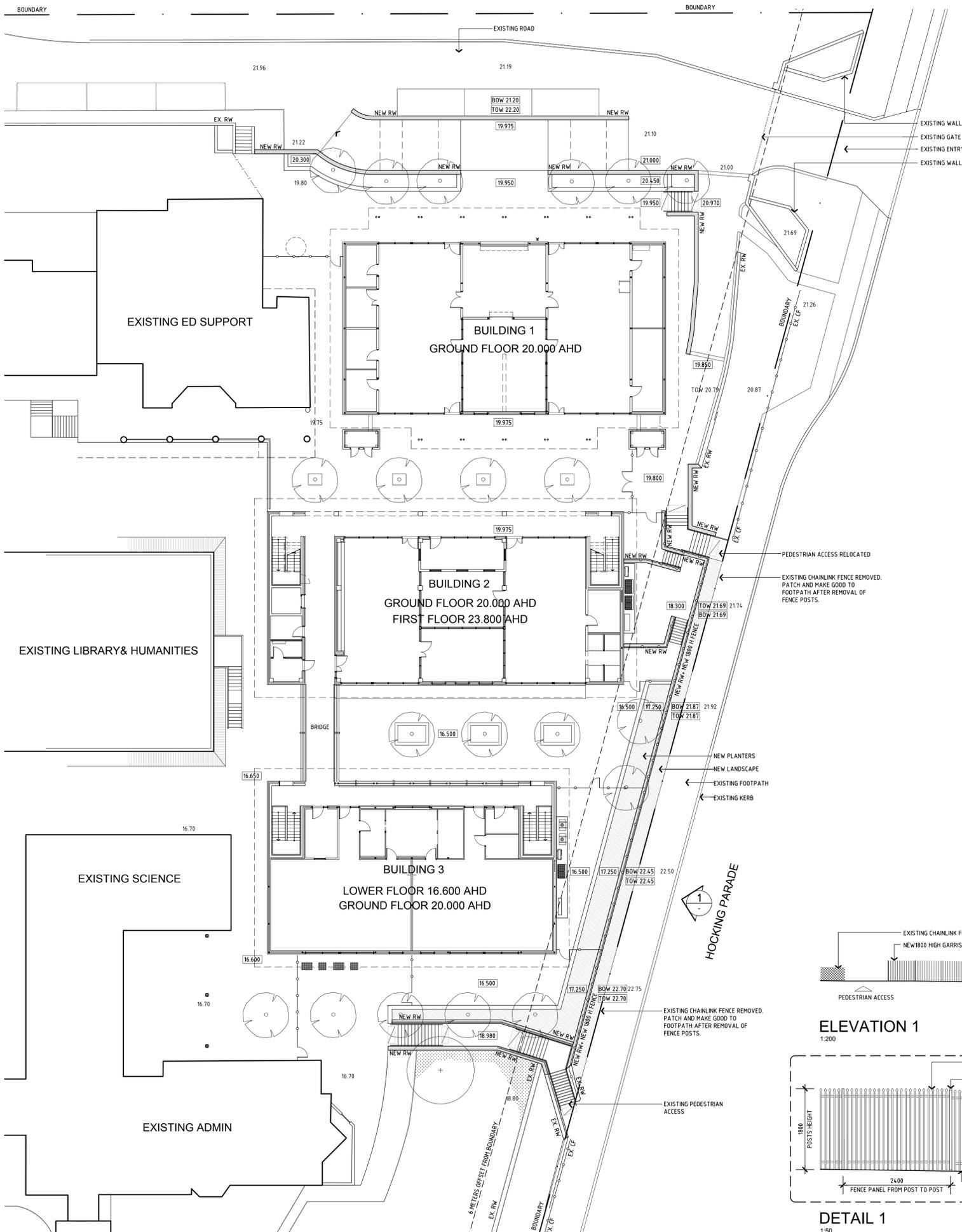
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**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 DEVELOPMENT APPLICATION**

PROPOSED SCHOOL SITE PLAN

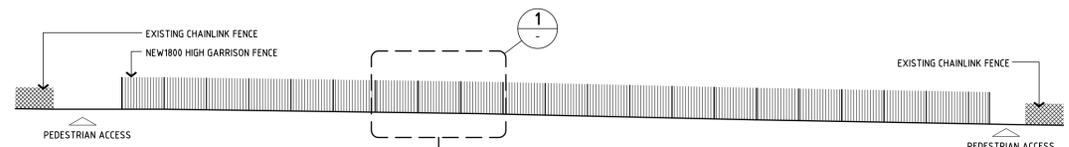


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JOB No.	SCALE			
18-040	1:500			

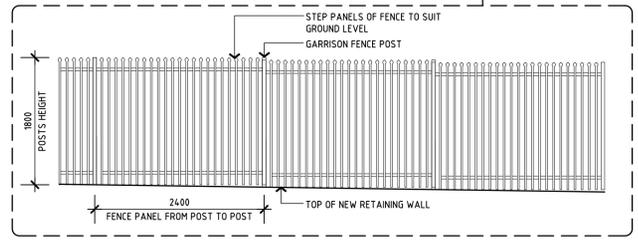


LEGEND

16.00	EXISTING LEVEL
16.000	NEW LEVEL
(circle with dot)	EXISTING TREE TO BE RETAINED
(circle with cross)	NEW TREE
EX. CF	EXISTING CHAINLINK FENCE
EX. RW	EXISTING RETAINING WALL
NEW RW	NEW RETAINING WALL



ELEVATION 1
1:200



DETAIL 1
1:50

15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

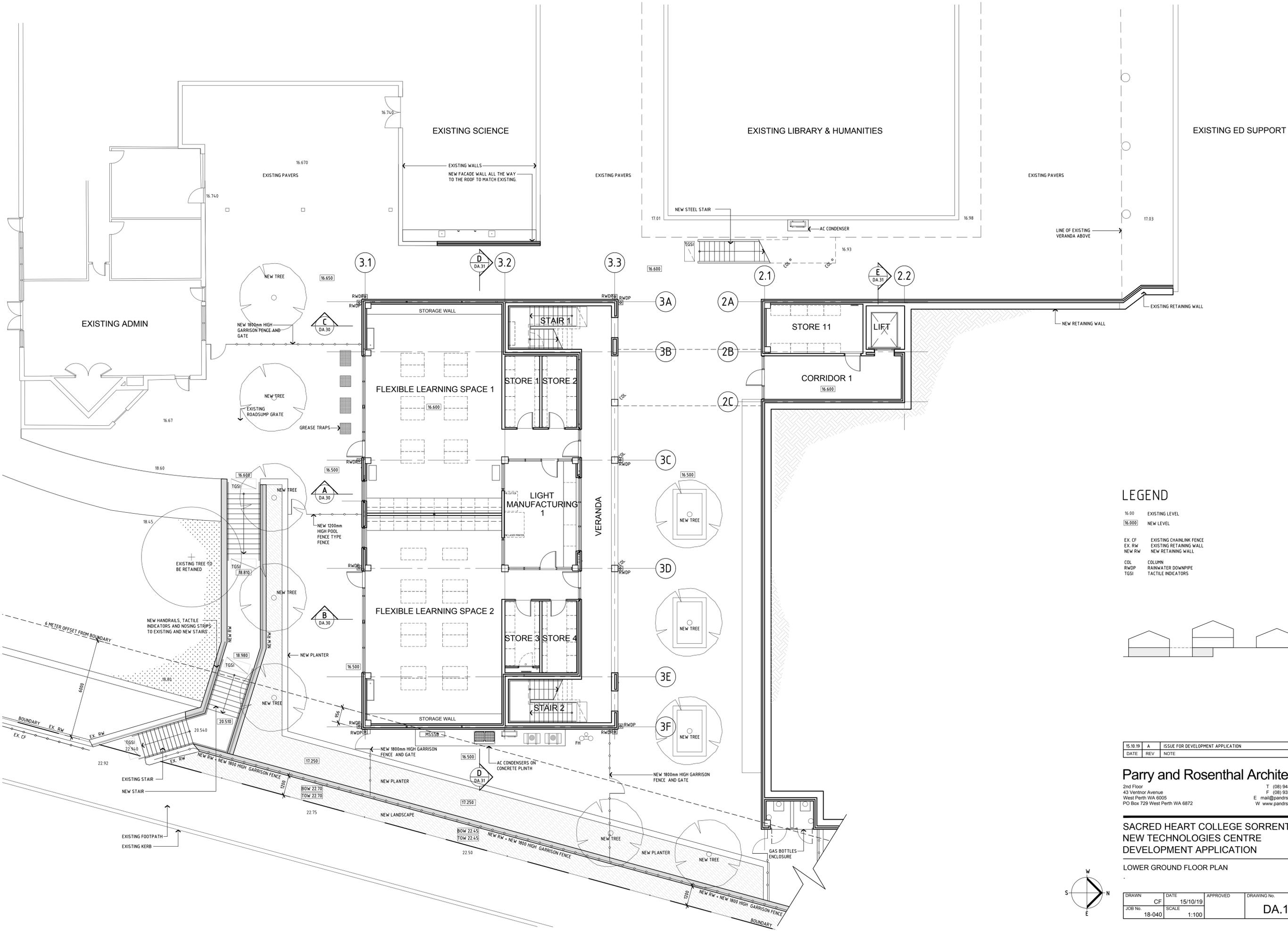
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**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 DEVELOPMENT APPLICATION**

PROPOSED TECHNOLOGY CENTRE SITE PLAN

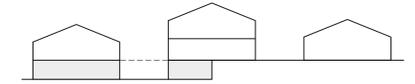


DRAWN	DATE	APPROVED	DRAWING No.	REV
JA	15/10/19		DA.03	A
JOB No.	SCALE			
18-040	1:200			



LEGEND

- 16.00 EXISTING LEVEL
- 16.000 NEW LEVEL
- EX. CF EXISTING CHAINLINK FENCE
- EX. RW EXISTING RETAINING WALL
- NEW RW NEW RETAINING WALL
- COL COLUMN
- RWDP RAINWATER DOWNPIPE
- TGSI TACTILE INDICATORS

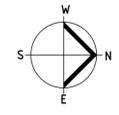


15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

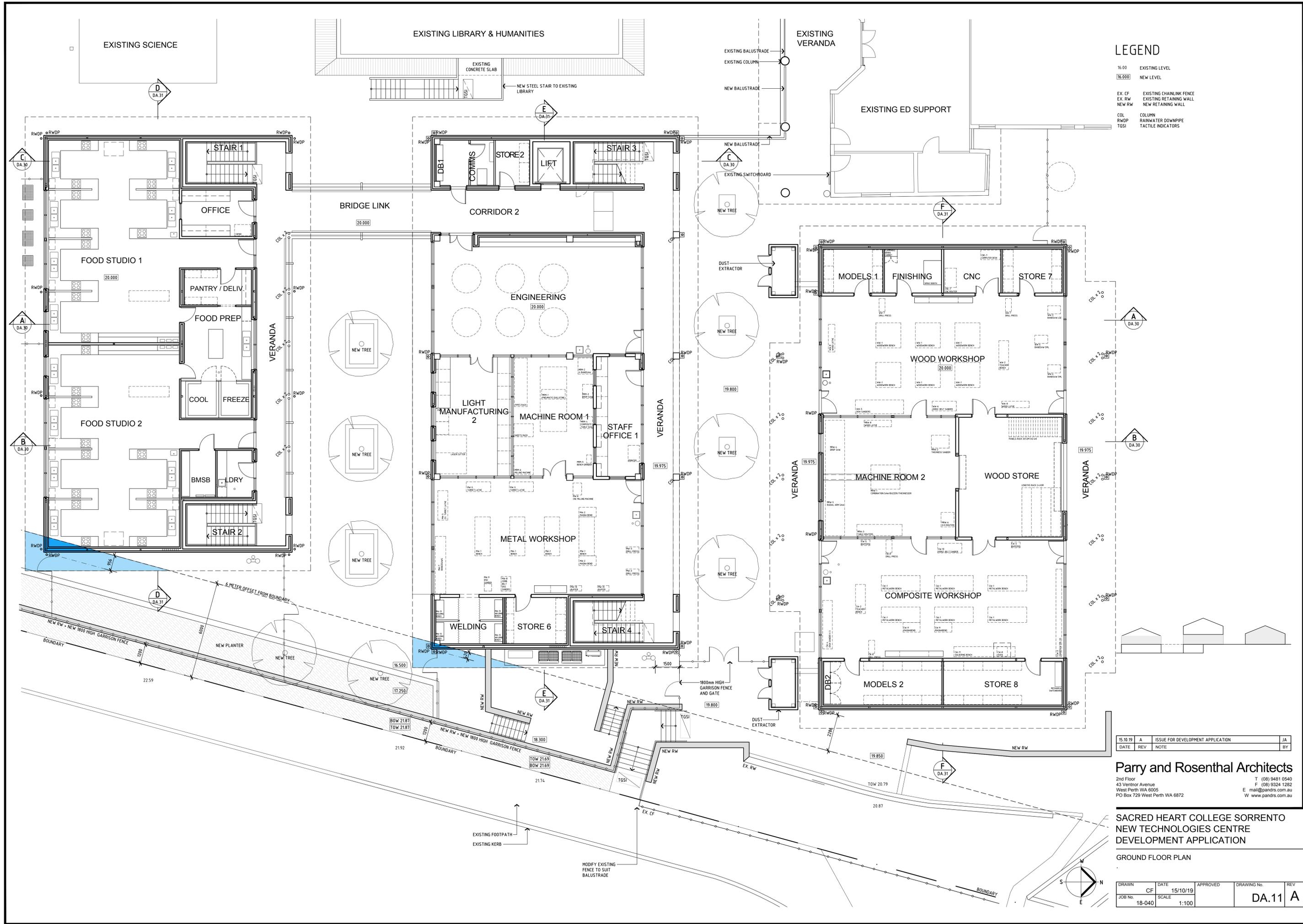
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**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 DEVELOPMENT APPLICATION**

LOWER GROUND FLOOR PLAN



DRAWN	DATE	APPROVED	DRAWING No.	REV
CF	15/10/19		DA.10	A
JOB No.	SCALE			
18-040	1:100			



LEGEND

16.00	EXISTING LEVEL
16.000	NEW LEVEL
EX. CF	EXISTING CHAINLINK FENCE
EX. RW	EXISTING RETAINING WALL
NEW RW	NEW RETAINING WALL
COL	COLUMN
RWDP	RAINWATER DOWNPIPE
TGSI	TACTILE INDICATORS

15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

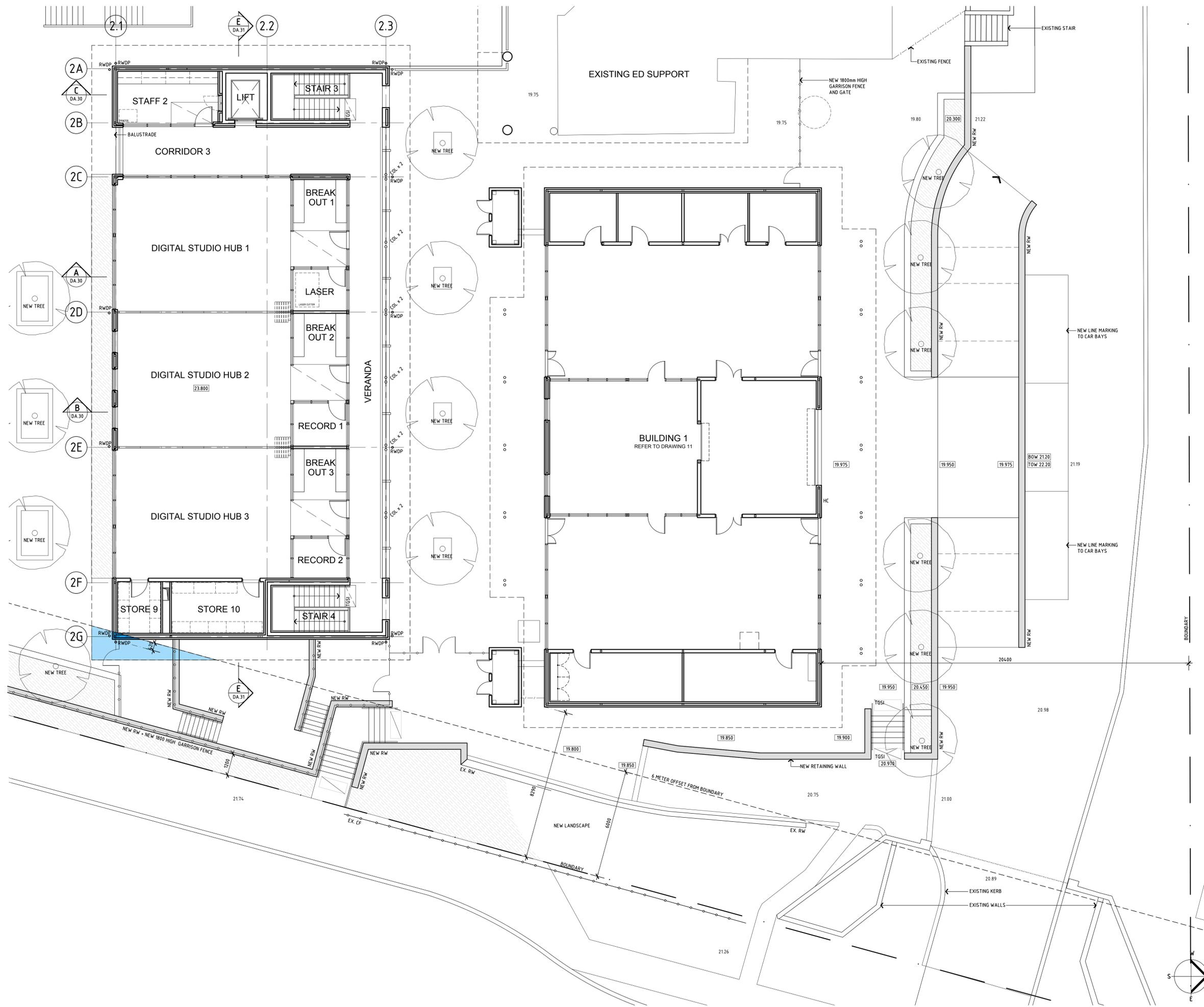
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GROUND FLOOR PLAN

DRAWN	DATE	APPROVED	DRAWING No.	REV
CF	15/10/19		DA.11	A
JOB No.	SCALE			
18-040	1:100			



LEGEND

16.00	EXISTING LEVEL
16.000	NEW LEVEL
EX. CF	EXISTING CHAINLINK FENCE
EX. RW	EXISTING RETAINING WALL
NEW RW	NEW RETAINING WALL
COL	COLUMN
RWDP	RAINWATER DOWNPIPE
TGSI	TACTILE INDICATORS

15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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 DEVELOPMENT APPLICATION**

FIRST FLOOR PLAN

DRAWN	DATE	APPROVED	DRAWING No.	REV
CF	15/10/19		DA.12	A
JOB No.	SCALE			
18-040	1:100			

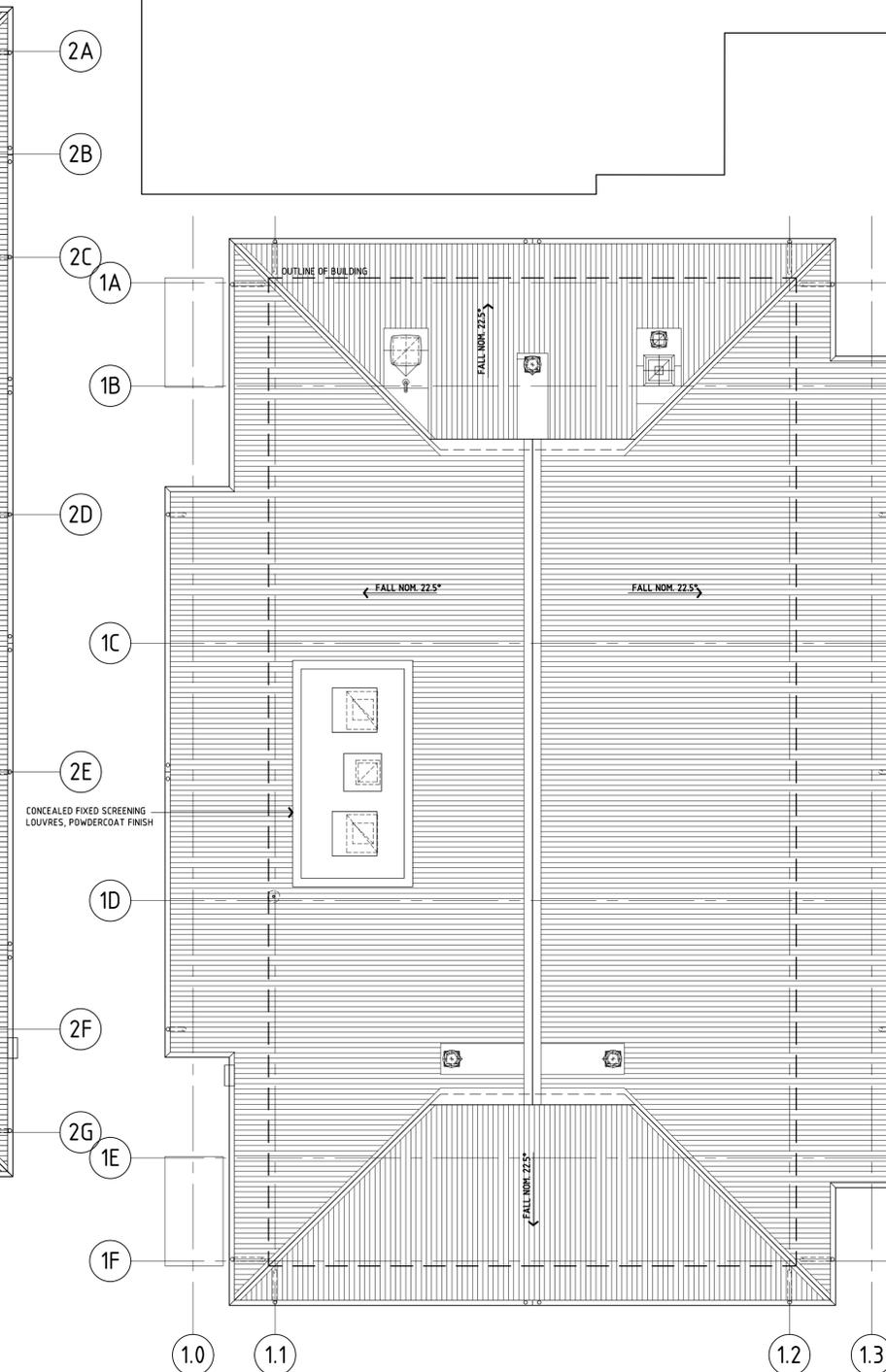
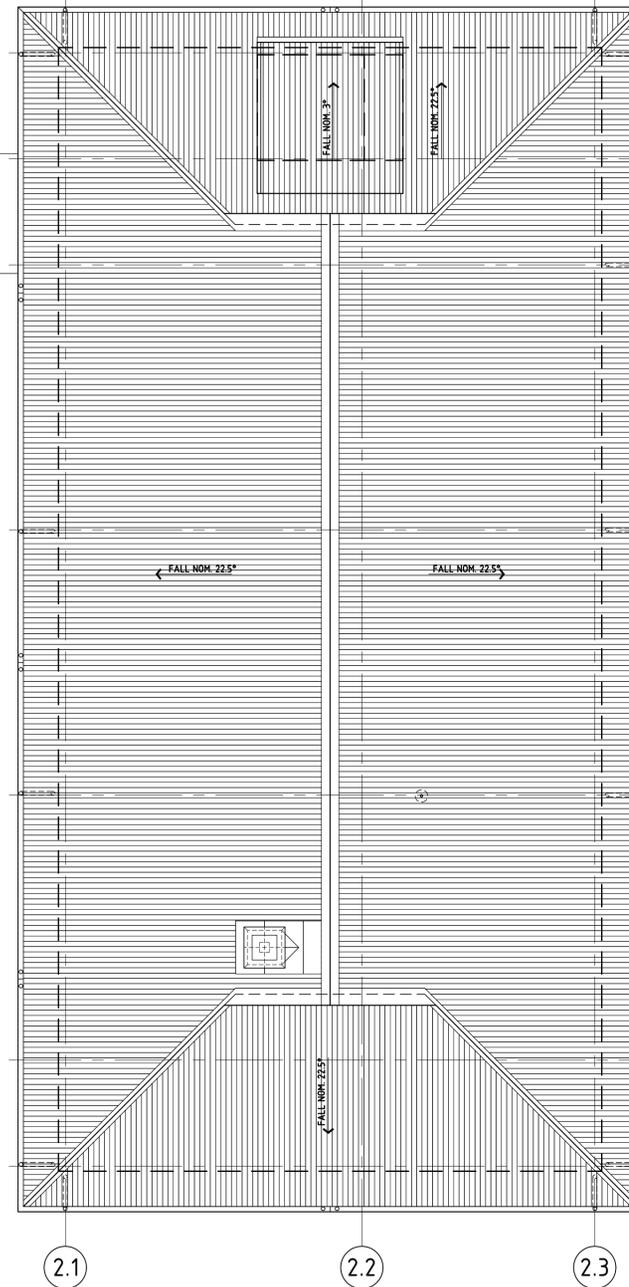
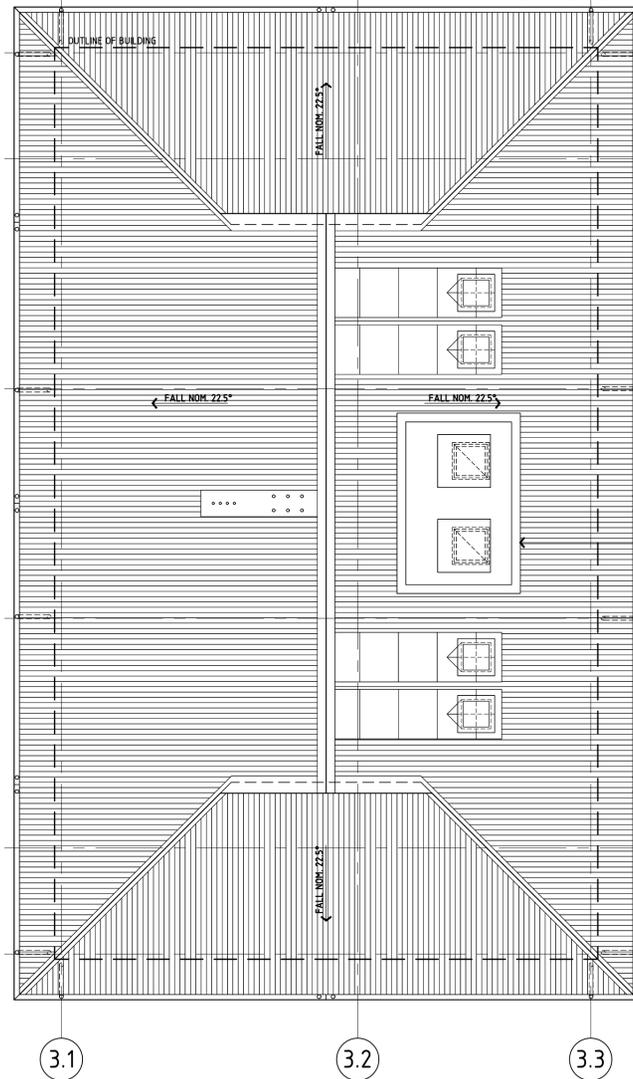
EXISTING SCIENCE

EXISTING COVERED AREA

EXISTING LIBRARY & HUMANITIES

EXISTING ED. SUPPORT

PROVIDE NEW END OF ROOF TO SCIENCE BUILDING AND COVERED AREA. MAKE GOOD AND MATCH EXISTING.

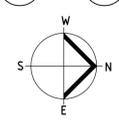


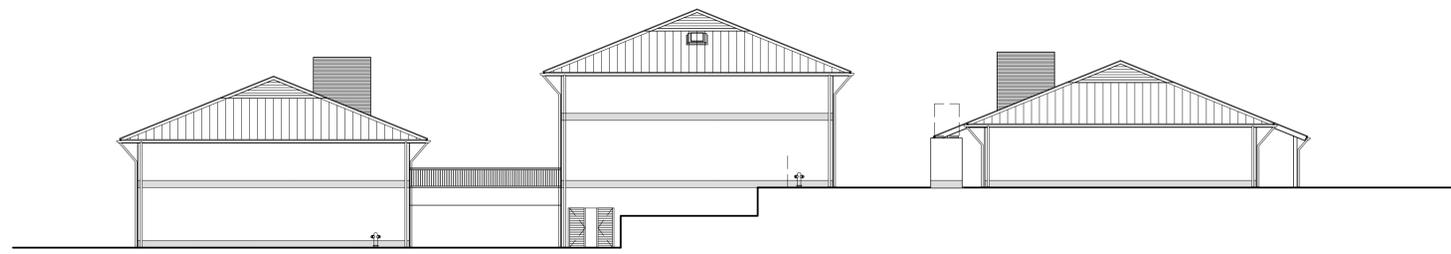
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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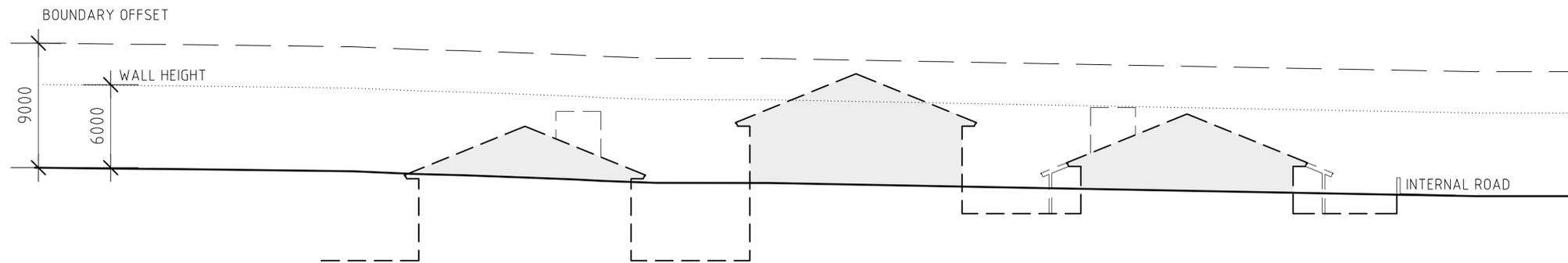
**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 DEVELOPMENT APPLICATION**

DRAWN		DATE	APPROVED	DRAWING No.	REV
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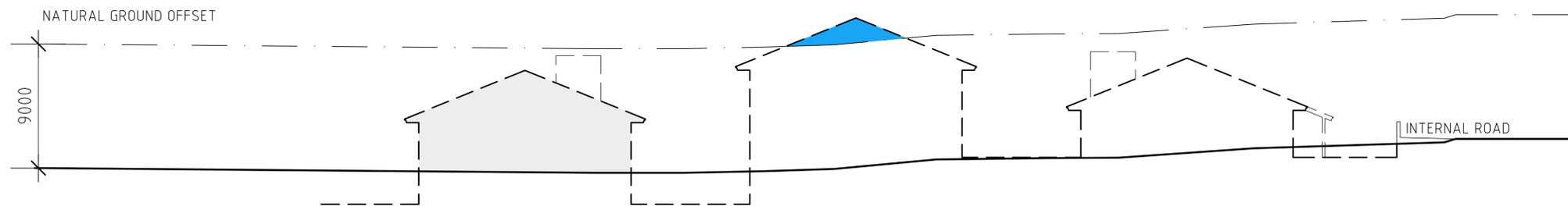




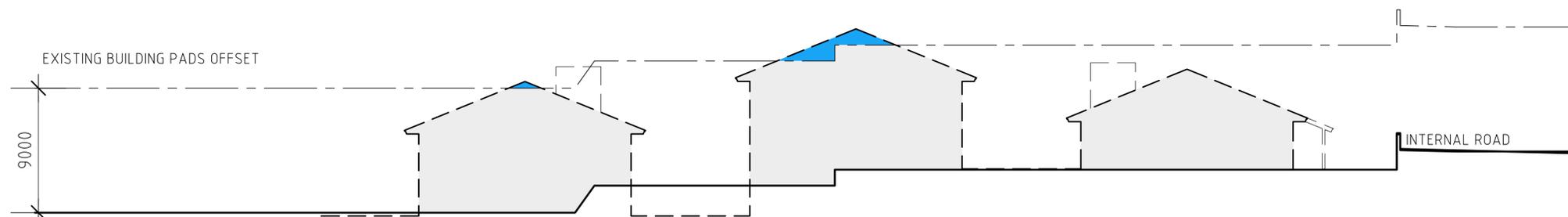
PROPOSED BUILDINGS, EAST ELEVATION



SECTION THROUGH EXISTING BOUNDARY



SECTION THROUGH NATURAL GROUND EAST OF EXISTING BUILDINGS



SECTION THROUGH EXISTING BUILDING PADS

15/10/19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

Parry and Rosenthal Architects

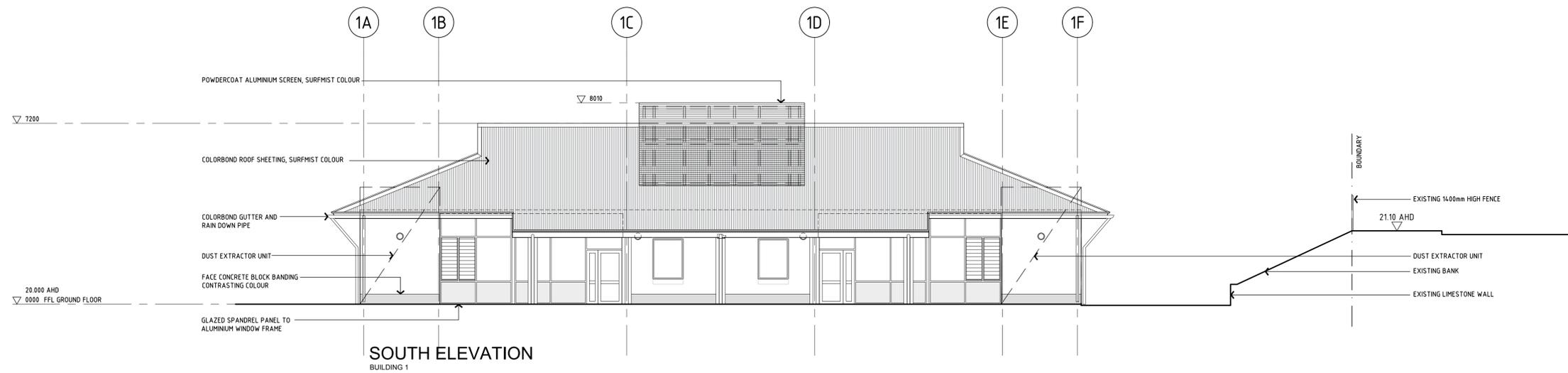
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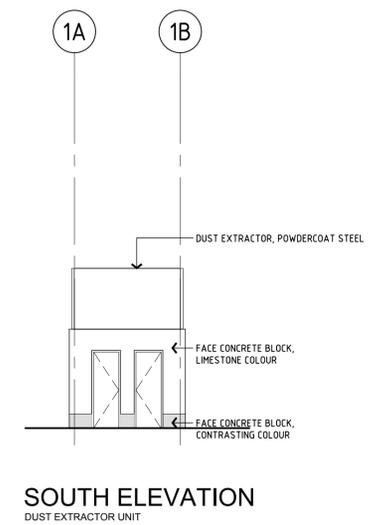
**SACRED HEART COLLEGE SORRENTO
NEW TECHNOLOGIES CENTRE
DEVELOPMENT APPLICATION**

SITE LEVELS

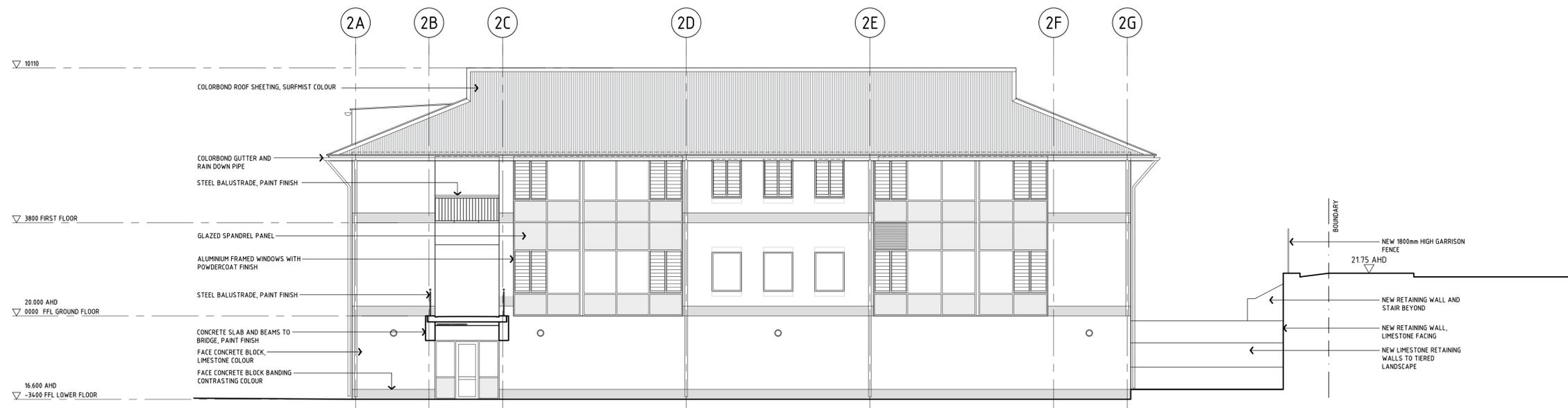
DRAWN	DATE	APPROVED	DRAWING No.	REV
CF	15/10/19		DA.20	A
JOB No.	SCALE			
18-040	1:200			



SOUTH ELEVATION
BUILDING 1



SOUTH ELEVATION
DUST EXTRACTOR UNIT



SOUTH ELEVATION
BUILDING 2



SOUTH ELEVATION
BUILDING 3

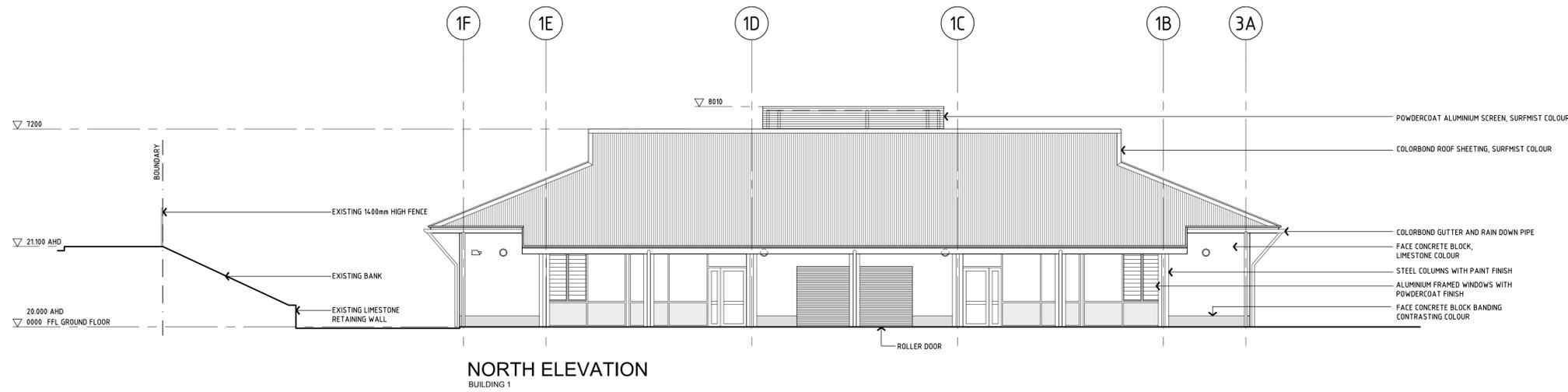
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 DEVELOPMENT APPLICATION**

ELEVATIONS

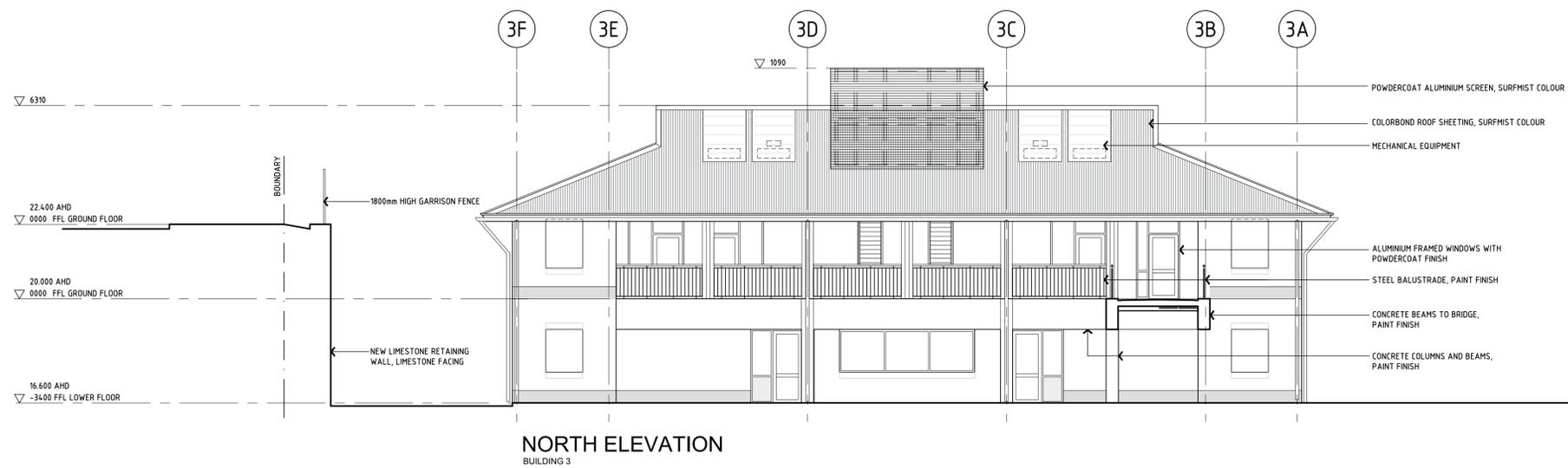
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JA	15/10/19		DA.21	A
JOB No.	SCALE			
18-040	1:100			



NORTH ELEVATION
BUILDING 1



NORTH ELEVATION
BUILDING 2



NORTH ELEVATION
BUILDING 3

15/10/19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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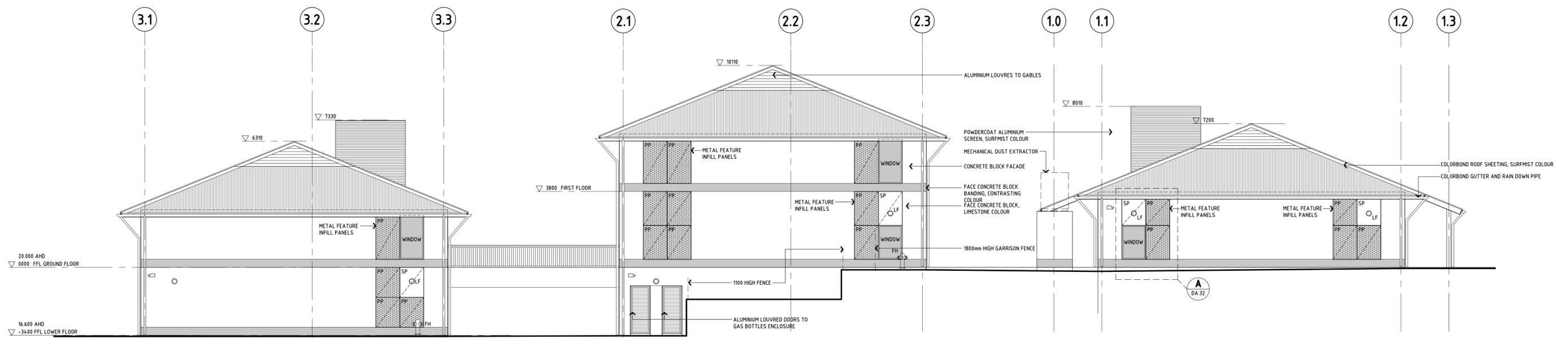
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DEVELOPMENT APPLICATION**

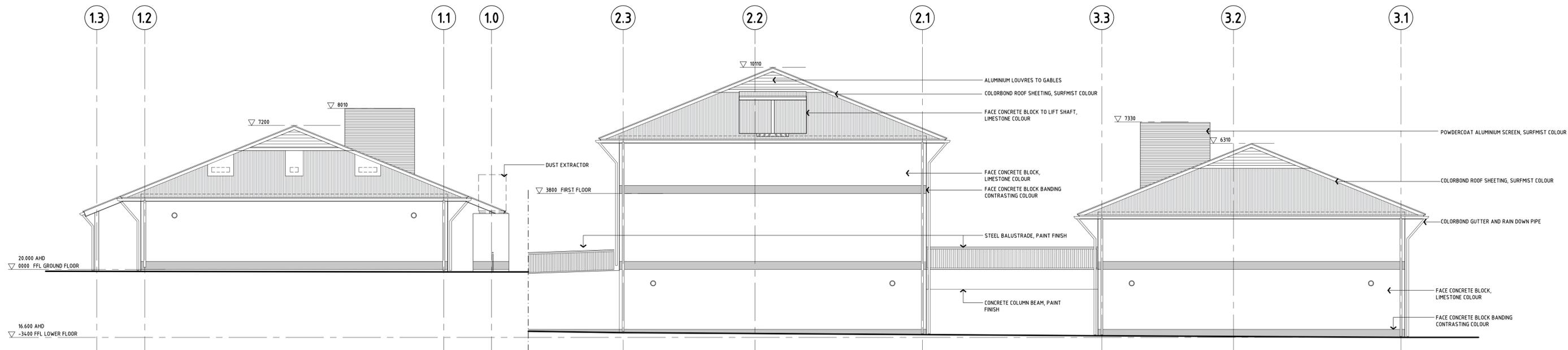
ELEVATIONS

DRAWN	DATE	APPROVED	DRAWING No.	REV
JA	15/10/19		DA.22	A
JOB No.	SCALE			
18-040	1:100			

LEGEND	
LF	WALL MOUNTED LIGHT FITTING
PP	PERFORATED METAL INFILL PANEL
SP	SOLID METAL INFILL PANEL



EAST ELEVATION



WEST ELEVATION

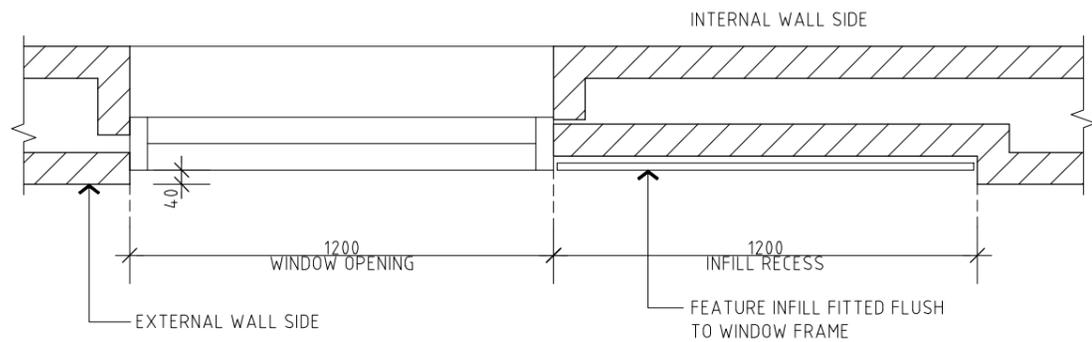
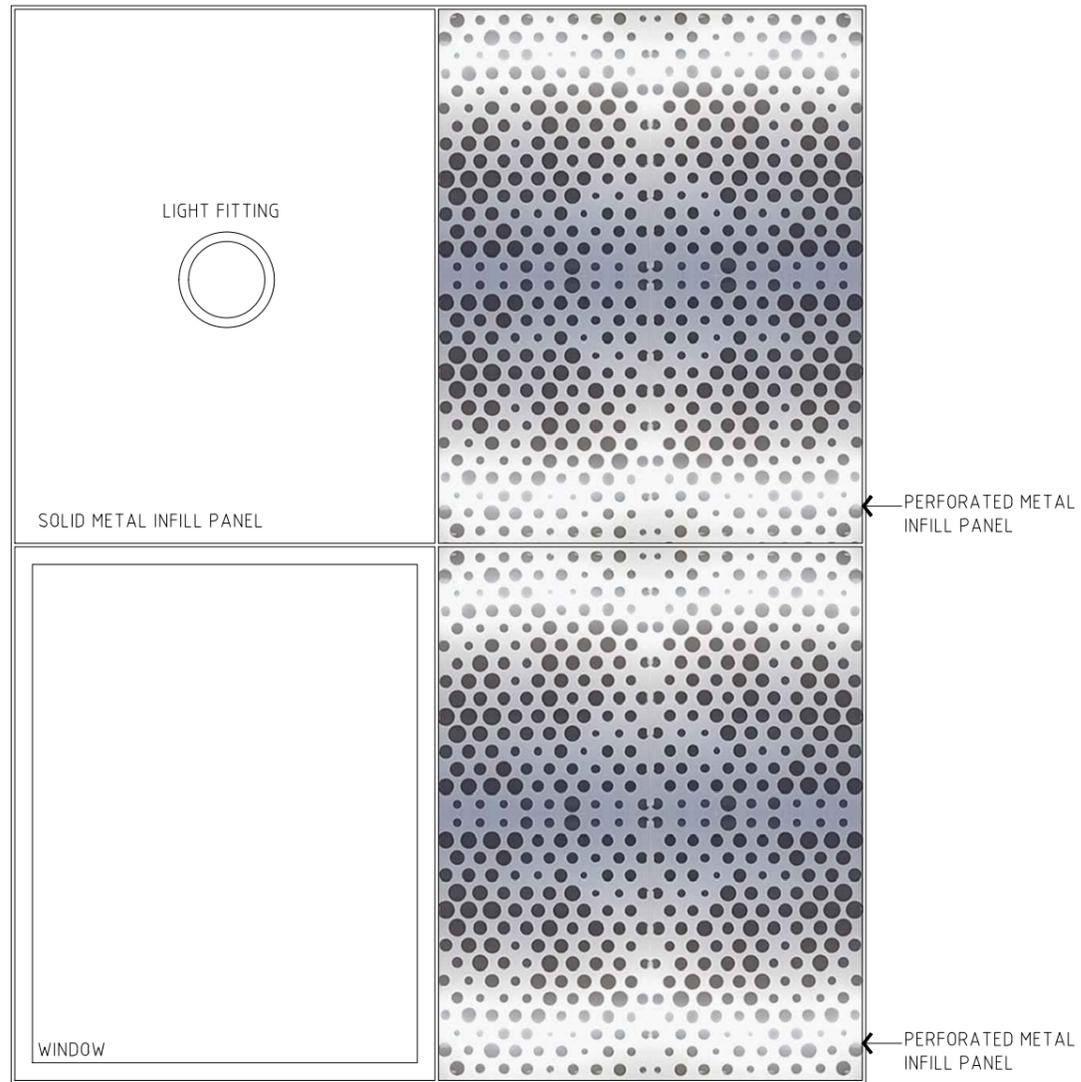
DATE	REV	NOTE	BY
17.02.20	C	METAL INFILL PANELS ADDED TO EAST ELEVATION	JA
30.01.20	B	WINDOWS ADDED TO EAST ELEVATION	AA
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA

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 DEVELOPMENT APPLICATION**

ELEVATIONS

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JA	18/07/19		DA.23	C
JOB No.	SCALE			
18-040	1:100			



A
DA.23

METAL FEATURE INFILL PANEL DETAIL

SCALE 1:20
PLAN DETAIL

17.12.20	A	METAL INFILL PANELS ADDED TO EAST ELEVATION	JA
DATE	REV	NOTE	BY

Parry and Rosenthal Architects

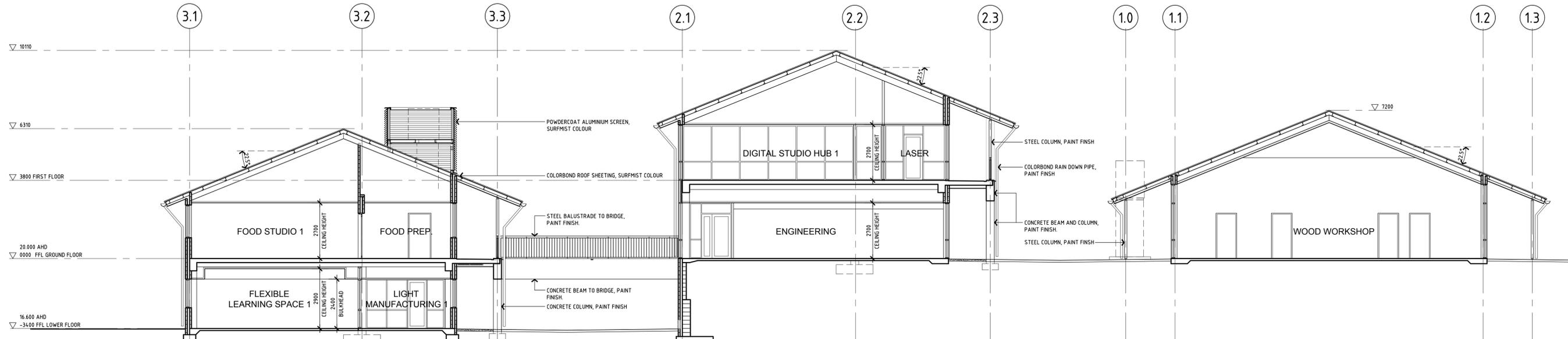
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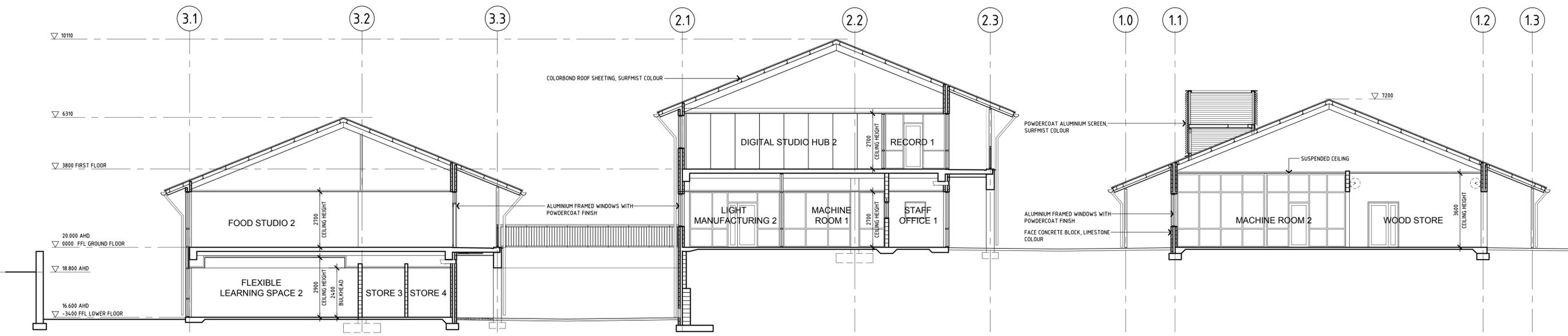
**SACRED HEART COLLEGE SORRENTO
NEW TECHNOLOGIES CENTRE
DEVELOPMENT APPLICATION**

ELEVATIONS
FEATURE METAL INFILL PANEL DETAILS

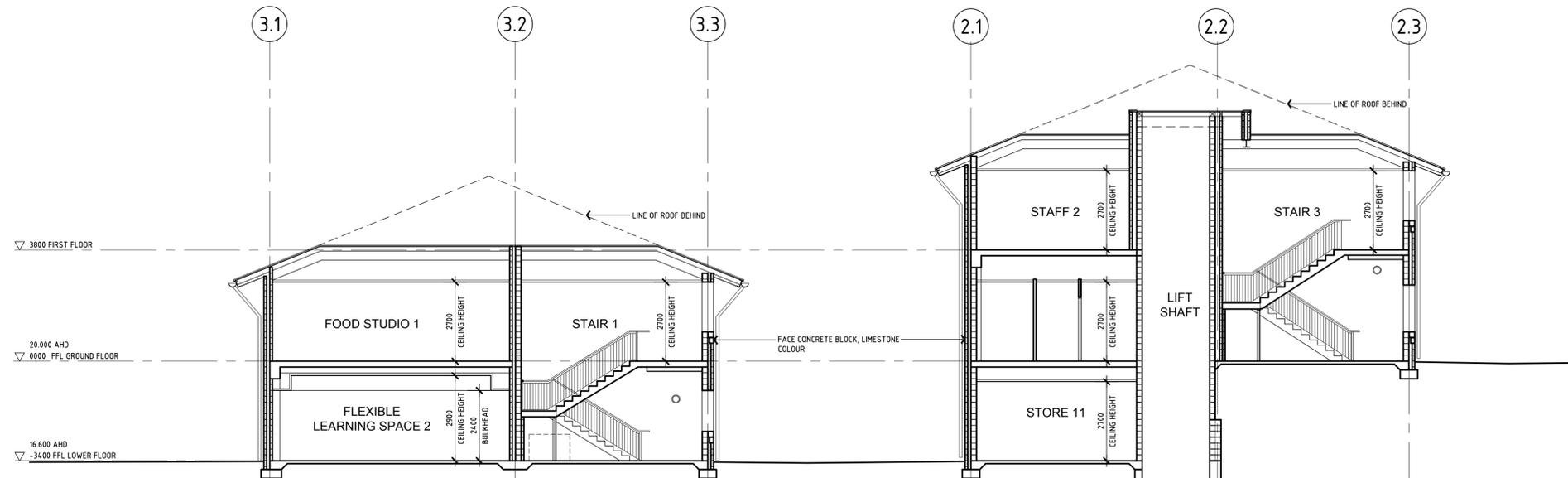
DRAWN	DATE	APPROVED	DRAWING No.	REV
GA	18/07/19			
JOB No.	SCALE			
18-040	1:20 @ A3		DA.24	A



SECTION A-A



SECTION B-B



SECTION C-C

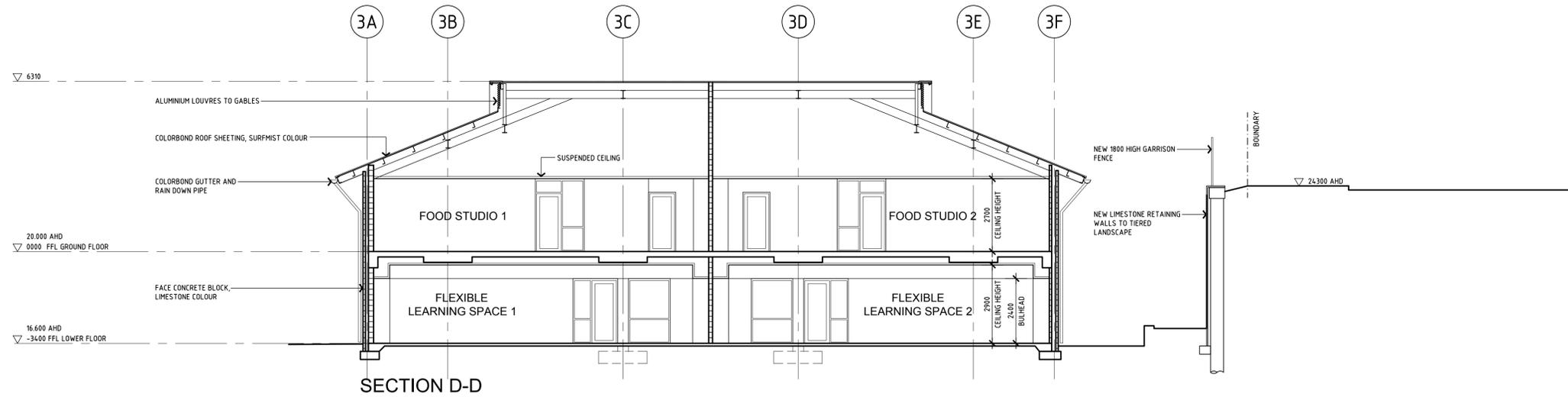
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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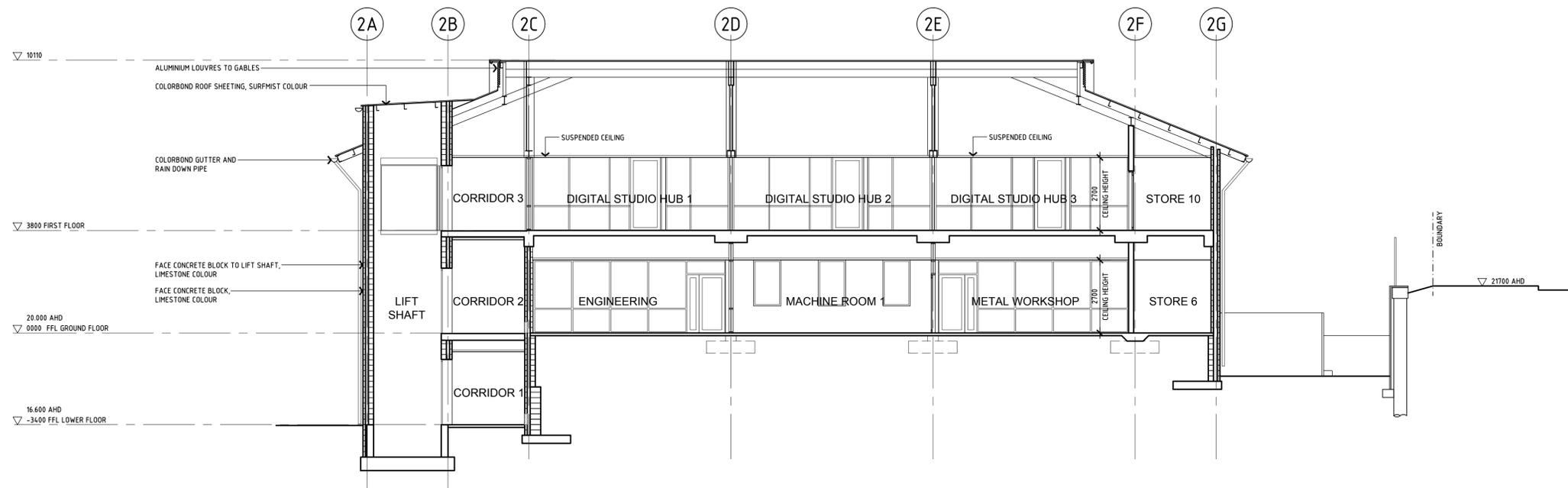
**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 DEVELOPMENT APPLICATION**

SECTIONS

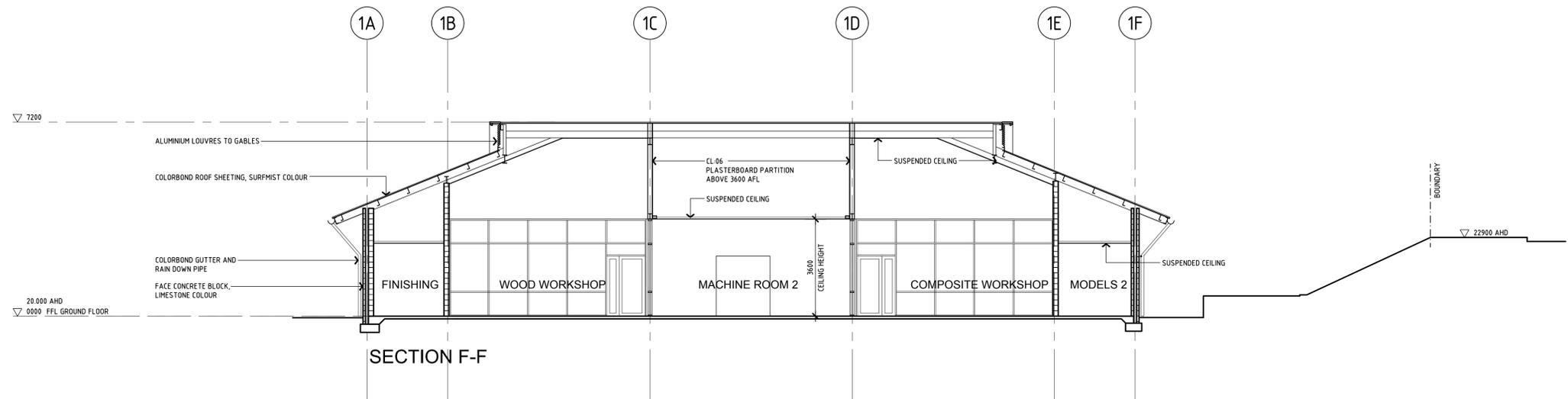
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JA	15/10/19		DA.30	A
JOB No.	SCALE			
18-040	1:100			



SECTION D-D



SECTION E-E



SECTION F-F

15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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**SACRED HEART COLLEGE SORRENTO
NEW TECHNOLOGIES CENTRE
DEVELOPMENT APPLICATION**

SECTIONS

DRAWN	DATE	APPROVED	DRAWING No.	REV
JA	15/10/19		DA.31	A
JOB No.	SCALE			
18-040	1:100			



Please note that the fence depicted in this image does not represent the fence proposed as part of this development application. The fence in this image has been included for illustrative purposes only to increase visibility and transparency.



Please note that the fence depicted in this image does not represent the fence proposed as part of this development application. The fence in this image has been included for illustrative purposes only to increase visibility and transparency.

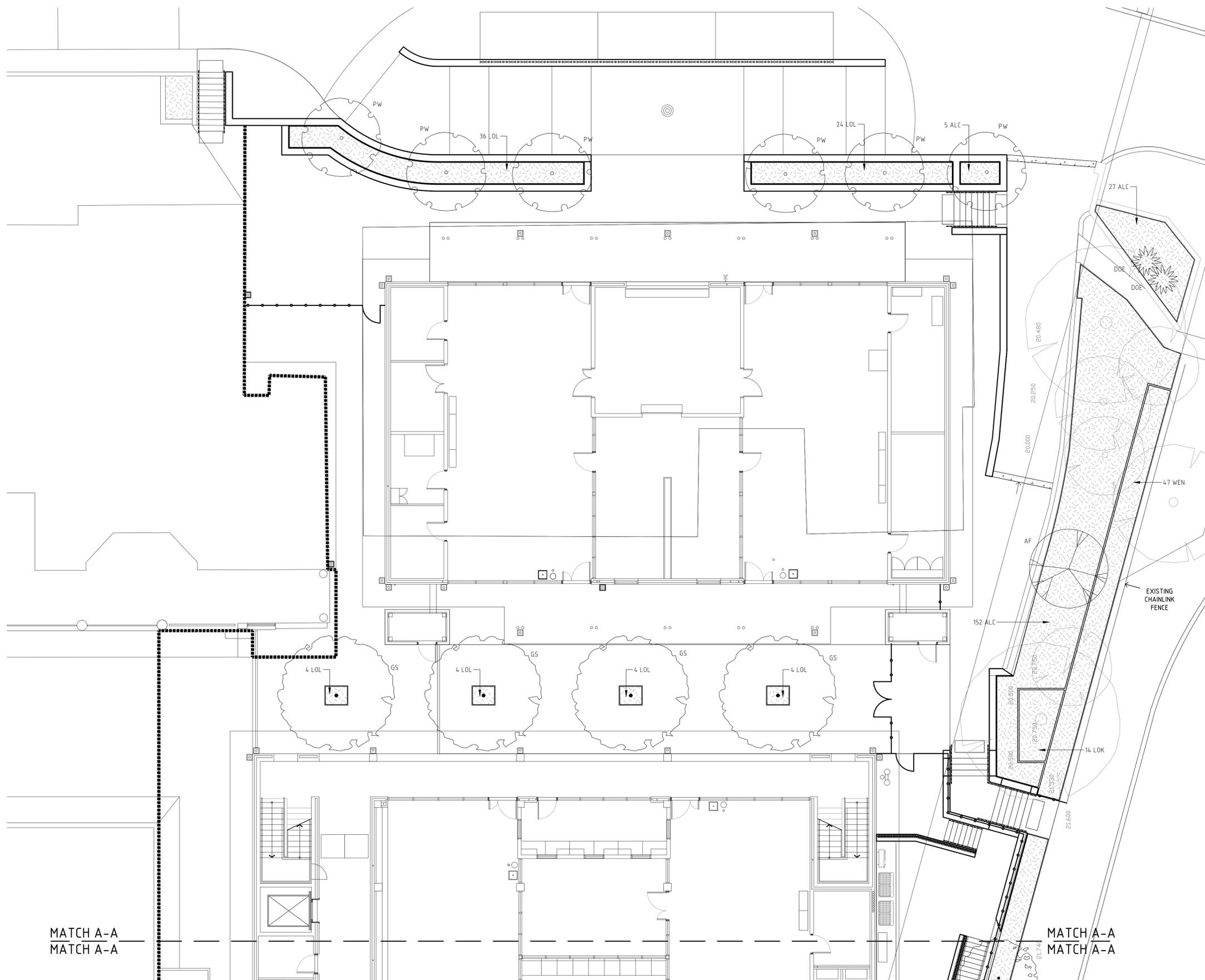


Please note that the fence depicted in this image does not represent the fence proposed as part of this development application. The fence in this image has been included for illustrative purposes only to increase visibility and transparency.



CERTIFICATION:
This drawing shall not be used for construction purposes unless Revised 0 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 works.
DO NOT SCALE FROM THE DRAWING

DATE	REV	DESCRIPTION	BY	AP
10.01.20	0	ISSUED FOR TENDER	ML	AB



LEGEND:

SYM.	DESCRIPTION
	GARDEN BED: IRRIGATED MULCH: 75mm THICK PINEBARK MULCH SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
	TURF GRASSING: SPECIES: KIKUYU IRRIGATED IMPORTED SAND: 100mm TURF SAND SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
	EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION.

TREE PLANTING

Key	Botanic Name	Pot	Spacing	No.
AF	AGONIS FLEXUOSA	100LT	AS SHOWN	1
CL	CITRUS 'LEMON EUREKA'	150LT	AS SHOWN	2
CM	CITRUS 'MIDNIGHT SEEDLESS ORANGE'	150LT	AS SHOWN	1
CT	CITRUS 'TAHITIAN LIME'	150LT	AS SHOWN	3
GS	GLEDISTIA 'SHADEMASTER'	500LT	AS SHOWN	4
MV	MELALEUCA VIRIDIFLORA	100LT	AS SHOWN	7
PW	PYRUS 'WINTERGLOW'	200LT	AS SHOWN	11

SHRUB PLANTING

Key	Botanic Name	Pot	Spacing	Qty.
ALC	ACACIA 'LIMELIGHT'	5LT	700 mm	184
DOE	DORYANTHES EXCELSA	8LT	AS SHOWN	2
GRG	GREVILLE 'GIN GIN GEM'	140mm	1.0 m	23
GRO	GREVILLE OLIVACEA 'APRICOT GLOW'	5LT	1.2 m	14
LOK	LOMANDRA 'KATRINUS'	5LT	700 mm	14
LOL	LOMANDRA 'LIME TUFF'	140mm	700 mm	120
RAS	RADERMACHERA 'SUMMERSCENT'	8LT	1.2 m	18
ROP	ROSMARINUS OFFICINALIS PROSTRATUS	140mm	800 mm	28
WEA	WESTRINGIA 'AUSSIE BOX'	5LT	700 mm	111
WEN	WESTRINGIA 'NARINGA'	5LT	750 mm	47

PLANTING MIX-1

Key	Botanic Name	Percent	Spacing	Pot	No.
BAS	BASIL	11.11	400 mm	100mm	9
CHI	CHIVES	11.11	400 mm	100mm	9
CHS	CHILLI 'SERRANO'	11.11	400 mm	100mm	9
CHT	CHILLI 'THA'	11.11	400 mm	100mm	9
MAR	MARJORAM	11.11	400 mm	100mm	9
ORE	OREGANO	11.11	400 mm	100mm	9
PAA	PARSLEY AFRO	11.11	400 mm	100mm	9
PAI	PARSLEY ITALIAN	11.11	400 mm	100mm	9
THY	THYME	11.11	400 mm	100mm	9

MATCH A-A
MATCH A-A

MATCH A-A
MATCH A-A

SACRED HEARTS COLLEGE - NEW TECH CENTRE
PREPARED FOR PARRY ROSENTHAL ARCHITECTS

LANDSCAPE CONSTRUCTION
SOFT WORKS DRAWING - NORTH

JOB NO. 1906501
1:100 @ A1

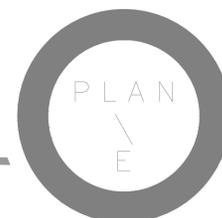
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LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au
LANDSPACE PTY LTD ACN 056 538 679

PLOTTED BY: NPIERSON
PLOT DATE: 15/01/2020 11:50:15 AM

FILE LOCATION: \\PLA-DC01\BUSINESS OPERATIONS\PROJECTS\2019 PROJECTS\19065 SACRED HEART COLLEGE - NEW TECH CENTRE\1906501\PROJECT\PS DRAWINGS\CONDOCS\ACAD\1906501 L4.101.DWG





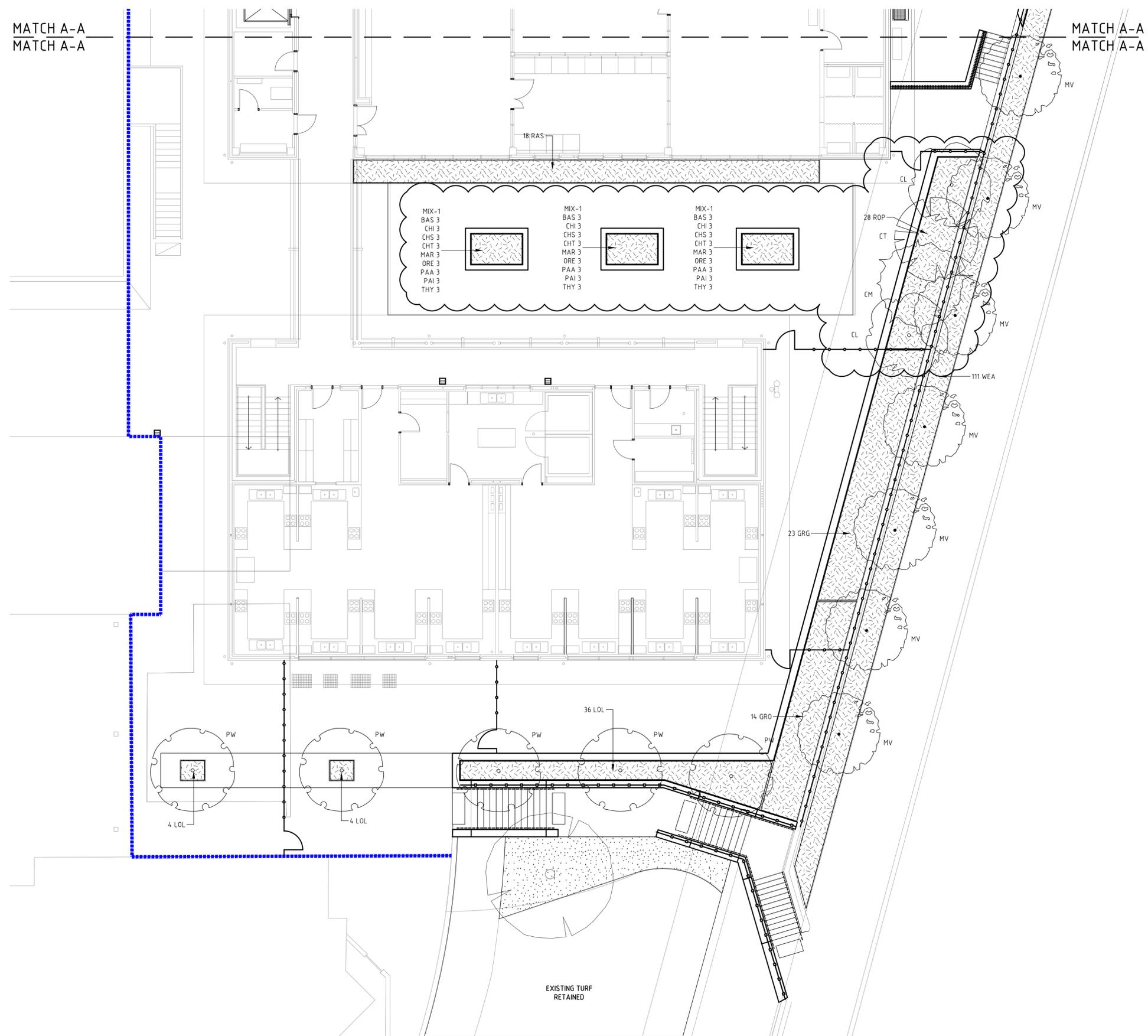
CERTIFICATION:
This drawing shall not be used for construction purposes unless Revised 0 Issued for Construction and signed and approved by the Certifying Landscape Architect. Verify all dimensions on site before commencing work or ordering materials. Refer any discrepancy to Landscape Architect before proceeding with the works.

DO NOT SCALE FROM THE DRAWING

DATE	REV	DESCRIPTION	BY	AP
10.01.20	0	ISSUED FOR TENDER	ML	AB
29.01.20	1	LOCATION OF CITRUS TREES MODIFIED	ML	AB

MATCH A-A
MATCH A-A

MATCH A-A
MATCH A-A



LEGEND:

- SYM. DESCRIPTION**
- GARDEN BED: IRRIGATED
MULCH: 75mm THICK PINEBARK MULCH
SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
 - TURF GRASSING: SPECIES: KIKUYU
IRRIGATED
IMPORTED SAND: 100mm TURF SAND
SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
 - EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION.

TREE PLANTING

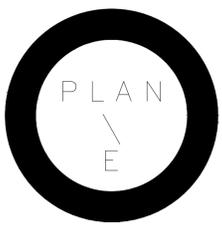
Key	Botanic Name	Pot	Spacing	No.
AF	AGONIS FLEXUOSA	100LT	AS SHOWN	1
CL	CITRUS 'LEMON EUREKA'	150LT	AS SHOWN	2
CM	CITRUS 'MIDNIGHT SEEDLESS ORANGE'	150LT	AS SHOWN	1
CT	CITRUS 'TAHITIAN LIME'	150LT	AS SHOWN	1
GS	GLEDISTIA 'SHADEMASTER'	500LT	AS SHOWN	4
MV	MELALEUCA 'VIRIDIFLORA'	100LT	AS SHOWN	7
PW	PYRUS 'WINTERGLOW'	200LT	AS SHOWN	11

SHRUB PLANTING

Key	Botanic Name	Pot	Spacing	Qty.
ALC	ACACIA 'LIMELIGHT'	5LT	700 mm	184
DOE	DORYANTHES EXCELSA	8LT	AS SHOWN	2
GRG	GREVILLEA 'GIN GIN GEM'	140mm	1.0 m	23
GRO	GREVILLEA OLIVACEA 'APRICOT GLOW'	5LT	1.2 m	14
LOK	LOMANDRA 'KATRINUS'	5LT	700 mm	14
LOL	LOMANDRA 'LIME TUFF'	140mm	700 mm	120
RAS	RADERMACHERA 'SUMMERSCENT'	8LT	1.2 m	18
ROP	ROSMARINUS OFFICINALIS PROSTRATUS	140mm	800 mm	28
WEA	WESTRINGIA 'AUSSIE BOX'	5LT	700 mm	111
WEN	WESTRINGIA 'NARINGA'	5LT	750 mm	47

PLANTING MIX-1

Key	Botanic Name	Percent	Spacing	Pot	No.
BAS	BASIL	11.11	400 mm	100mm	9
CHI	CHIVES	11.11	400 mm	100mm	9
CHS	CHILLI 'SERRANO'	11.11	400 mm	100mm	9
CHT	CHILLI 'THA'	11.11	400 mm	100mm	9
MAR	MARJORAM	11.11	400 mm	100mm	9
ORE	OREGANO	11.11	400 mm	100mm	9
PAA	PARSLEY AFRO	11.11	400 mm	100mm	9
PAI	PARSLEY ITALIAN	11.11	400 mm	100mm	9
THY	THYME	11.11	400 mm	100mm	9



Proposed Technologies Centre - Sacred Heart College

15 Hocking Parade, Sorrento

City of Joondalup



PREPARED FOR: SACRED HEART COLLEGE
PREPARED BY: ALLERDING AND ASSOCIATES

DECEMBER 2019



Town Planners, Advocates and Subdivision Designers
ABN 24 044 036 646

125 Hamersley Road, Subiaco WA 6008
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Please note that the fence on the cover image does not represent the fence proposed as part of this application. The fence depicted has been included for illustrative purposes, to increase transparency and visibility.

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FIGURE 15: EXISTING VEGETATION ALONG HOCKING PARADE (TO BE RETAINED)

FIGURE 16: EXISTING FENCING ALONG HOCKING PARADE

Document ID: SHC TEC DA / 191126 Planning Report for Technologies Centre						
Issue		Status	Prepared by		Approved by:	
			Name	Initials	Name	Initials
1	26/11/2019	DRAFT	Amanda Butterworth	AB	Steve Allerding	SA
2	4/12/2019	FINAL	Amanda Butterworth	AB	Steve Allerding	SA
3	9/12/2019	REV 1	Amanda Butterworth	AB	Steve Allerding	SA

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1.0 INTRODUCTION

This report has been prepared on behalf of Sacred Heart College (SHC), which is located on Lot 803 (15) Hocking Parade, Sorrento.

The SHC campus covers almost 8 hectares and is bound by Hocking Parade to the east and West Coast Drive to the west. Refer **Figure 1** which contains an aerial showing Sacred Heart College central to the image.

The purpose of this application is to seek planning approval for demolition of the existing arts and technology buildings and construction of a proposed new Technologies Centre for Sacred Heart College located at Lot 803 (15) Hocking Parade, Sorrento (**subject site**). The proposed Technologies Centre is to be located in proximity to the Hocking Road frontage.

The Technologies Centre has been designed to integrate with the adjacent school buildings and will create a cohesive and compatible built form and learning environment.

The application, with a development value of \$6.2 million is within the "opt in" development value for the application to be determined by a Development Assessment Panel. The Applicant has exercised its discretion and has lodged the application as a JDAP Application and seeks approval from the North-West Joint Development Assessment Panel. The relevant planning application forms are included at **Annexure 1**, specifically:

- City of Joondalup: Application for Development Approval;
- Development Assessment Panel: DAP Form 1
- Metropolitan Region Scheme: MRS Form 1

The Development Plans are included at **Annexure 2**.



Figure 1: Sacred Heart College Panorama View

Source: nearmap.com

2.0 BACKGROUND

The Sisters of our Lady of the Missions (RNDM Sisters, from the French Name *Religieuses de Notre Dame des Missions*) established Sacred Heart College Sorrento in 1967. The Sacred Heart College of today has changed significantly since its inception. There has been an extensive building and rebuilding program as the College increased in size to the point where it currently caters to some 1400 students. The College has expanded its facilities to support the four pillars: Spiritual, Academic, Sporting and Cultural. The RNDM Performing Arts Centre, named in honour of the founders, seats 560 persons in a professional theatre and one of the best school theatres in Western Australia.

In September 2016 the College opened 'The Koort Centre', a state of the art gymnasium which, apart from Health and Physical Education classes and activities, can accommodate the Sacred Heart community for whole school Masses and assemblies. The gymnasium was named to acknowledge the Nyungar people, the original custodians of the land.

The Strategic Plan 2018-2020 for Sacred Heart College has been developed on the basis of the four pillars of Spiritual, Academic, Sporting and Cultural. Refer **Figure 2** for the summary of the Strategic Plan 2018-20. In regard to the academic pillar, the Strategic Plan identifies seven principles. These include:

- AP2 Adopt evidence based teaching and learning best practices, in order to develop curious and critical thinking life long learners.
- AP5 Develop creative, collaborative and contemporary spaces that enable teaching and learning practices which prepares students for responsible digital citizenship in a connected world.

The proposed Technologies Centre will provide contemporary spaces to replace the dated art and technology buildings and these new spaces will assist to achieve the identified principles. Significantly, the purpose of the Application is to replace and enhance facilities in the technology area within contemporary modern built facilities. The facilities are to accommodate the existing student and staff population only and does not propose or seek to have any effect on student or staff numbers that may give rise to other planning considerations, such as parking.



Figure 2: Sacred Heart College Strategic Plan 2018-2020

Source: sacredheart.wa.edu.au

3.0 SITE DETAILS

3.1 Subject Site

The particulars of the subject site are described in Table 1.

Table 1: Title Details

Lot Number	House Number	Deposited Plan	Volume	Folio
803	15	25665	2754	552

A copy of the Certificate of Title and Deposited Plan are included in **Annexure 3**.

As detailed in the Deposited Plan, the land area of the subject site is 7.9472 hectares.

3.2 Location and Context

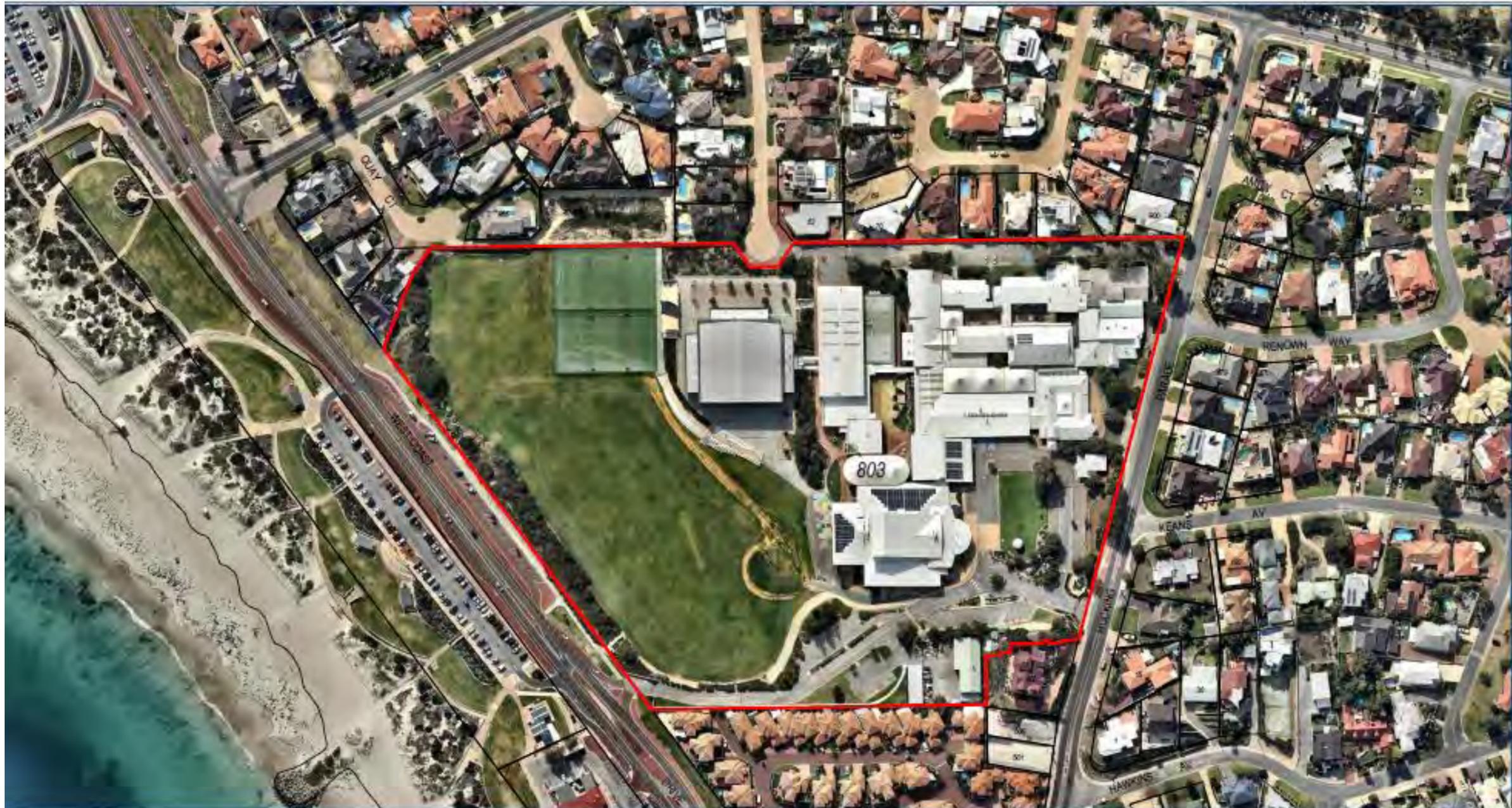
The subject site is located in the suburb of Sorrento being approximately 22 kilometres north west of the Perth Central Business District. The subject site has frontage to West Coast Drive to the West and Hocking Parade to the east. Refer to the Locality Plan in **Figure 3**.

As can be seen in the Aerial Plan at **Figure 4**, Sorrento Beach sits to the immediate west of the site, separated by West Coast Drive, with low density, predominantly single dwellings to the north and east of the site, at a density of R20. The site also abuts a comprehensive medium density grouped dwelling development to the south of the site.

Access to the site is via Hocking Parade or West Coast Drive, being a designated district distributor road. West Coast Drive, abutting the site is a single lane in each direction with designated parking areas to the immediate east and west of the carriageway of West Coast Drive. The site abuts Hocking Parade to the east, with two vehicle access points to Hocking Parade, being a local distributor road. Both Hocking Parade and West Coast Drive provide pedestrian and vehicular access to the property. To the north of the property, Bahama Close has a cul-de-sac head adjacent to the northern vehicle access to Sacred Heart College. Bahama Close provides pedestrian access to Sacred Heart College and an exit point for vehicles accessing the site from the northern entrance at Hocking Parade. The principal entrance to the site is from Hocking Parade and nothing in this application proposes to alter access or traffic arrangements from these surrounding roads.



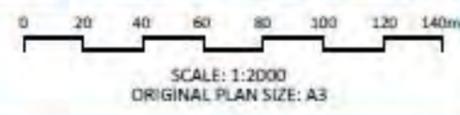
Figure 3: Location Plan



AERIAL PHOTO

LOT 803 (No. 15) HOCKING PARADE
SORRENTO

CITY OF JOONDALUP



JOB CODE:
SHC TEC DA

DATE:
10.07.2019



LEGEND:
SUBJECT LAND - 

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Town Planners, Advocates
and Subdivision Designers

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Figure 4: Aerial Photo of Sacred Heart College

4.0 DESIGN PHILOSOPHY

The following section of the report (text and associated images) have been largely extracted from the Schematic Design Report for Sacred Heart College New Technologies Centre, prepared by Parry and Rosenthal Architects, dated May 2019.

4.1 College Master Plan

The proposed Technologies Centre has been designed with adherence to the basic principles established in the Sacred Heart College Masterplan Report 2013. One of these principles is to locate the new Technologies Centre relative to the centreline of the Koort Centre and setting the floor levels at 3.6 metre increments above the upper floor of the Koort Centre.

This design philosophy ensures that the placement of future buildings will define the generous green space or community court envisaged at the central focus of the College, as outlined in the Master Plan.

It is proposed to demolish the buildings as shown in **Figure 5** and replace them with three new buildings, all located between the administration and humanities buildings and the Hocking Parade.

The proposed buildings are to be located to the south of the existing vehicular access and parking and to the north of the administration building. **Figure 6** illustrates the location of the proposed three (3) new buildings comprising the new Technologies Centre.

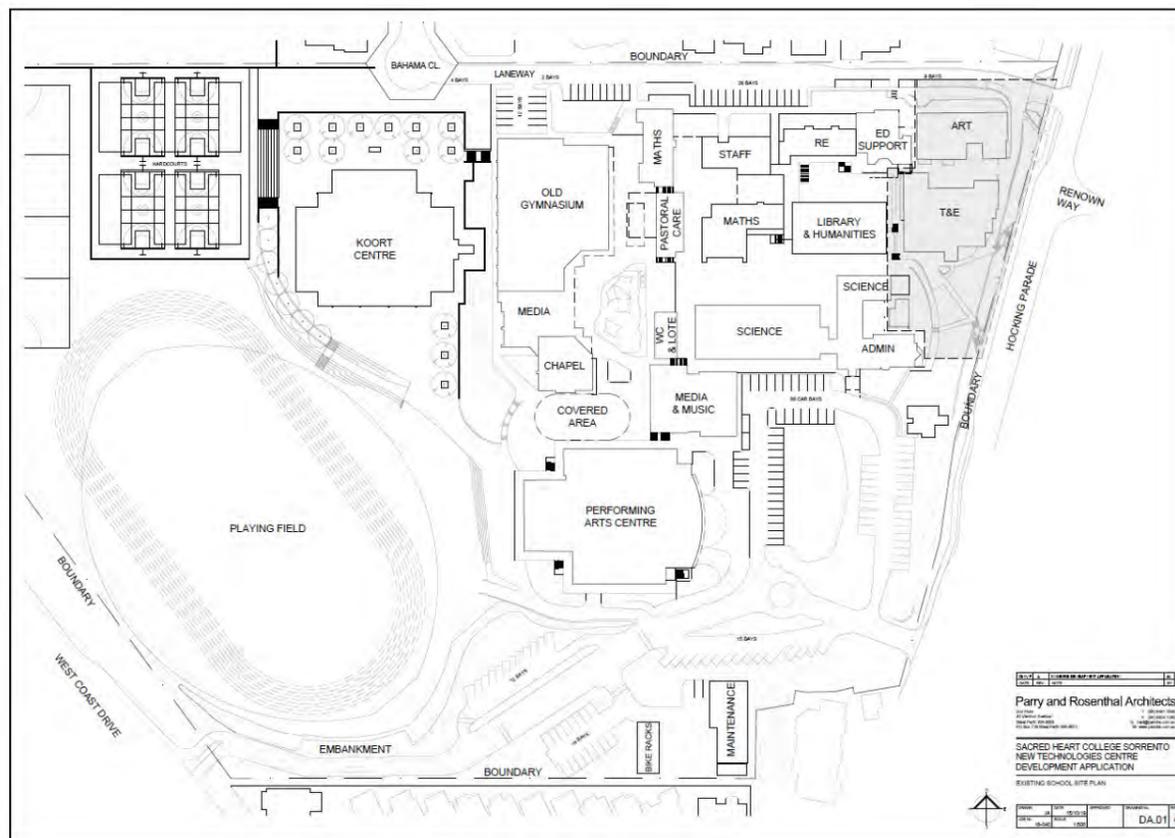


Figure 5 - Existing Site Plan showing proposed demolition

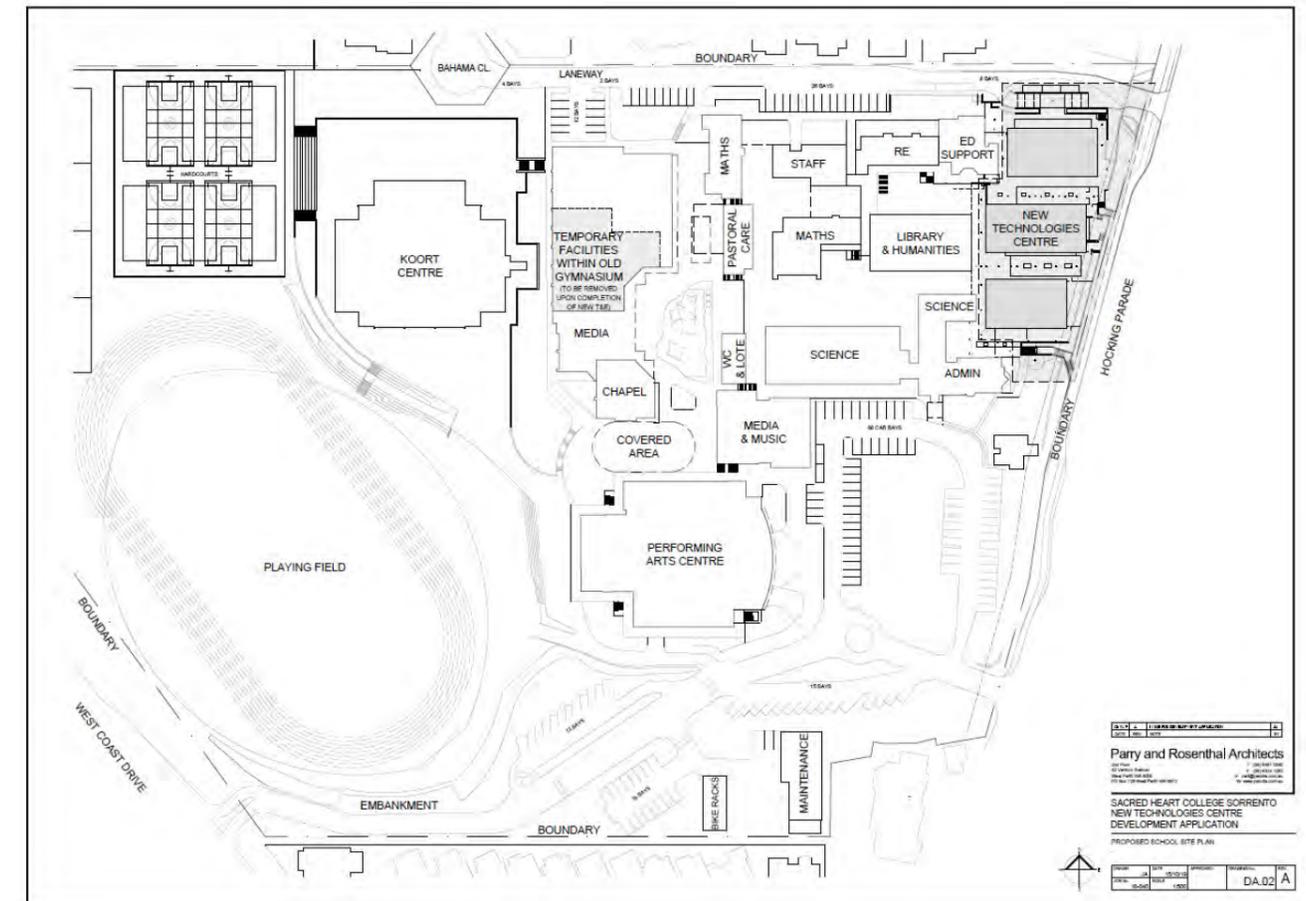


Figure 6 - Site Plan showing proposed Technologies Centre

4.2 The Site

At present, the College has two buildings that accommodate arts and technology and enterprise, which front Hocking Parade. The existing buildings, which are proposed to be demolished, accommodate two art classrooms and an art office and six (6) technology and enterprise rooms with the northern building dating back to the 1970s. **Figure 5** above shows the existing site plan, identifying the buildings proposed to be demolished for the proposed Technologies Centre (grey shading).

The proposed location, being adjacent to the northern vehicular access, will enable the delivery of steel and timber items for the workshop without disruption through the school grounds. Furthermore, with the proposal providing like for like facilities to a modern standard, this will not impact upon other areas for teaching and learning within the College.

4.3 Design Imperatives

The following key design imperatives have been considered in developing the schematic design:

- Site master plan;
- Site factors;
- Orientation;
- Site topography;
- Safety and security;
- Clarity of built form;
- Clearly identifiable points of entry;
- Clear and legible pedestrian circulation;
- Durability and low maintenance;
- Functionality;
- Flexible, adaptable and practical facilities;
- Economy and efficiency; and
- Sustainability

4.4 Environmental

Sustainable and efficient design has been an important consideration through the design phase and will continue to be developed through each stage of the project to maximise the quality of the teaching and learning environments, and to minimise ongoing running and maintenance costs.

Considerations for the sustainable design of the new Technologies Centre have included:

- The selection of self-finished materials to minimise site costs and maintenance over the life of the building;
- Efficient structural systems to minimise material usage and cost;
- High levels of insulation to roof and wall elements reducing the reliance on mechanical heating and cooling systems;
- High performance glazing to reduce heat gain in summer and heat loss in winter;
- Controlling direct sunlight through solar-passive design practices and carefully selected shading devices;
- The use of low-embodied energy materials;
- Natural ventilation methods allowing cross-ventilation to occur and reduce reliance on mechanical systems;
- Designing to minimise construction waste; and
- Selecting low-allergen materials to create a healthy internal environment.

4.5 Teaching and Learning Facilities

The proposed Technologies Centre has been developed to modern standards in terms of access to relevant facilities and spaces to meet the College Technologies curriculum. These include:

- Wood workshop;
- Machine Room;
- Composite workshop;
- Finishing rooms;
- Materials and model stores;
- Covered verandah;

- Engineering studio;
- Light manufacturing workshop;
- Metal workshop;
- Metal machine room;
- Welding booths;
- Food studios;
- Food preparation areas and pantry;
- Cool rooms and freezers;
- Laundry;
- Digital studios;
- Recording rooms;
- Flexible learning studios;
- Break-out areas; and
- Staff rooms.

Refer to **Figures 7, 8 and 9** showing examples of typical technologies centres in other local schools.

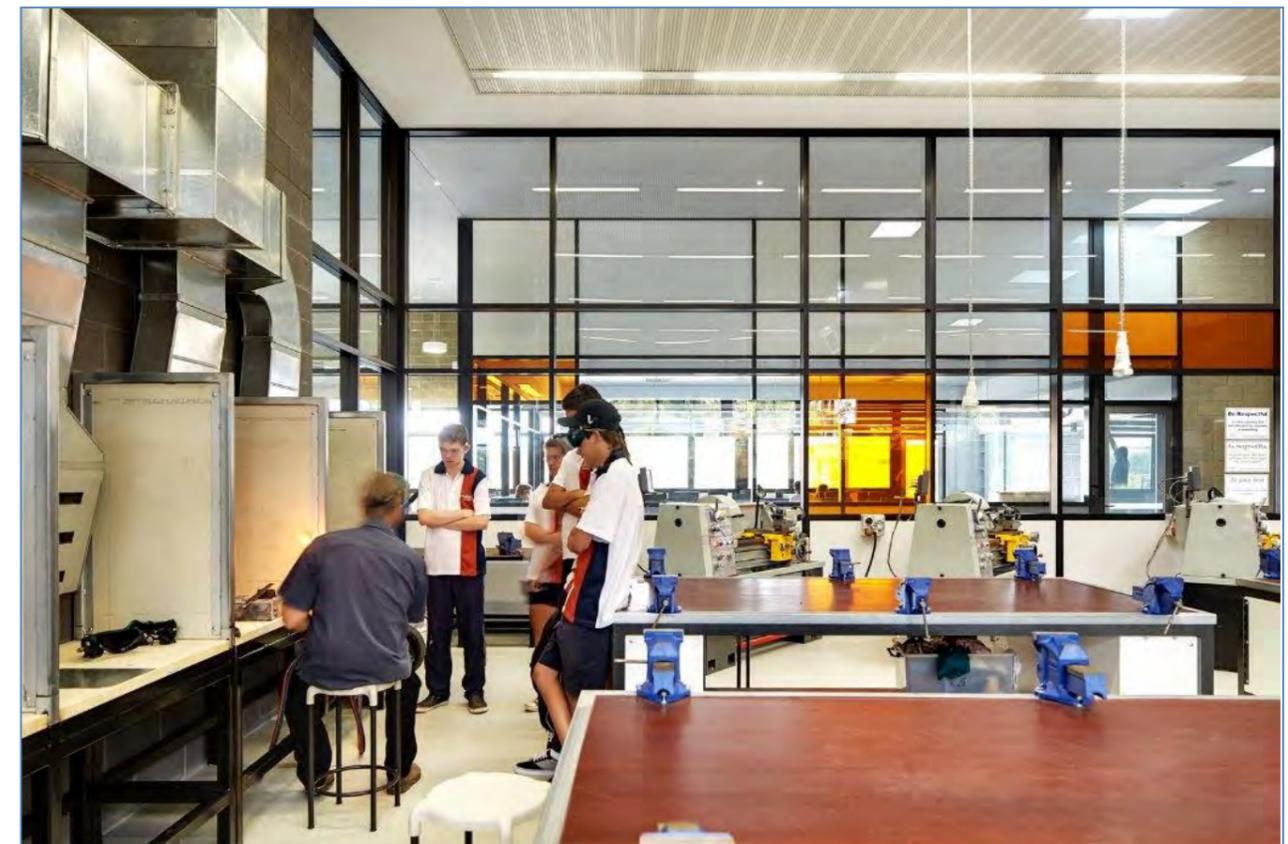


Figure 7 - Example of a Technology Facility

Source: Parry & Rosenthal, Schematic Design Report 2019

4.6 Materials and Finishes

The new Technologies Centre will be constructed using materials that are sympathetic to, and harmonious with, the existing palette of materials used on site. Key driving factors in material selection for the new construction include but are not limited to the following items:

- Durability;
- Low maintenance through self-finished materials or considered positioning to minimise accidental or intentional impact damage;
- Timeless nature of the materials;
- Local availability;
- Sustainability; and
- Complementary to the existing buildings.

Where possible, materials will be locally sourced, non-toxic, durable, reusable, renewable and/or recyclable.

4.6.1 External

Proposed materials include limestone coloured concrete blockwork walls; powder-coated aluminium door and window framing; clear high-performance glazing; painted, galvanised steel structural elements, balustrades and rain-water pipes; off-white metal deck roof sheeting and; stainless steel rainwater goods.

4.6.2 Internal

Proposed materials include perforated plaster-board acoustic ceilings; painted concrete blockwork walls; powder-coated aluminium framing for glazed screens; concrete floors to workshops; vinyl sheeting to food studios, digital studios and flexible learning areas; fully vitrified ceramic tiling to wet area floors and glazed ceramic tiles to wet area walls; painted flush water-proof plasterboard for wet area ceilings.

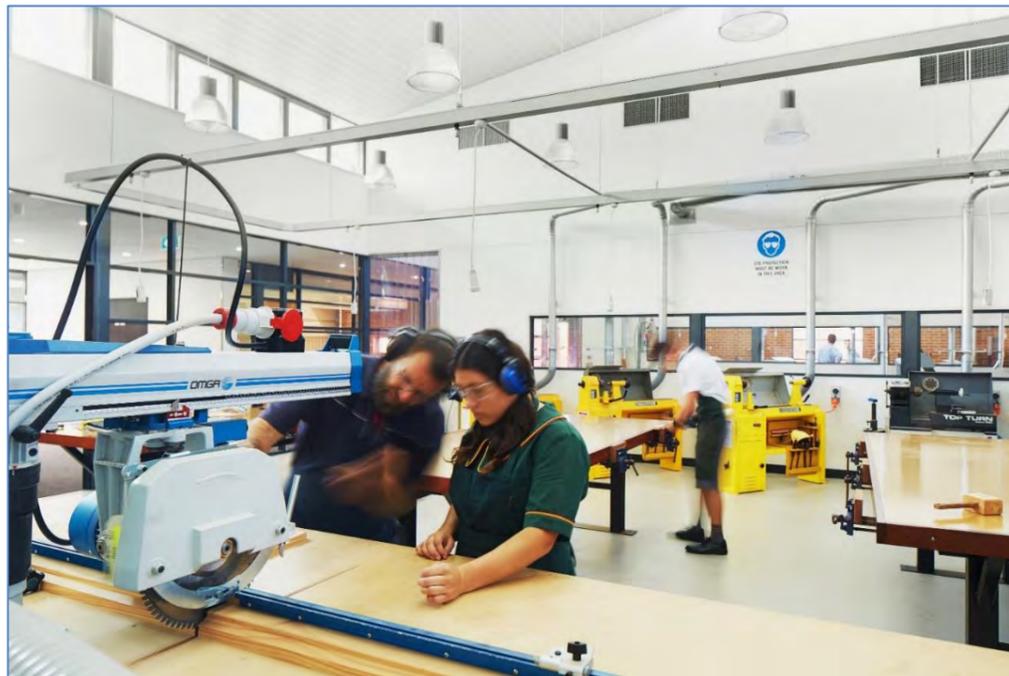


Figure 8 - Example of a Technology Facility at La Salle College

Source: Parry & Rosenthal

4.6.3 Loose Furniture

Appropriate loose furniture will be selected for teaching spaces, break-out spaces, and staff rooms in consultation with the College.

4.6.4 Storage Areas

An appropriate combination of purpose-built storage elements and proprietary storage systems will be provided to suit the specific requirements of the items to be stored



Figure 9 - Example of a Technology Facility at Aquinas College

Source: Parry & Rosenthal

5.0 PROPOSED DEVELOPMENT

As explained in Section 4 of this report, it is proposed to demolish the existing art and technologies buildings to accommodate the new facilities. **Figure 5** and the scaled plans in **Annexure 2 (DA.01)** show the extent of buildings to be demolished.

It is proposed to demolish the buildings as shown in **Figure 5** and replace them with three new buildings, all located between the administration and humanities buildings and the Hocking Parade.

It is proposed to temporarily relocate the class room spaces to the former gymnasium building (as shown on plan enable the coDA.02). Once the new technologies centre is operational, the temporary classroom will be recommissioned.

The proposed new technologies centre buildings are to be located to the south of the existing vehicular access and parking and to the north of the administration building. **Figure 6** illustrates the location of the proposed three (3) new buildings comprising the Technologies Centre.

The location of the proposed new buildings is on Plan DA.02 in **Annexure 2**.

5.1 Northern building

The northern building is single storey in nature and is intended to accommodate primarily a wood workshop and composite workshop.

With a proposed new loading bay located to the immediate north of proposed building 1, this location will enable easy loading of materials for the wood workshop and composite workshop.

The interior layout of the northern building is depicted on Plan DA.11 in **Annexure 2**. The building incorporates air conditioning and plant into a screened roof mounted area as illustrated on the elevations included in Annexure 2.

5.2 Central Building

The central building is two storey in nature and contains areas for engineering, metalwork on the ground floor and three (3) digital studios on the upper floor

The proposal includes a bridge link between the southern building and the central building.

The interior layout of the ground floor of the central building is depicted on Plan DA.11 and the first floor plan is depicted on DA.12 in **Annexure 2**.

5.3 Southern Building

The southern building is also two storey in nature and contains two (2) food studios on the ground floor and on the lower ground level it contains two classrooms that could accommodate two flexible learning spaces.

The interior layout of the southern building is depicted on Plans DA.10 and DA.11 in **Annexure 2**.

Access to the flexible learning spaces on the lower level is from the southern elevation of the building or the central court on the northern elevation of this building. Access to the Food Studios on the ground level is via a bridge link from the stairs and lift on the western side of the Central building.

5.4 Retaining walls

Due to the finished levels of the building and the location of the buildings, a number of the retaining walls in proximity to the Hocking Parade frontage are being modified. This will create areas that are able to be planted and more functional.

In addition to replacement retaining walls in some locations in proximity to the proposed buildings, portion of the staircase to Hocking Parade will be replaced and reconstructed. This will provide improved student access down from Hocking Parade to the area to the north of the technologies Centre. The landscape plan included at Annexure 4 shows the proposed planting along the modified retaining wall, primarily alongside the southern and central building. As illustrated on the landscape plan, the existing vegetation alongside the northern building will be retained.

5.5 Fencing

It is proposed to remove the existing chain link fencing along Hocking Parade and replace it with garrison style fencing. The fencing will be visually permeable and not exceed 1.8 metres in height.

5.6 Use of Existing Building for Temporary Accommodation of Technologies Centre

As the school will still need to provide technologies classes while the technologies centre is being constructed, it is proposed to relocate the classes to an area within the existing gymnasium building. An area gymnasium will be fit out to temporarily accommodate these classes. Once the new technologies centre is complete, the area utilised within the gym will be put back to its former use and will not be used for additional classrooms once the technologies classes are commenced in the new building.

Refer Figure 6 and Plan DA.02 in **Annexure 2** which show the location of the proposed temporary facilities

6.0 CONSIDERATION UNDER THE PLANNING FRAMEWORK

6.1 City of Joondalup Local Planning Scheme No. 3

The site is zoned Private Community Purposes under the City of Joondalup Local Planning Scheme No. 3 (LPS3). Refer **Figure 10** for a Zoning Plan of the Subject site and surrounds.

Clause 16 of LPS1 provides the objectives of each zone. The objectives of the private community purposes zone are:

- To provide sites for privately owned and operated recreation, institutions and places of worship.
- To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.
- To ensure that the standard of development is in keeping with surrounding development and provides the amenity of the area.

6.1.1 Land Use Provisions of LPS3

Clause 17 of LPS3 includes Table 1 - Zoning Table. An "Educational Establishment" land use is a "P" use in the Private Community Purposes zone.

Clause 18 of LPS3 outlines that a "P" use in the zoning table means that the use is permitted if it complies with all relevant development standards or requirements of this Scheme.

Clause 38 provides the following relevant land use definition

Educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institutions.

The proposed buildings are intended to be utilised by the school for teaching of design and technology classes. The upper level classrooms on the southern building are also intended to be utilised for classroom activities for the school. Accordingly, the proposed land use is consistent with the educational establishment land use.

6.1.2 Building Height Provision of LPS3

Whilst the scheme does not contain the relevant development standards in relation to building height, LPS3 does contain relevant definitions.

Part 6, Clause 37 of LPS 3 provides the following relevant definitions:

Building Height in relation to a building used for purposes other than residential purposes means "the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections, as that term is defined in the R-Codes."

Wall Height (for a non residential building) as "the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet."



Figure 10: Zoning Plan

Clause 34 of LPS3 gives discretion to vary additional site and development requirements, however these relate to requirements detailed in clause 32 and 33 of LPS3. As the building height provisions are contained in a local planning policy, they are to be given due regard and such development standards can be varied.

6.2 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* have introduced a set of deemed provisions within Schedule 2 (Deemed Provisions) that automatically form part of LPS3.

Clause 3 of the deemed provisions relates to local planning policies, Clause 3 (5) states:

In making a determination under this Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with this Scheme.

In this regard, the City's Private Community Purpose Zone Local Planning Policy is a relevant consideration in determining this application.

In addition, Clause 67 of the Deemed Provisions deals with matters to be considered by Local Government and include the following key provisions relevant to this application as detailed below. Table 2 below provides comment in relation to the relevant provisions of Clause 67 of the Deemed Provisions

Table 2: Matters to be considered.

Matters to be considered	Comment
a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The proposal is consistent with aims and provisions of the Scheme
b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	Approval of the proposal is consistent with the requirements of proper and orderly planning.
c) <i>any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	Not relevant to the proposal.
d) <i>any approved State planning policy;</i>	Whilst the subject lot is within 300m of the coast, the site of the development is located more than 300m from the coast line.
e) <i>any policy of the Commission</i>	Not relevant to the proposal.
f) <i>any policy of the State;</i>	Not relevant to the proposal.

Matters to be considered	Comment
g) <i>any local planning policy for the Scheme area</i>	Approval of the proposal would be consistent with the intent of the Private Community Purpose zone which is to create high quality built form outcomes.
h) <i>any structure plan, activity centre plan or local development plan that relates to the development;</i>	Not relevant to the proposal.
i) <i>any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	Not relevant to the proposal.
j) <i>in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	Not relevant to the proposal.
k) <i>the built heritage conservation of any place that is of cultural significance</i>	Not relevant to the proposal.
l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	The development is not located on any known site of cultural heritage significance
m) <i>the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The development has been designed to minimise the bulk and scale of the development on the nearby properties. The proposal has been designed with input from an acoustic consultant to ensure that noise from the machines in the Technologies Centre will not adversely impact upon the nearby residents.
n) <i>the amenity of the locality including the following –</i> <i>(i) environmental impacts of the development;</i> <i>(ii) the character of the locality;</i> <i>(iii) social impacts of the development;</i>	The design of the development is consistent with the character of the development within the school site. The proposal does not create adverse impact upon amenity due to environmental impacts and will not adversely affect the character of the locality. The proposal will have a positive social impact as it will provide modern facilities for the staff and students of benefit to educational outcomes.
o) <i>The likely effects of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or water resource.</i>	The site where the development is proposed is more than 300 metres from the coastline.
p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	The proposed landscape plan is included in Annexure 4.

Matters to be considered	Comment
q) <i>The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk</i>	Not relevant to the proposal. In regard to bushfire, the site is not within a Bushfire Prone area. In regard to other matters the location subject of this application is more than 300 metres from the horizontal shoreline datum of a coast. The land is not identified as being subject of flooding or tidal inundation.
r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	The land is suitable for this land use and does not pose risk to human health or safety.
s) <i>The adequacy of -</i> i. <i>the proposed means of access and egress from the site; and</i> ii. <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	It is not proposed to modify existing access and egress arrangements to/from the site. The proposal includes a loading bay area adjacent to the existing northern access which facilitates transport of materials (such as timber and metal sheets) to the Technologies Centre.
t) <i>the amount of traffic likely to be generated by the development particularly in relation to the capacity of the road system in the locality and the probable effects on traffic flow and safety;</i>	The proposal will not generate any additional traffic as it is not intended to increase staff or student numbers as a result of this application.
u) <i>The availability and adequacy for the development of the following-</i> iii. <i>public transport services;</i> iv. <i>public utility services;</i> v. <i>storage management and collection of waste;</i> vi. <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> vii. <i>access by older people and people with disability;</i>	Not relevant to the proposal. The College presently exists and access to public transport, utilities, storage and waste and access for people does not alter as a result of this application.
v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	No change as the college use of the site presently exists will continue.
w) <i>the history of the site where the development is to be located</i>	There is a number of existing approvals for the college on this site which has operated over many decades. It should be noted that it is not intended to hire/lease out any of the classrooms proposed as part of this application for public use.
x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	By providing updated facilities as proposed in this application, the College community will benefit from approval of this application

Matters to be considered	Comment
y) <i>any submissions received on the application;</i>	Noted, if the City determines to advertising the application.
za) <i>the comments or submissions received from any authority consulted under clause 66;</i>	Noted, if the City determines to advertising the application.
zb) <i>any other planning consideration the local government considers appropriate;</i>	Noted

6.3 Private Community Purpose Zone Local Planning Policy

The Private Community Purpose Zone Local Planning Policy (LPP) applies to all non-residential development on 'Private Community Purposes' zoned land in the City of Joondalup and was adopted by Council in October 2018.

Table 3 below details the Policy objectives together with a relevant comment in relation to each of the objectives in response to this proposal.

Table 3: LPP Objectives

LPP Objectives	Comment
<i>To create good quality built form and functional development that contributes towards a sense of place and community.</i>	The architecturally designed addition to the school creates a functional development that contributes to a sense of place and community for the Sacred Heart College
<i>To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.</i>	Sacred Heart College is a privately owned educational establishment. The provision of the New Technologies Centre, to replace existing aged facilities, provides an important educational function as part of the secondary school curriculum. The proposal has been designed to be compatible with the surrounding development
<i>To ensure that the standard of development is in keeping with surrounding development and does not negatively affect the amenity of the locality.</i>	The proposed Technologies Centre, being one and two storey is of a comparable scale to the surrounding development. Further, the position of the buildings are located well below street level. With these considerations and the proposal having input from an acoustic consultant, the proposed noise from the centre will comply with the relevant legislation, with modern noise abating design where relevant and/or needed.
<i>To establish a framework for the assessment of applications for development within this zone.</i>	This report includes an assessment of the proposal pursuant to this policy.

In addition to the definitions detailed above, this policy also provides the following definitions:

"Coastal area" means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State planning Policy 2.6 State Coastal Planning Policy;

"Height" when used in relation to a building, means the maximum vertical distance between the natural ground level and the finished roof height directly above.

Clause 4 of this policy provides a statement that the policy "provides development provisions for non-residential development that aim to create high quality built form outcomes." These are discussed further in this report.

6.3.1 Building Setbacks

Clause 5.1 of the policy provides a standard development provision of 6 metres to the primary street setback and 3 metres to the secondary street setback.

The Hocking Road frontage, which provides the main entry to the College is reasonably considered to be the primary street frontage. **Figure 11** in an extract of Plan DA.11 from **Annexure 2**. **Figure 11** illustrates the minor extent of the buildings that encroach into the standard 6 metre standard setback provision of the LPP.

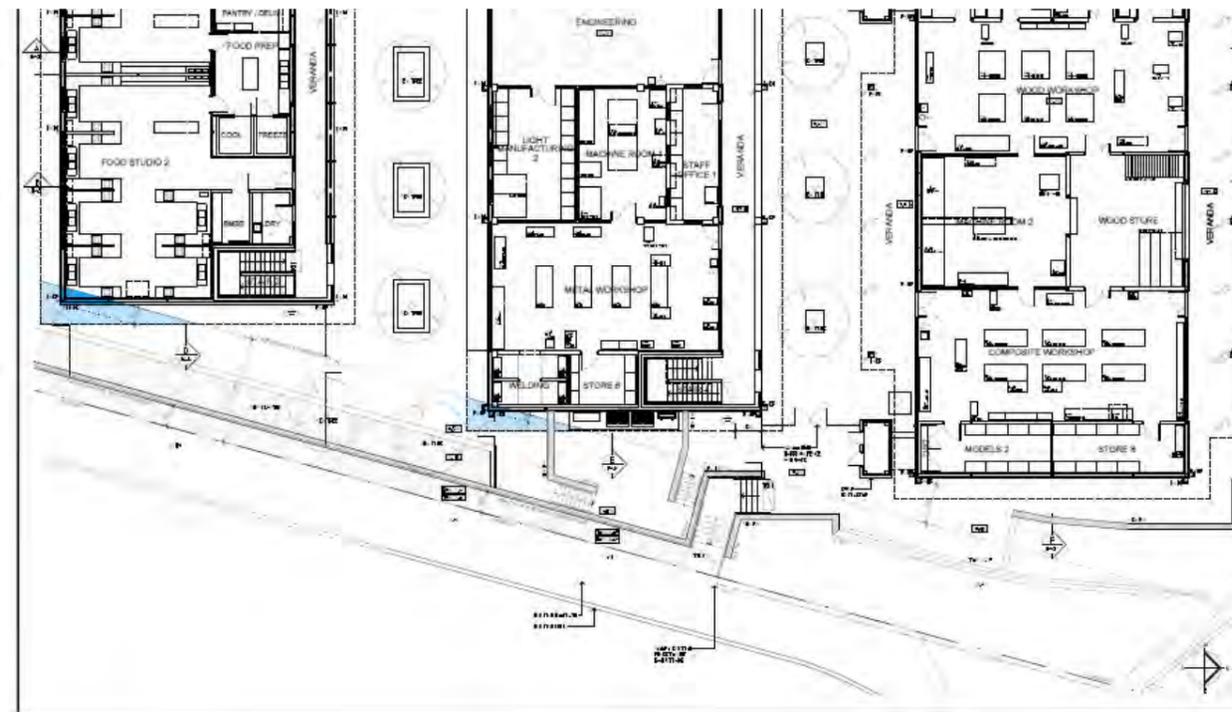


Figure 11: Front Setbacks to the Technologies Centre

In regard to the proposal the following is noted:

1. The northern building meets the 6 metre front setback;
2. The central building achieves an average of a 6 metre front setback, however the gas bottle enclosure, which will be well below the level at the road, and the south eastern corner of the central building contains an area of which protrudes into the 6 metre standard setback requirement.

Refer to the blue highlight in **Figure 11** showing the minor encroachments into the 6 metre setback line. The corner of the building extends a maximum of 0.46m into the 6 metre setback area and is compensated by an area of greater than the encroachment such that the building would achieve an average setback of 6 metres; and

3. The southern building achieves an average of a 6 metre front setback, however south eastern corner of the southern building extends into the standard 6 metre setback a maximum of 0.96m. Refer to the blue highlight in **Figure 11** showing the minor encroachments into the 6 metre setback line. Due to the orientation of the building and the road not being at 90 degrees, the building is compensated by a greater setback to the northern edge of the building and the area of the greater setback is such that the building would achieve an average setback of 6 metres.

Clauses 3 (5) and 67 of the deemed provisions require that due regard be given to local planning policies. The Private Community Purpose Zone Local Planning Policy provides a minimum setback standard, however, pursuant to the deemed provisions, a policy is to be given due regard. Accordingly, there is discretion to relax the development standards provided in the LPP.

It is considered that the proposal achieves an average setback of 6 metres. Given the orientation of the buildings, the average setback to Hocking Parade exceeds the 6 metre standard requirement and the proposed buildings sit well below the level of Hocking Parade. Significantly, the walls of the buildings do not encroach into the setback by more than 1 metre. The City's register of delegated authority refers to a setback being able to be varied by up to 1.5 metres under delegated authority. Accordingly, the building setback, with a variation of less than 1.5 metres, is considered to be acceptable and capable of approval.

6.3.2 Building Height Provisions of LPP

This policy identifies standard building height provisions as detailed in Table 4 below as follows:

Table 4: Assessment of Building Height

Description of Height measurement	Development Standard	Proposed	Compliant (Y/N)
Top of external wall	6 metres	< 6 metres	Yes
Top of external wall (concealed roof)	7 metres	Not relevant as all 3 buildings have a pitched roof	N/A
Top of pitched roof	9 metres	<9m for southern and northern buildings, 10.7m to top of the central building	Yes for southern and northern buildings. No for central building

The wall height of the proposed buildings is compliant with the provisions of the policy. The overall building height, to the top of the pitched roof of the central building only, exceeds the maximum building height as detailed in the LPP. The northern and southern buildings comply with the building height provisions of the LPP. Refer **Figure 12** showing the area that is located above the standard building height line.

Clauses 3 (5) and 67 of the deemed provisions require that due regard be given to local planning policies. The Private Community Purpose Zone Local Planning Policy provides a maximum building height standard, however, pursuant to the deemed provisions, a policy is to be given due regard. Therefore, there is discretion to vary from those development standards.



Figure 13: Existing view from Renown Way with the existing art and technology centre (white roof) and the existing library (brown gable)

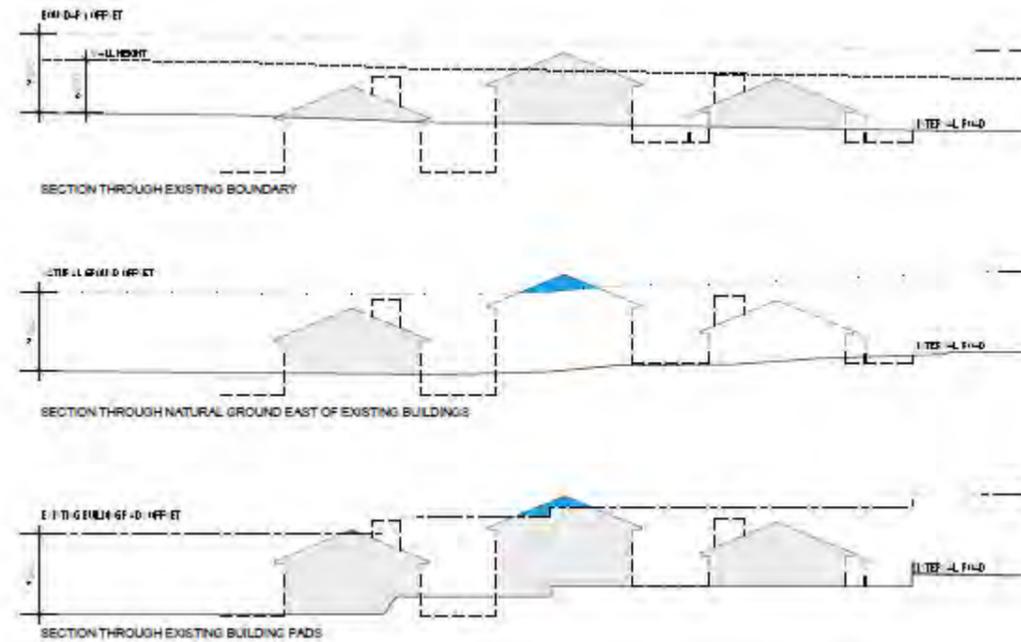


Figure 12 - Building height above 9 metre using existing (excavated) levels as a base

In regard to overall building height, **Annexure 2** site levels plan (plan DA.20) and **Figure 12** show the extent of variation sought to the 9 metre development standard, noting that these have been conservatively calculated using existing pad levels. As the city is aware, due to previous excavations, the site is positioned much lower than both the street and surrounding residential development. If calculations were to apply using the pre-excavation levels (i.e. true natural ground level), the development would be well under height.

It is considered that the extent of building which exceeds the maximum building height is minimal when measured across the whole site. **Figure 13** shows the view of the existing art and technology buildings and the existing library building (with the brown gable) as viewed from Renown Way.

It is considered that the proposed Technologies Centre buildings is unlikely to unduly adversely affect ocean views of the nearby residents, given the extensive ocean views available to many nearby residents.

As outlined in Section 6.3 of this report, it is considered that the proposal meets the objectives of the policy. The approval of the building height proposed will not negatively affect the amenity of the locality. With the finished floor level of the ground floor of the buildings sitting well below the street level at Hocking Parade, the proposal will not present significant building bulk to the adjoining residential properties or the street. As illustrated from the Section Details provided on plan DA.20 in **Annexure 2**, the proposed buildings will appear as predominately single storey when viewed from Hocking Parade. The sectional detail is provided in **Figure 14**.

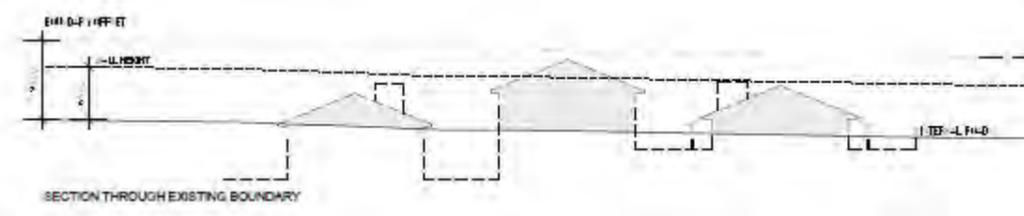


Figure 14: Elevations showing the buildings in relation to the levels on Hocking Parade (grey shading is above the street level of Hocking Parade).

For the reasons outlined above, the minor variation to the building height is considered to be acceptable and capable of approval.

6.3.3 Built Form and Design

This policy identifies development standards in relation to built form and design. Table 5 provides an assessment of the built form and design elements of the LPP.

Table 5: Assessment of Built Form and Design under LPP

Description	Development Standard	Proposed	Compliant (Y/N)
Materials	Buildings to be constructed of high quality materials including but not limited to stone, concrete, brick, timber and glass. Concrete walls visible from the public realms must be painted and provided with an articulated or detailed finish.	The building will be of a high quality design with materials including limestone coloured concrete block work, powder coated aluminium door and window frames, and clear high performance glazing.	Y
Articulation	Buildings must incorporate appropriate design features to enhance appearance, create visual interest and reduce blank walls, including a combination of the following: <ul style="list-style-type: none"> • Varied colours, textures, finishes and materials; • varied roof forms and design; • balconies and balustrades • Windows, screens and sun shading devices 	The building has been designed to provide interest to the street as well as maximising energy efficiency and comply with the noise regulations by minimising the number of openings on the east and west elevations. The northern and southern elevations of the building on the upper levels will include balconies and windows together with sun shading devices. The eastern elevation includes a variety of colours, textures and finishes including limestone coloured block work - refer to Plan DA.20 in Annexure 2 for streetscape elevation to Hocking Parade. The perspective included as Annexure 2 also shows the relationship of the proposed buildings when viewed from the street. Because the buildings are not truly perpendicular to Hocking Parade, the northern and southern elevations of the proposed building provide the primary window treatments and articulation, which will be visible from Hocking Parade.	Y

Description	Development Standard	Proposed	Compliant (Y/N)
Windows and glazing	<ul style="list-style-type: none"> • Window security devices, where installed, must be on the inside of a window and be 75% visually permeable; • Windows in an external wall which faces north, east or west must be protected from direct summer sun 	In order to maximise energy efficiency, there are no windows on the eastern and western elevations of the building. The northern elevation of all buildings includes verandahs and a roof over, thus providing sun protection on the northern elevation of the building. Refer to Plans DA21, DA22 & DA23 in Annexure 2 which includes the relevant elevations.	Y
Building entrances	<ul style="list-style-type: none"> • Building entrances must be clearly defined and easily identifiable from the street and public realm. • Building entrances must directly front the street, carpark and key pedestrian routes 	<p>The existing administration building remains the primary entrance for visitors to the school. The entrances to the buildings are designed to maximise ease of access for students within the school.</p> <p>The proposed new garrison fencing along Hocking Parade will also assist to clearly delineate the entrances to the school.</p>	Y

The application is considered to meet the building and design development standards of the LPP.

6.3.4 *Parking and Access*

This LPP provides car parking standards as follows for a primary and secondary school use which is more specific than the general "educational establishment" description:

- 2 per classroom but not less than 10 for a primary and/or secondary school.

It should be noted that the proposal does not result in any increase in staff or student numbers as a consequence of this application. The purpose of this application is to provide improved design technology, digital technology and multi use facilities within the college grounds to replace the existing cramped and out dated facilities with new facilities to meet contemporary requirements and improved OH&S standards.

In regard to parking ten (10) classrooms will be demolished and eleven (11) classrooms constructed. Therefore the proposed Technologies Centre will result in one (1) additional classroom, representing not more than 10% additional class rooms.

We note that the JDAP RAR report of 16 April 2019, which deal with a different application at Sacred Heart College stated that the college had a total of 139 bays on site. Refer **Annexure 5** which a technical note dated 4 July 2019, prepared by Shawmac Traffic Consultants, together with a plan showing the parking bays provided on site. This technical note states that the site presently accommodated 166 parking bays. The site plan included in **Annexure 2** also shows the 166 parking bays as detailed in the Shawmac technical note as being justifiably included in the parking supply.

Sacred Heart College presently has 75 classrooms. The Technologies Centre will result in one additional classroom, bringing the total number of classrooms to 76 classrooms.

Whilst the technical note contained in **Annexure 5** details the 166 parking bays provided on site, this includes 9 parallel bays immediately adjacent to the northern vehicular access. The proposal includes a loading area for the Technologies Centre. The introduction of this element will result in a loss of 3 bays in this location. Accordingly the proposal will result in a total of 163 parking bays being provided on site and is compliant with overall parking requirements. See Table 6 for the parking calculation

Table 6: Parking Calculation

Development Standard	Proposed	Compliant (Y/N)
Parking requirement of 2 parking bays per classroom 76 x 2 = 152 parking bays required	166 parking bays presently provided 3 bays removed to accommodate the loading facility along the northern vehicular access. Parking provided on site = 166 - 3 bays = 163 bays	Y

The parking provided on site is compliant with the requirements of the LPP and sufficient for the College.

In regard to scooter and/or motorbike parking, the College does not have any designated scooter/motorbike bays but could modify bays if required in the future.

With no increase in student numbers as a result of this application, it is not proposed to modify or alter the existing bicycle parking arrangements, noting that the school has 40 bike parking spaces in bike racks and 30 spaces available inside the bicycle compound.

The following table responds to the matters detailed in the car parking location and design section of the LPP.

Table 7: Car parking Location and Design

Design Element	Proposed	Compliant (Y/N)
a) Car park design	New parking areas are not proposed. The technical note contained in Annexure 5 details that where bays are non compliant with AS2890.1:2004 those bays are predominantly within the staff parking areas and therefore are considered acceptable as the drivers are familiar with the parking layout and the parking is long term.	Y

Design Element	Proposed	Compliant (Y/N)
b) Vehicle access	Access arrangements are not being modified and vehicles can enter and exit in a forward gear.	Y
c) Pedestrian access	There is an existing path from the carpark to the administration building and an existing path with stairs from Hocking Parade to the school grounds adjacent to the proposed technologies Centre that is proposed to be upgraded. A new path from Hocking Parade to the technologies centre will be introduced, providing access between the central and northern buildings to Hocking Parade as shown on the plans. The introduction of garrison fencing along Hocking Parade will also assist to clearly delineate the location of the pedestrian access to the site.	Y
d) Reciprocal parking and access	No reciprocal parking arrangements with the neighbouring property are proposed	N/A

Accordingly, the proposal meets the relevant design elements of car parking location and design of the LPP.

In summary, the proposal meets the requirements of the planning and access provisions of the LPP.

6.3.5 Landscaping

The policy provides for a minimum of 8% of the area of a lot shall be landscaped. Taking into account existing garden areas across the college and the oval, the site complies with this landscaping requirement.

In regard to the landscaping adjacent to Hocking Parade, it is proposed to retain much of the existing vegetation located between the Hocking Parade frontage and the existing bank and with the introduction of new retaining walls, it is proposed to create new areas to be landscaped. Refer **Figure 15** which shows the existing vegetation along Hocking Parade that is proposed to be retained.



Figure 15: Existing vegetation along Hocking Parade (to be retained)

Refer **Annexure 4** for a copy of the landscape plan, prepared by Plan e, Landscape Architects. As outlined in the landscape plan it is proposed to retain much of the existing vegetation to the north and include new vegetation in front of the southern building and between the proposed buildings.

In regard to Clause 5.7 (b) size, the width of the landscape areas is constrained by the existing retaining walls alongside Hocking Parade. In regard to the size of the landscaping area provided, the landscaping has been designed by landscape architects and such areas are considered satisfactory to accommodate the proposed landscaping as detailed in the landscape plan. Landscaping across the site as a whole, including ovals would meet the 8% standard of the policy.

It is not proposed to provide additional parking as part of this proposal, however it notes that three (3) parking bays will be lost to accommodate a loading area. Given the nature of the proposal and given it is not provided to expand existing parking area or provide additional parking areas, it is considered that the provisions of Clause 5.7 (c) shade trees are not relevant to this application.

In summary, the proposed landscaping complies with design elements (a) and (b) as appropriate and element (c) is not relevant as the application does not propose any additional uncovered car parking areas.

6.3.6 Fencing

Figure 16 shows the existing fencing along Hocking Parade. As part of this application, it is proposed to upgrade fencing alongside Hocking Parade and replace it with garrison style fencing, commonly used in other schools in the locality.



Figure 16: Existing fencing along Hocking Parade (to be removed)

In regard to Clause 5.8 of this policy, the proposed new garrison fencing, with a height of 1.8m above the existing ground level, will comply with the height requirements. The garrison fencing will also meet the visual permeable requirements of the policy.

6.3.7 Services

This application does not alter the existing arrangements in regard to loading areas, service yards and bin storage areas for the college. However, the proposal does introduce a loading bay for the materials (such as metal sheeting and wood) to the Technologies centre.

The application proposes a plant room and gas storage area. Clause 5.9 (d) states that external fixtures must be screened from view from the street. The plant room will be suitably screened via a brick enclosure and the gas bottle area will be fenced and gated to screen from view from the street, noting its position well below the current street level.

The proposed air condition units that are required to be roof mounted will be suitably screened, as shown on the plans included in Annexure 2, being DA.20 – DA.23.

Any lighting proposed on site will be installed in accordance with Australian Standard AS 4282.

6.4 Acoustic Design

The existing wood workshop does not have acoustic treatment in regard to noise generated from the woodwork equipment.

Gabriels Hearne Farrell has been engaged to provide acoustic engineering services and assist with the selection of materials and finishes to provide acoustic attenuation and acoustic separation.

In order to reduce any potential for noise to escape, the internal walls of the buildings may include treatment in order to minimise noise transfer.

Annexure 6 includes a summary from the acoustic consultants outlining the treatments to be implemented in order to comply with the *Environmental Protection (Noise) Regulations 1997*.



7.0 CONCLUSION

On behalf of Sacred Heart College, we seek the support of the Metro North West Joint Development Assessment Panel for the proposed demolition of the existing art and technology buildings and construction of a new state of the art Technologies Centre on Lot 802 (15) Hocking Parade, Sorrento.

It can be seen that:

- The proposal is in compliance with the State and local planning framework including the purposes and aims of the City of Joondalup Local Planning Scheme No. 3;
- The form of the development will be consistent with achieving the objectives for the Private Community purposes zone under the City of Joondalup Local Planning Scheme No. 3 and the objectives under the associated Private Community Purposes Zone Local Planning Policy;
- The proposed building height would be compliant if the original undisturbed natural ground levels were used to calculate building height. However, using the existing excavated levels as the natural ground level, the proposal seeks a minor variation to the maximum building height standard detailed in the Private Community Purposes Zone Local Planning Policy. The building height is marginally above the standard provided in the Private Community Purposes Zone Local Planning Policy. Comparatively the building height of the proposed Technologies Centre is considered to be less than the overall height of the gymnasium and performing arts centre and will not have a significant undue adverse impact on ocean views available to nearby residents.
- Approval of the development would be consistent with the matters to be considered under Clause 67 of the deemed provisions;
- The high quality architectural design of the building ensures that the building appears to be complementary to and compatible with the streetscape of SHC from Hocking Parade, as well as seamlessly integrating and connecting with the existing buildings.
- The design is sympathetic to Hocking Street streetscape with the use of a variety of materials to reduce the perceived bulk and scale of the proposal from the street and from the residents on the opposite side of Hocking Parade, noting also the excavated levels upon which the development will be constructed.
- With the use of an acoustic consultant throughout the design process, the proposal is suitably designed to minimise any potential noise impacts and ensure compliance with the *Environmental Protection (Noise) Regulations 1997*.
- The proposed landscaping, designed by a landscape architect, assists to soften the presentation to Hocking Parade and creates a vegetated area for the students during breaks. The landscaping, assists to soften the presentation of the building to the street and ensure that vegetation plays a complementary role and function to the use of the building.

We therefore seek Council's and the Metro North West Joint Development Assessment Panel's favourable consideration and support of this proposal to enable approval for the establishment of this asset to SHC and the Sacred Heart College community.

10 January 2020



Allering
& Associates

Our Ref: SHC TEC DA

Town Planners, Advocates and Subdivision Designers
ABN 24 044 036 646

Chief Executive Officer
City of Joondalup
90 Boas Avenue
JOONDALUP WA 6027

ATTENTION: JEREMY THOMPSON

Dear Sir

**RE: PLANNING APPLICATION FOR ALTERATIONS AND ADDITIONS TO SACRED HEART COLLEGE: 15 HOCKING PARADE, SORRENTO
ADDITIONAL INFORMATION**

We refer to an email from Jeremy Thompson of the City to our office dated 3 January 2020, requesting additional information in relation to the above-mentioned application currently being assessed by the City. We provide this additional information in response to the email, which primarily requests a response to the 10 design principles of State Planning Policy 7.0: Design of the Built Environment and also requests details of plant species for the landscape plan.

Landscape Plan

Please find attached the landscape plan, together with the species list. Hopefully this provides sufficient detail for the City in regard to landscaping.

State Planning Policy 7.0: Design of The Built Environment

The following addresses each of the design principles provided in Schedule 1 of SPP7.0.

1. Context and character

The new Technologies Centre will be constructed using materials that are sympathetic to and harmonious with the existing palette of materials used on site. The location of the Technologies Centre aligns with the centreline of the Koort Centre, with floor levels consistent with the upper floor level of the Koort Centre.

The material used are consistent and compatible with the materials of the existing buildings at Sacred Heart College. The Technologies Centre has been broken into 3 separate buildings, thus reducing bulk and scale to Hocking Parade and the adjacent residential properties.

2. Landscape quality

The Landscape Plan has been prepared by Plan E. The key objectives of the landscape plan are:

- To build on and integrate the school into the existing site in order to create a cohesive overall landscape character that works with the existing built form, planning, materials and drainage requirements;
- The creation of a clear legible landscape that uses a simple palette of materials that allows ease of use and maintenance, consisting of concrete block pavers and in situ concrete pavers and in situ concrete paving elsewhere;
- Definition of all entries in to the school from Hocking Parade with the compliant stair access, signage and way finding to build a cohesive legible street presence and provide a strong connection into the surrounding areas;
- Creation of a formal landscape that flows through the school, that creates a range of places and areas catering for small groups to large gatherings and allowing for a range of gathering and external study opportunities to be implemented;
- The planning of large shade trees to provide a framework to the landscape and future shade for the school grounds and buildings. The trees are to be predominantly native species, selected to provide amenity in their form scale and shade and where possible to be located with consideration of future development; and
- To keep areas of new planting to a minimum to mitigate safety and ongoing maintenance concerns. New planting to be site suitable, robust proven species that reflect the local environment.

These objectives and the proposed landscape plan and plant schedule demonstrate that the design objective is met in that due consideration is given to integrating the landscaping with the buildings whilst also creating a sustainable system.

3. Built form and scale

The Technologies Centre has been designed to ensure that the massing and height of the development is appropriate to its setting. Rather than one singular building, the centre is broken into three separate buildings, thus reducing the massing, bulk and scale of the overall development.

One building is single storey with the other two buildings being two storey. The ground floor finished floor level of all three buildings is set well below the levels of the road at Hocking Parade. It is noted that all dwellings on the opposite side of Hocking Parade are two storeys with balconies on the western elevations and all adjacent dwellings on the eastern side of Hocking Parade have ground levels above the road level of Hocking Parade.

Calculating the building height conservatively by using the existing ground levels rather than the original natural ground levels, there is a small portion of the roof of the centre building that exceeds the 9 metre standard building height. However, the other two buildings comply with the standard building height.

With pitched roofs and three separate buildings, ocean views from the upper levels of the dwellings on the opposite side of Hocking Parade will likely be available either side of the Technologies centre, between the buildings if not over the buildings.

This building design is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the area without creating a significant adverse impact upon the amenity of the neighbourhood. The single and two storey predominant building form is consistent with the surrounding built fabric.

The orientation of the buildings with windows on the southern side elevation and windows and verandahs on the northern side elevations, together with articulation on the eastern side elevation results in a building with interest that is suited to purpose and that positively contributes to the adjacent streetscape of Hocking Parade taking into account sustainability.

4. Functionality and build quality

The buildings are designed fit for purpose for the technologies centre, however also include rooms which could be multi functional and are adaptive spaces.

Key driving factors in material selection for the new construction include but are not limited to the following items:

- Durability;
- Low maintenance through self-finished materials or considered positioning to minimise accidental or intentional impact damage;
- Timeless nature of the materials;
- Local availability;
- Sustainability; and
- Complementary to the existing buildings.

The design of the buildings accommodates the services in manner that is integrated with the other school facilities and without detriment to the appearance, functionality and serviceability of the centre. This design principle is satisfied.

5. Sustainability

As outlined in the sustainability checklist, we advise that sustainability and efficient design are important considerations in the design of the centre, including:

- Selection of self finished materials to minimise site costs and maintenance over the life of the building;
- Efficient structural systems to minimise material usage and cost;

- High levels of insulation to roof and wall elements reducing the reliance on mechanical heating and cooling systems;
- High performance glazing to reduce heat gain in summer and heat loss in winter;
- Controlling direct sunlight through solar-passive design practices and carefully selected shading devices;
- The use of low-embodied energy materials;
- Natural ventilation methods allowing cross-ventilation to occur and reduce reliance on mechanical systems;
- Modular design to minimise construction waste;
- Selecting low-allergen materials to create a healthy internal environment;
- Use of energy efficient LED lighting;
- Energy efficient air conditions systems and water efficient hydraulics; and
- Existing vegetation and topography is maintained generally and the new landscaping includes water-wise planting throughout and low water delivery irrigation systems.

Through use of these measures, the development will optimise sustainability with positive environmental, social and economic outcomes.

6. Amenity

The proposal provides a range of areas that contribute to the vitality of the place with well designed external spaces that are welcoming and conformable. The development incorporates a lift to provide for universal accessibility to the spaces on the upper levels. The development includes verandahs on the northern elevations thus creating protection from sun, wind and rain. Acoustic consultants have provided input into the design to ensure that the equipment used and the air conditioning units do not create an undue adverse impact in regard to noise. The buildings are also designed to provide good levels of internal amenity with spaces designed fit for purpose the good levels of daylight, natural ventilation and outlook.

7. Legibility

The development incorporates new pedestrian paths and will assist with way finding into the school. Two of the design imperatives included clearly identifiable points of entry and clear and legible pedestrian access. Access and circulation from Hocking Parade and from the existing technologies centre to other areas within the school have been improved as part of this development.

8. Safety

The development includes garrison fencing along Hocking Parade, which is designed to increase safety, whilst also maximising the opportunities for passive surveillance of all areas. The new stairs into the school also have provided an opportunity to maximise the safety of this pedestrian access point, with the stairs being designed to current safety standards.

9. Community

The building has been designed to provide an adaptive area for technologies for the Sacred Heart school community now and into the future. The area has been designed with universal access with inclusivity for all students.

10. Aesthetics

To break down its scale and to assist with legibility, the new Technologies Centre comprises three separate buildings, each one oriented so that their longer elevations face north and south.

The new buildings have been given simple rectilinear forms and make use of materials and colours which are compatible with or similar to those used on other buildings on the campus.

To achieve economy, efficiency and sustainability the new buildings have been designed to be simple, easy to construct and oriented so as to utilise natural solar order. A limited palette of robust materials has been selected to maximise longevity and minimise long term maintenance.

The new buildings have been designed with simple but strong forms based on the proportion, scale and rhythm of their component parts. The contrast of solid masonry walls to generous glazed panels, clear articulation of building elements and simple but strong roof forms provide a clear architectural language.

Solid masonry walls are located as 'book-ends' to east and west elevations to act as thermal buffers to morning and afternoon solar loads. Glazing has been maximised to the buildings' north and south elevations to optimise the potential for natural lighting and to minimise the energy required for artificial lighting.

Safety and comfort have been key design drivers with openness and transparency of building volumes and clear legibility of floor-plate configuration to enable clear way-finding and direction. Easy access to external breakout spaces has been a key component of the design.

The spaces between the buildings have been designed to provide appropriate shade and protection from prevailing winds as well as a range of differently landscaped spaces for teaching, learning and passive recreation. Raised garden beds for herbs and vegetables have been located adjacent to the food teaching studios.

Careful consideration has been given to the treatment of retaining walls to the eastern boundary. This has included the reconfiguration of entry points and stairs to ensure safety and clarity of access and appropriate planting to soften the edges of the walls and provide visual interest.

It is clear from the final design that aesthetics has been taken into account in this development proposal.

Summary

This provides a summary to demonstrate that the proposal has been designed taking into account the ten principles detailed in SPP 7.0 Design of the Built Environment have been achieved.

Should you require any further information, please do not hesitate to contact our office.

Yours sincerely

ALLERDING AND ASSOCIATES

A handwritten signature in black ink, appearing to read 'A Butterworth', with a long horizontal flourish extending to the right.

AMANDA BUTTERWORTH
SENIOR ASSOCIATE

Encl: Landscape Plan and species list

CC: client



LEGEND

- 01 EXISTING STAIRS REFURBISHED
- 02 NEW RETAINING WALL AND SITE FENCE
- 03 LOW SEAT WALL
- 04 NEW PLANTING BED, SHADE TREES, AND FRUIT TREES
- 05 AFTER SCHOOL COURTYARD
- 06 FEATURE SHADE TREES
- 07 NEW PAVING
- 08 RAISED BEDS WITH HERBS/VEGGIES
- 09 FEATURE PAVING
- 10 SERVICE AREA
- 11 NEW STEPS & ENTRY
- 12 EXISTING RETAIN WALLS
- 13 NEW SHRUBS/ GROUND COVER PLANTING
- 14 RAISED GARDEN WITH SHADE TREES
- 15 SERVICE DROP-OFF AREA
- 16 VEHICULAR LOADING ZONE
- 17 EXISTING TREES RETAINED

SACRED HEART COLLEGE - SORRENTO

LANDSCAPE CONCEPT PLAN
SEPTEMBER 2019

JOB NO. 1906501
1:150 @ A1

C1.101
0 1.5 3 6 9 15m
REV B

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LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
T: (08) 9388 9566 E: mail@plane.com.au

REFER TO C1.101 LEGEND FOR PLANTING LOCATIONS.
 NUMBERS REPRESENT APPROXIMATE LOCATION OF EACH SPECIES

TREE PLANTING



AGONIS FLEXUOSA CITRUS 'LEMON EUREKA' CITRUS 'MIDNIGHT SEEDLESS ORANGE' CITRUS 'TAHITIAN LIME' GLEDISTIA 'SHADEMASTER' MELALEUCA VIRIDIFLORA PYRUS 'WINTERGLOW'

SHRUB / GROUNDCOVER PLANTING 04 13



ACACIA 'LIMELIGHT' DORYANTHES EXCELSA GREVILLEA 'GIN GIN GEM' GREVILLEA OLIVACEA 'APRICOT GLOW' LOMANDRA 'KATRINUS' LOMANDRA 'LIME TUFF' RADERMACHERA 'SUMMERSCENT' ROSMARINUS OFFICINALIS PROSTRATUS WESTRINGIA 'AUSSIE BOX' WESTRINGIA 'NARINGA'

SEASONAL VEGETABLE PLANTING 08



BASIL CHIVES CHILLI 'SERRANO' CHILLI 'THAI' MARJORAM OREGANO PARSLEY AFRO PARSLEY ITALIAN THYME



21 January 2020



Town Planners, Advocates and Subdivision Designers

ABN 24 044 036 646

Our Ref: SHC TEC DA

Chief Executive Officer
City of Joondalup
Boas Avenue
JOONDALUP WA 6027

ATTENTION: JEREMY THOMPSON

Dear Sir

RE: PROSED TECHNOLOGIES CENTRE FOR SACRED HEART COLLEGE (ALTERATIONS AND ADDITIONS TO EXISTING EDUCATIONAL ESTABLISHMENT) DA19/1124

We refer to the email from Jeremy Thompson dated 17 January 2020 and provide the following responses to the matters raised in the email:

a) When/how often would deliveries be made to the loading bay?

Metal and Steel deliveries are made to the Technologies Centre during school holidays and/or when there are no students nor teachers (cars) on site. Timber deliveries are around 8 times per year and steel deliveries are around 2 to 3 times per year.

Deliveries to the Food Studios average 2 times per week (due to perishables) and are often during school hours. All deliveries are received within normal business hours.

b) What vehicles would be used to undertake deliveries?

Timber deliveries are received in a small truck slightly bigger than a utility vehicle, steel deliveries in a larger truck from Bunnings. Meat/groceries for the Food Studios. are received in a small delivery type van/truck.

c) Would any other deliveries for the remainder of the school be through this area?

Other than those items identified above any other deliveries are received at the reception area in the Administration building via the main school entry and car park.

d) Are these items currently being delivered if so where is it currently occurring?

These items are currently being delivered using the same gate access and in this same area at the present time; and have been so for several years without any issues.

e) Existing access abutting the technology centre (between Hocking Parade and Bahama Close).

The existing access between Hocking Parade and Bahama Close is one way and has been so for a few years. See Figures 1 and 2.



Figure 1: Hocking Parade entrance with the sign advising the northern carpark is “One way”

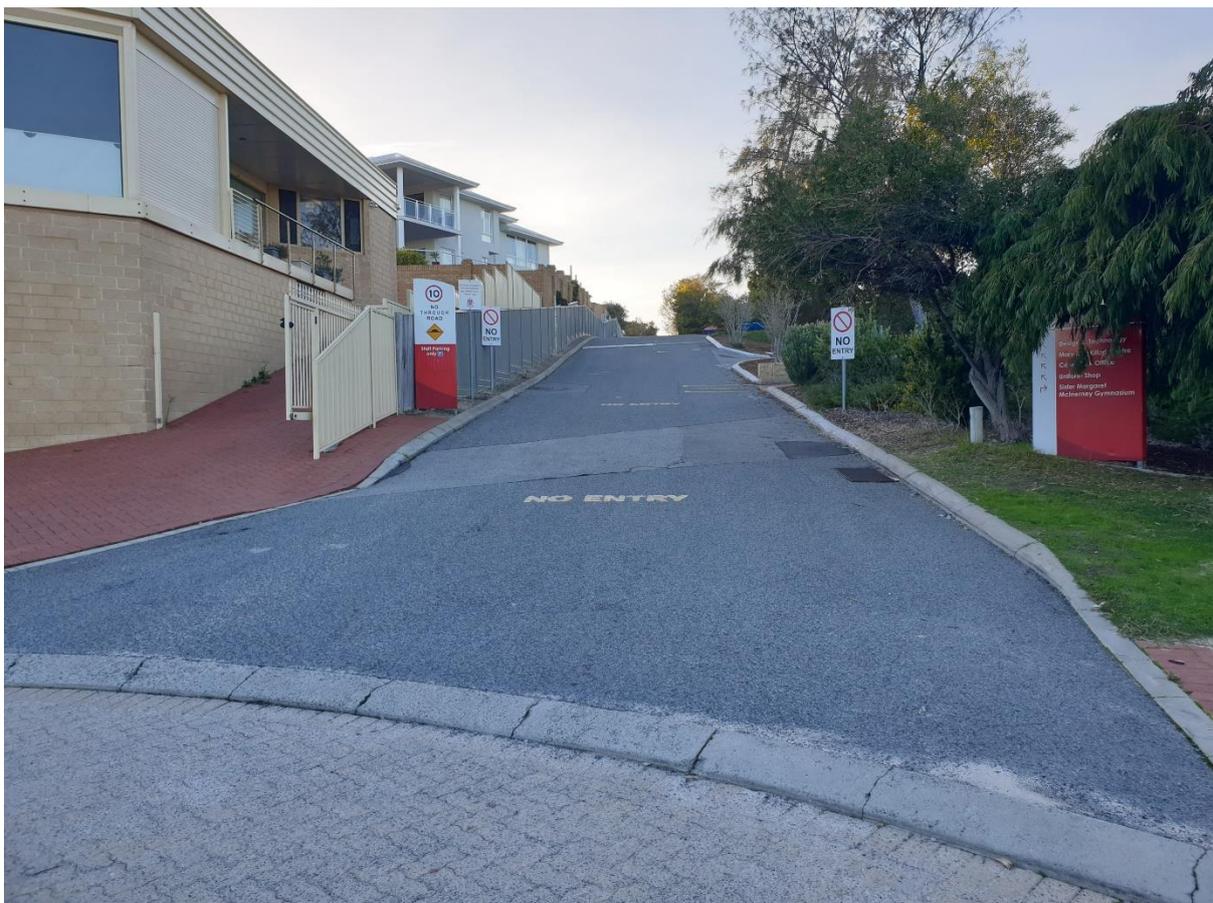


Figure 2: Photo from Bahama Close showing no entry to the northern carpark

The access to the northern carpark (between Hocking Parade and Bahama Close) historically was two way but this resulted in traffic conflict hence the access was changed to one way. The one way flow is more efficient and safer for all users.

f) Movement of Delivery vehicles

The delivery vehicles will enter the northern carpark at Hocking Parade and exit via Bahama Close, similar to the staff and parent vehicles and current delivery vehicles. Delivery vehicles will not exit to Hocking Parade. The access and egress arrangements to the site for delivery vehicles will not change as a result of this proposal.

g) Treatment for retaining wall adjacent to the loading bay

We refer to the retaining wall highlighted in Figure 3 which has been queried.

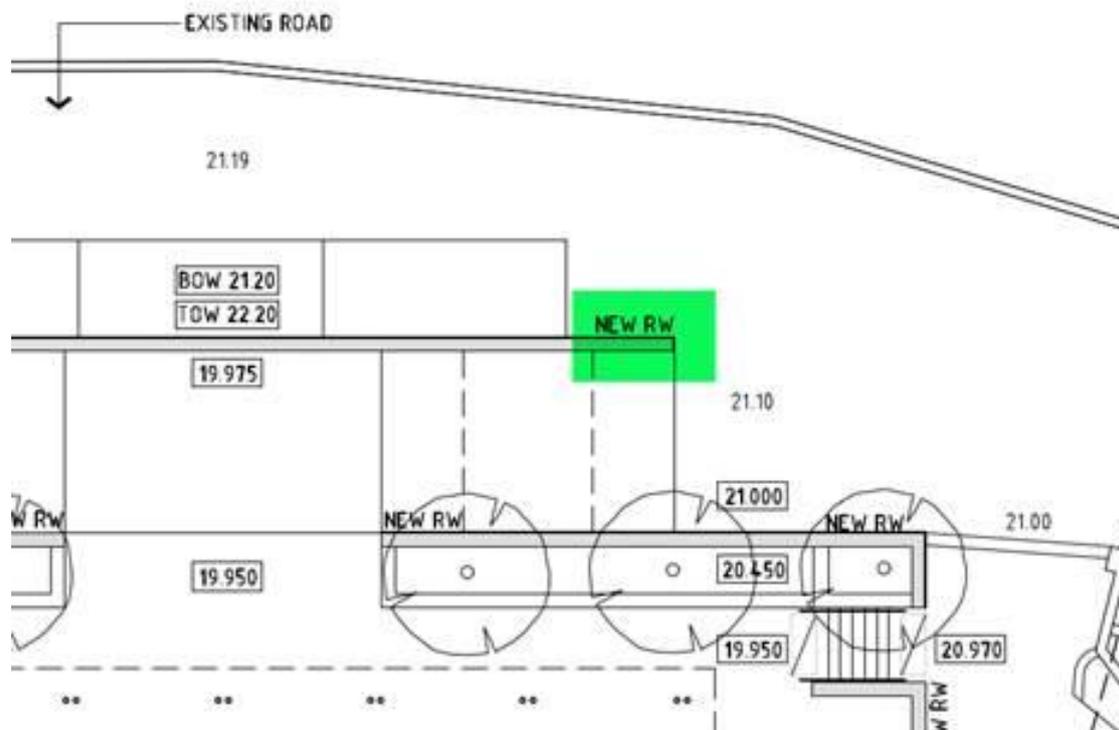


Figure 3: retaining wall adjacent to the loading bay.

The proposed new retaining wall between the accessway and the loading area extends 1m above the upper ground levels. The traffic flow is one way coming from the east, providing access to the car park and this loading area. As the proposed retaining wall will be visible to all motorists, it should not impose any conflicts with incoming vehicles. The access way will also have a low speed limit applied as it currently does (signposted as 10 km/hr).

h) Fencing adjacent to stairs

The City had provided the figure as illustrated in Figure 4 seeking clarification of proposed fencing.

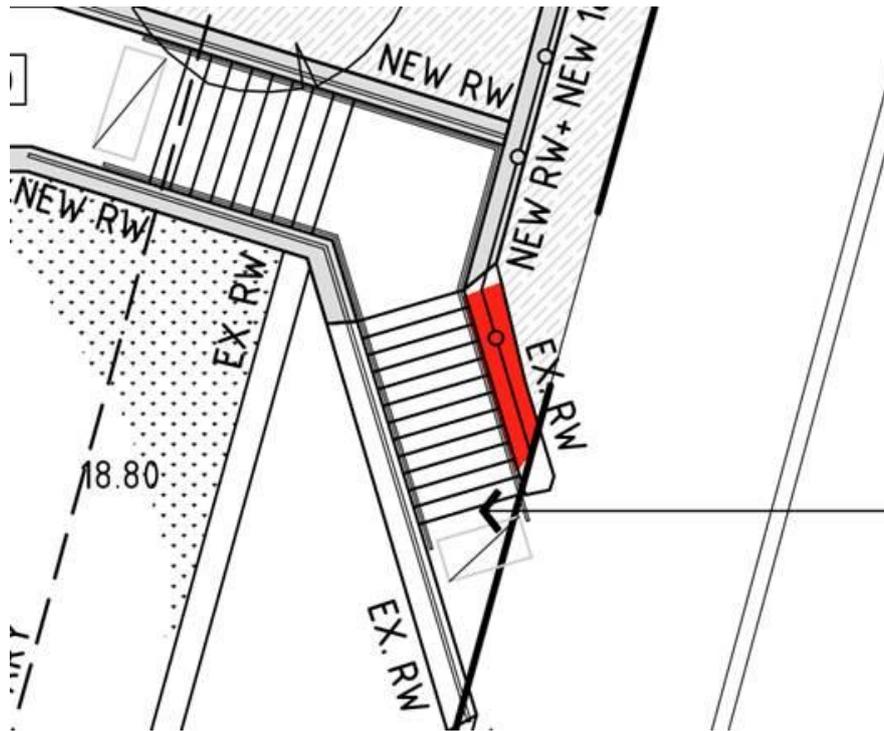


Figure 4: Fencing adjacent to stairs.

We refer to Figure 5, which may assist to explain the existing treatment.



Figure 5: existing retaining walls adjacent to the stairs

We refer to the attached revised plans which now identify that the proposed garrison fencing in this location will sit on top of the existing retaining wall and will extend up to the boundary along Hocking Parade. The red cloud illustrates the modifications to the plans.

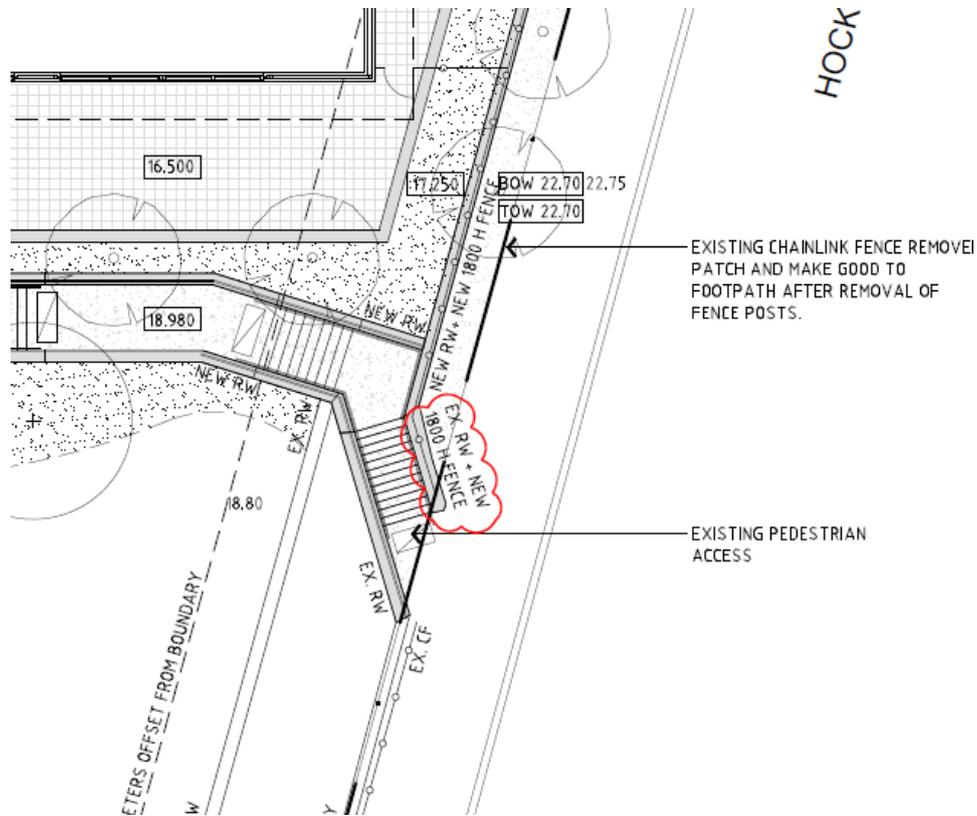


Figure 6: Extract of Plan DA.03 showing the modifications to the plans regarding the fencing shown in a red cloud

We hope this information assists the City in their further assessment of the application. Should you require any further information, please do not hesitate to contact our office.

Yours sincerely

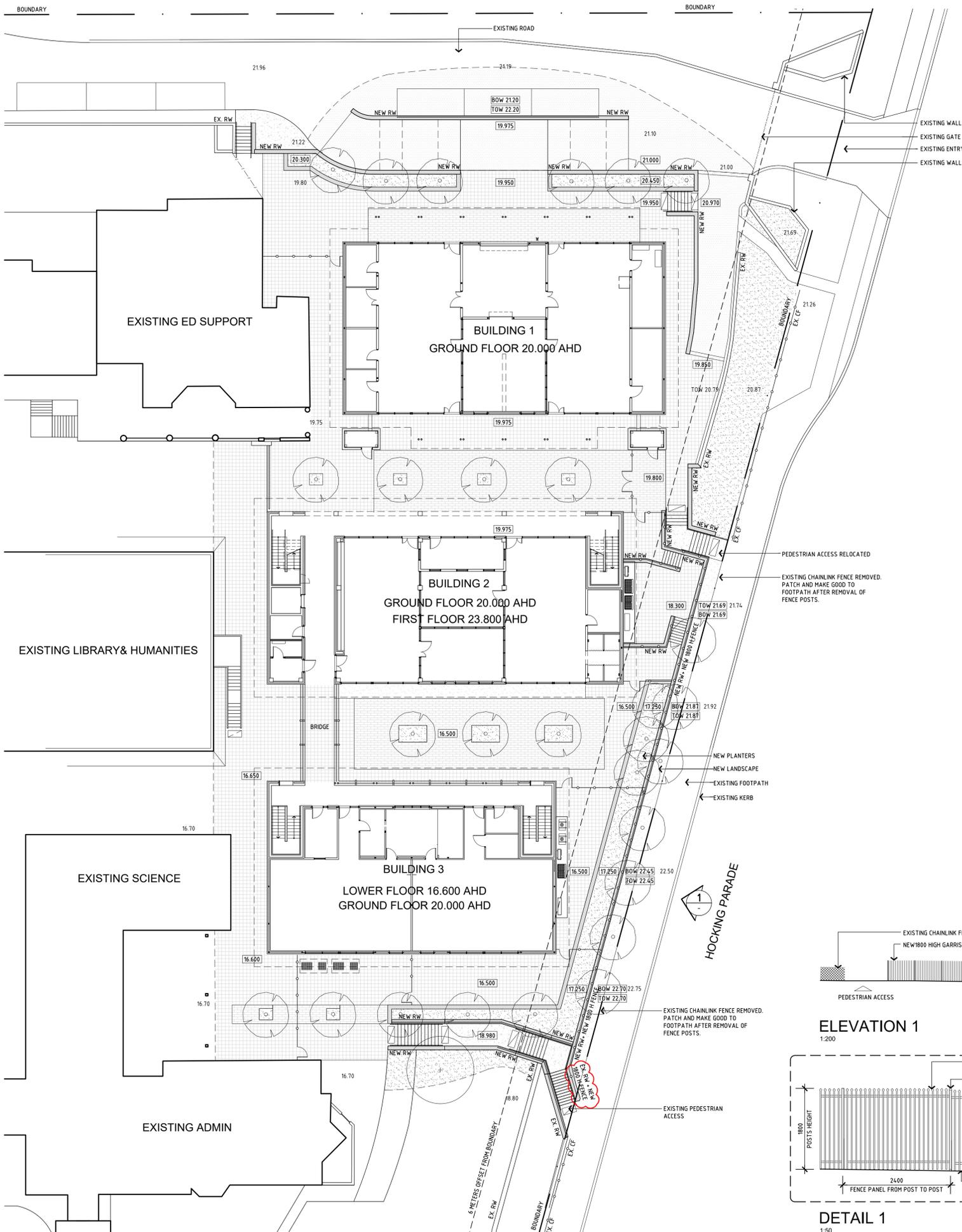
ALLERDING AND ASSOCIATES



**AMANDA BUTTERWORTH
SENIOR ASSOCIATE**

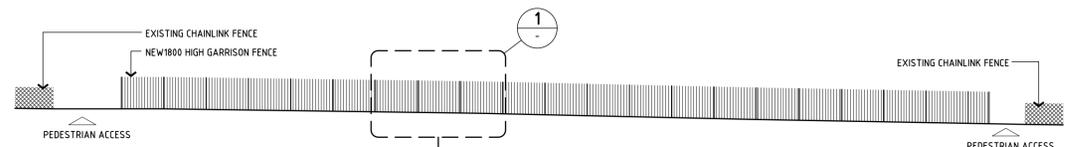
Encl: Updated plans DA.03 & DA.10

CC: Client

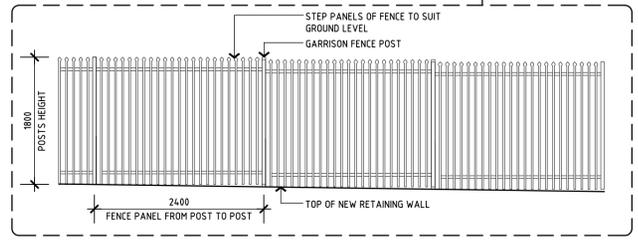


LEGEND

16.00	EXISTING LEVEL
16.000	NEW LEVEL
(circle with dot)	EXISTING TREE TO BE RETAINED
(circle with cross)	NEW TREE
EX. CF	EXISTING CHAINLINK FENCE
EX. RW	EXISTING RETAINING WALL
NEW RW	NEW RETAINING WALL



ELEVATION 1
1:200



DETAIL 1
1:50

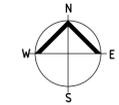
20.01.20	B	ISSUE FOR DEVELOPMENT APPLICATION - FENCE CLARIFIED	JA
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

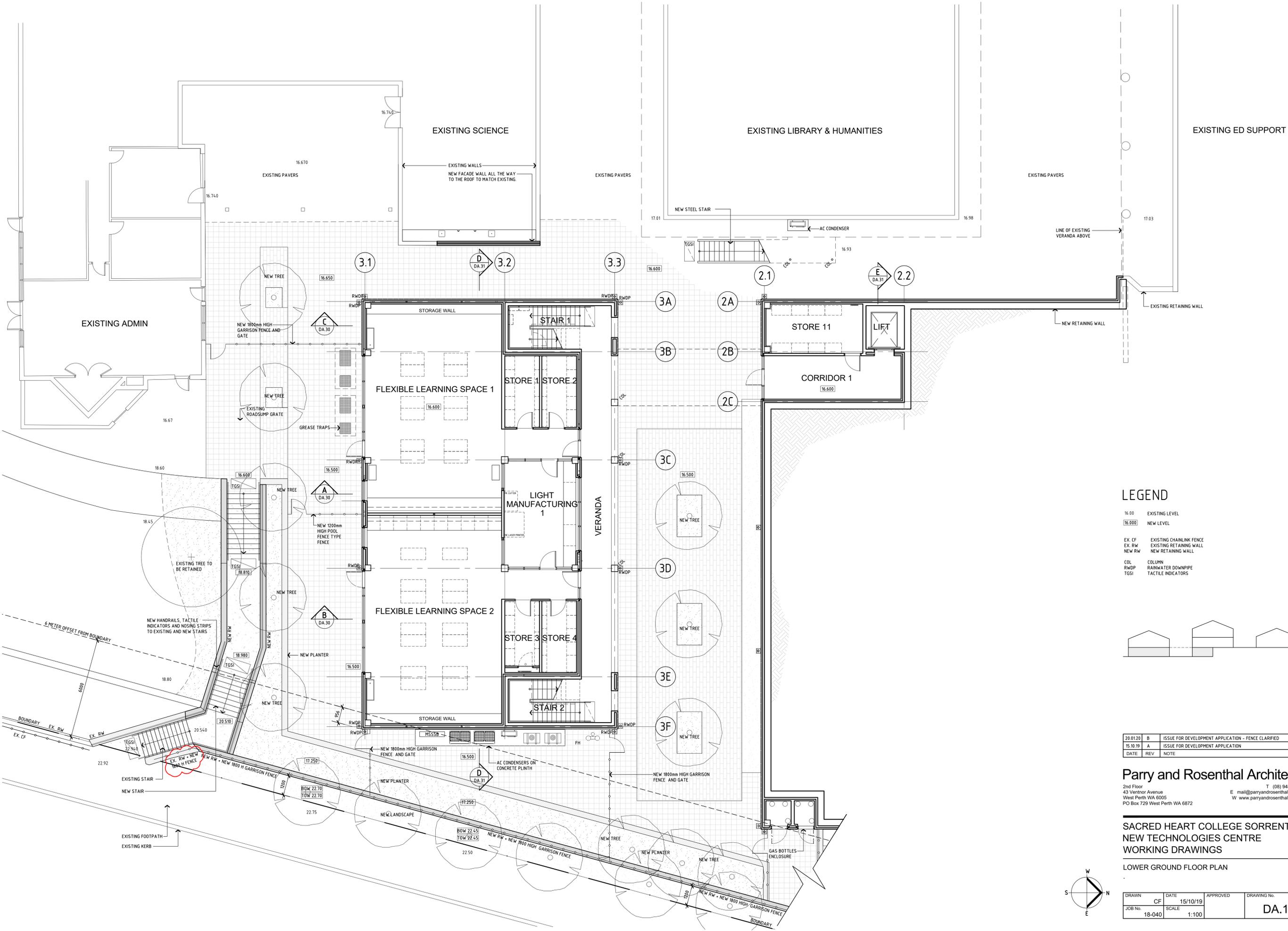
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**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 WORKING DRAWINGS**

PROPOSED TECHNOLOGY CENTRE SITE PLAN

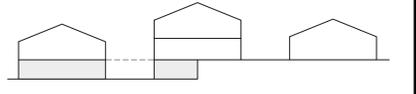
DRAWN	DATE	APPROVED	DRAWING No.	REV
JA	15/10/19		DA.03	B
JOB No.	SCALE			
18-040	1:200			





LEGEND

16.00	EXISTING LEVEL
16.000	NEW LEVEL
EX. CF	EXISTING CHAINLINK FENCE
EX. RW	EXISTING RETAINING WALL
NEW RW	NEW RETAINING WALL
COL	COLUMN
RWDP	RAINWATER DOWNPIPE
TGSI	TACTILE INDICATORS



20.01.20	B	ISSUE FOR DEVELOPMENT APPLICATION - FENCE CLARIFIED	JA
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA
DATE	REV	NOTE	BY

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**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 WORKING DRAWINGS**

LOWER GROUND FLOOR PLAN

DRAWN	DATE	APPROVED	DRAWING No.	REV
CF	15/10/19		DA.10	B
JOB No.	SCALE			
18-040	1:100			

7 February 2020



Town Planners, Advocates and Subdivision Designers
ABN 24 044 036 646

Our Ref: SHC TEC DA

Chief Executive Officer
City of Joondalup
Boas Avenue
JOONDALUP WA 6027

ATTENTION: JEREMY THOMPSON

Dear Sir

**RE: PROPOSED TECHNOLOGIES CENTRE FOR SACRED HEART COLLEGE
(ALTERATIONS AND ADDITIONS TO EXISTING EDUCATIONAL ESTABLISHMENT)
DA19/1124**

We refer to the e-mails from Jeremy Thompson dated 23 and 24 January 2020 and provide the following in response to the matters raised specifically relating to comments from the Design Reference Panel and the Officer Assessment. A separate response will be provided in relation to comments received as part of the Community Consultation.

Design Reference Panel Comments

#	Comment	Applicants response
1	East elevation does not have any articulation and presents a relatively blank façade to the street.	<p>The east elevation of the building has been designed to maximise energy efficiencies and also in response to comments from the adjacent residents that they support minimal windows on this elevation to maintain privacy. In response to the comments from the Design Reference Panel the eastern elevations of all three buildings have been modified to introduce windows into eastern elevations of the building. The window elements provide articulation and a vertical juxtaposition to the dominant horizontal features of the building.</p> <p>The planting proposed alongside Hocking Parade adjacent to the building will also soften the appearance of the development as viewed from the street.</p>

#	Comment	Applicants response
2	Further information on what trees are being removed should be provided. Where trees are being removed these should be replaced by a species that are similar.	Refer to Landscape Drawings L5.101 and L5.102 which show existing trees to be retained, including the large tree at the north-east corner of the site mentioned by the JDRP.
3	Trees in planters may have limited opportunity for growth. Recommended that trees should be at grade with the ground with planters/retaining being built up above these.	The trees (citrus 'Lemon Eureka) that were shown in proximity to the planters have been relocated to the stepped retaining wall – refer to Plan E drawing L5.102 (Revision 1).
4	More trees are better for shade and reduces the concrete (heat) impact.	Refer to Plan E drawings L5.101 and L5.102 which show the number of new trees to be planted and their species.
5	Investigation should be done for smaller trees in the verge to break up the façade.	Refer to Plan E drawings L5.101 and L5.102 which show the number of new trees to be planted and their species.
6	Roof pitch appears steeper than others within the school.	<p>The roof pitch indicated (22.5 degrees) is required to accommodate a large amount of mechanical services plant and ductwork – refer to DSA drawing M3.2.</p> <p>The roof pitch and the design of this building will complement the existing buildings at the College. The roof pitch proposed in this building is more than some other buildings at the College but less than the existing library, which has a roof pitch of 25°. Over time a number of the older buildings within the College may be replaced in the future with a similar roof pitch to that proposed for this technologies centre.</p> <p>For this reason, the roof pitch is considered to be sympathetic to the existing buildings whilst also recognising the form of other buildings that may be replaced in the future.</p>
7	Mechanical equipment and dust extractors will have a greater impact than indicated on the perspective drawings. Can these be dropped into the roof to remove the impact of the plant on the street.	<p>The roof mounted plant comprises evaporative cooling units. We have been advised by our Mechanical Services Consultant that these units require a high level of free air and accordingly cannot be dropped into a recess in the roof. The units are screened by inverted aluminium louvres and are set well back from the eastern edge of the buildings – refer to DSA drawing M3.2</p> <p>We refer to Section “B” 1:100 on plan M3.2 which shows the relationship of the ceiling to the mechanical plant within the roof space and the required damper and evaporative cooler above. As can be seen from that section, there is no opportunity to lower the system.</p>

#	Comment	Applicants response
		<p>The screening for the mechanical plant is located more than 17 metres from the Hocking Parade boundary.</p> <p>It is proposed to introduce landscaping adjacent to the Hocking Parade frontage, in proximity to the screening for the mechanical plant for Building 3 including:</p> <ul style="list-style-type: none"> • 7 <i>Melaleuca Viridiflora</i> plants of 100 litre pot size, • One citrus 'Tahitian Lime' plant of 150 litre pot size, • One citrus 'Midnight Seedless Orange' plant of 150 litre pot size, • 2 citrus 'Lemon Eureka' of 150 litre pot size <p>It is considered that the louvered screening, with only a 3.5m width along the length and 5.1m depth, together with the proposed landscaping will ensure that the screening to the plant will not have a significant adverse impact on the streetscape.</p>

Officer Assessment

The officer assessment provides calculations in relation to building height, including wall height. In relation to wall height LPS3 does contain relevant definitions. Part 6, Clause 37 of the City of Joondalup Local Planning Scheme No. 3 (**LPS3**) provides the following definitions in relation to height:

Wall Height (for a non residential building) as "*the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet.*" (emphasis added)

Building Height in relation to a building used for purposes other than residential purposes means "*the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections, as that term is defined in the R-Codes.*" (emphasis added)

Therefore, pursuant to the LPS3 provisions:

- Wall height uses the natural ground level (**NGL**) at the boundary; and
- Building height uses the Natural Ground Level immediately below the roof above.

Determination of the natural ground level for the calculation of building height is a complex matter and has been discussed in detail in the DA report. Although in some calculation methods the building height may be below the development standard, the applicant has submitted calculations of height for the most conservative approach. Based on this conservative approach, there are small sections of the roofs that extend outside the development standard for building height.

The applicant's response in regard to the building height calculations is provided in the following table.

Element	Required	Provided	Applicants response
5.2 – Building Height	6.0m (external wall)	6.53m (Building 2) NGL:19.72 ToW:26.3	<p>We refer to the attached Contour Plans. Firstly, the Landgate plans illustrate 5 metre contour lines for NGL. Secondly the City’s Intramaps plans show 1m contour lines for NGL.</p> <p>These plans illustrate that for the southern and central buildings the NGL (at the road level used to calculate wall height) would be 21 metres. The NGL for the northern building may be close to 20.5.</p> <p>Therefore, we consider the wall height calculation is $26.3 - 21.0 = 5.3\text{m}$ (compliant).</p> <p>Building 2 Wall Height: 5.3m (Compliant)</p>
	7m (concealed roof)	<p>Aluminium screening (Bld 1) – 7.85m ToW – 27.7 NGL – 19.85</p> <p>Aluminium screening (Bld 3) – 8.79m ToW – 27.5 NGL – 18.71</p>	<p>The screening proposed are reasonably considered to be external fixtures and not a wall with a concealed roof. The screening consists of louvres and is not a solid wall. Therefore we consider that wall heights for a concealed roof do not apply to these structures.</p> <p>Section 5.9 of the Private Community Purposes Zone Policy state at (d) that</p> <p>External fixtures must be screened from view from the street through building design and located on the roof, basement, or at the rear of the building.</p> <p>The screening proposed is to the external fixtures and consists of an area of 3.5m x 5.1m that is open and does not contain a roof. For this reason, it is not considered to be a wall but rather part of the roof being an external fixture with screening in accordance with the City’s Policy.</p>
	9m (pitched roof)	Building 2 – 10.26m NGL – 19.85 ToR – 30.11	<p>There is a small portion of the roof that extends through the 9 metre building envelope. As can be seen by the Mechanical Plant Drawing, there is no scope to reduce the building height.</p> <p>As can be seen from the Elevations, the Technologies Centre is designed as three separate buildings with space in between in order to reduce the bulk of the development and provide viewing opportunities between the buildings.</p> <p>The buildings are designed as single and predominantly two storey buildings and are of a scale consistent with existing development in the</p>

			locality. The dwellings on the adjacent side of Hocking Parade are all two storey and are mostly elevated above the level of the Hocking Parade pavement.
Element	Required	Provided	Applicants response
5.6.4 Bicycle parking	5 bicycle parking bays per classroom.	No additional bicycle parking.	70 bicycle parking spaces are presently provided on site and these are not presently used to capacity. The proposal will not result in any additional staff or students. On the basis that the current bicycle parking facilities meets the demand, no additional bicycle parking is proposed.

The following additional/modified plans are provided as referred to above:

Plan Number	Detail	Comment
DA.23 – Rev B: Elevations	To replace DA.23	This new plan shows the proposed window openings to the eastern elevation (Hocking Parade) frontage.
M3.2: Mechanical Services	New Plan	This is an additional plan including a Roof Plan and Sections illustrating the mechanical plant located within the roof space.
L5.101 Landscape Construction Soft Works Drawing - north	New Plan	Plan providing additional information to supplement Landscape Concept Plan included in Annexure 4
L5.102 Landscape Construction Soft Works Drawing - south	New Plan	Plan providing additional information to supplement Landscape Concept Plan included in Annexure 4
Contour Plans	Additional Information	The attached contour plans provide additional information in relation to the basis of calculation of building and wall heights.

The above information is intended to be supplementary to the Development Application Report.

A separate response will be provided in relation to the submissions received as a result of the Community Consultation. For the information of the City, we advise that the College held a Community Briefing Session in late December 2019 where nearby residential neighbours were invited to attend the college to receive a briefing from Senior College Management, the College Architect and Town Planner. At that meeting drawings and elevations were presented and discussed with the residents in attendance.

We would welcome the opportunity to meet and further discuss the above matters in the event that the City seek clarification in regard to the above matters. We appreciate the City giving us the opportunity to work through these matters to enable the City staff to prepare a report to the Joint Development Assessment Panel with a positive recommendation.

Should you require any further information, please do not hesitate to contact our office.

Yours sincerely

ALLERDING AND ASSOCIATES

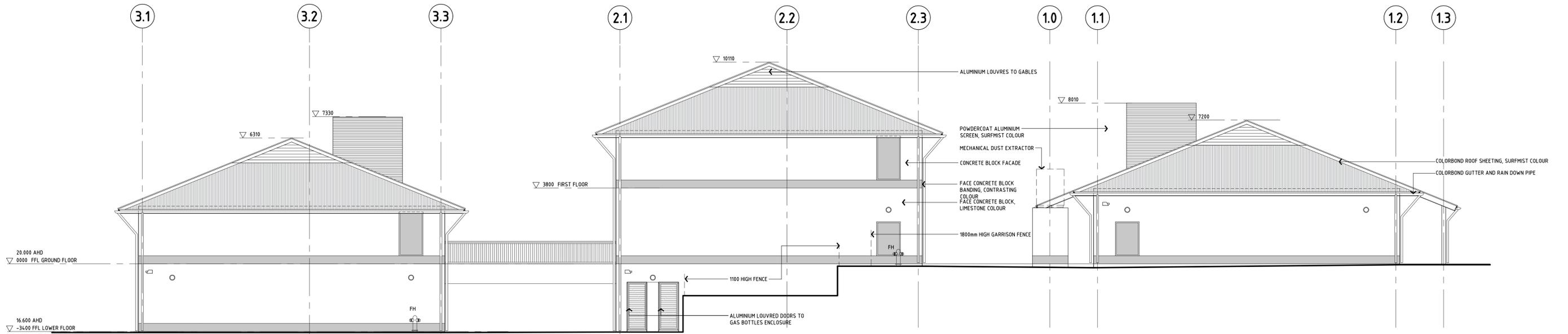


AMANDA BUTTERWORTH

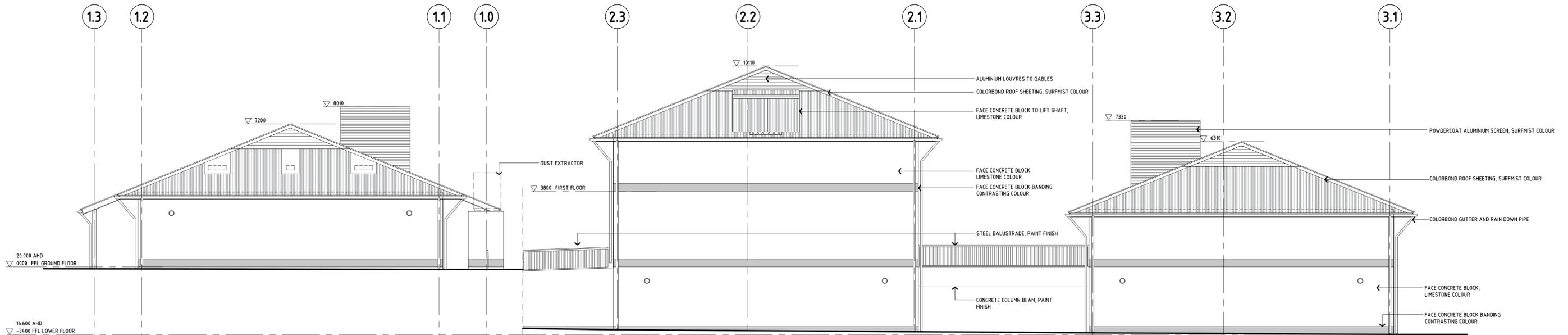
SENIOR ASSOCIATE

Encl: DA.23 – Rev B: Elevations
M3.2: Mechanical Services
L5.101 Landscape Construction Soft Works Drawing - north
L5.102 Landscape Construction Soft Works Drawing – south
Contour Plans

CC: Client



EAST ELEVATION



WEST ELEVATION

DATE	REV	NOTE	BY
30.01.20	B	WINDOWS ADDED TO EAST ELEVATION	AA
15.10.19	A	ISSUE FOR DEVELOPMENT APPLICATION	JA

Parry and Rosenthal Architects

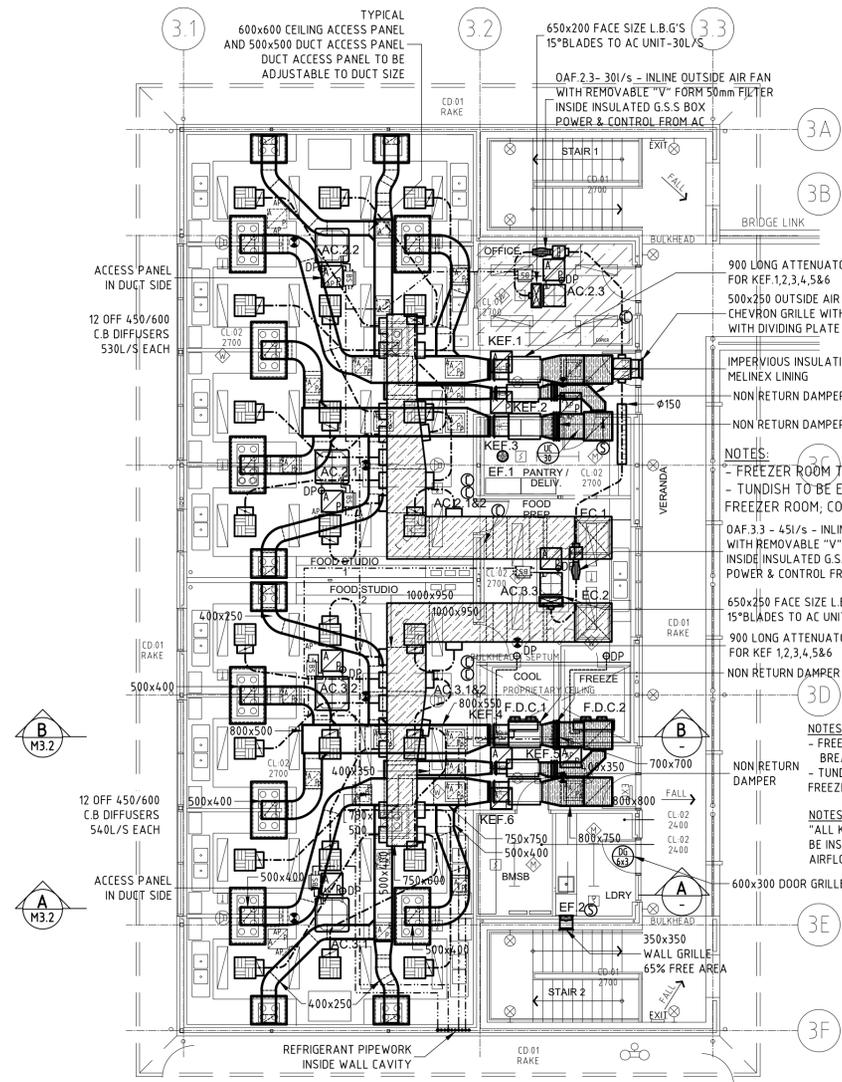
2nd Floor
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PO Box 729 West Perth WA 6872

T (08) 9481 0540
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E mail@pandrs.com.au
W www.pandrs.com.au

**SACRED HEART COLLEGE SORRENTO
NEW TECHNOLOGIES CENTRE
DEVELOPMENT APPLICATION**

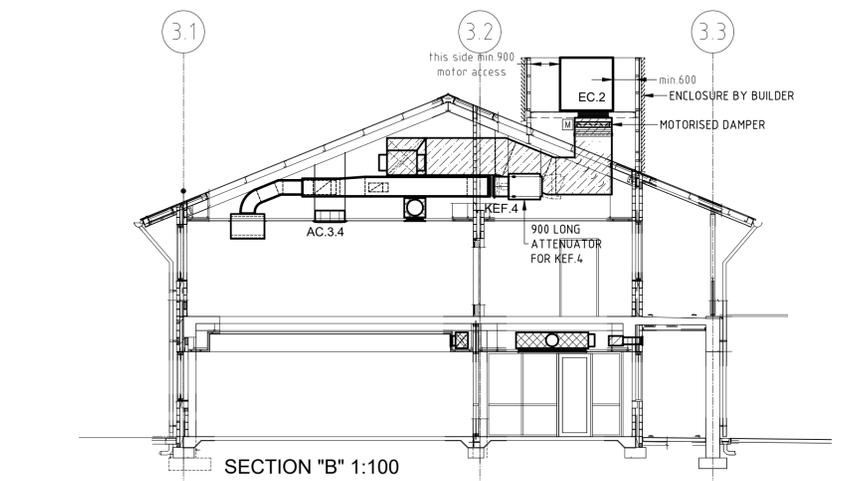
ELEVATIONS

DRAWN	DATE	APPROVED	DRAWING No.	REV
JA	18/07/19		DA.23	B
JOB No.	SCALE			
18-040	1:100			

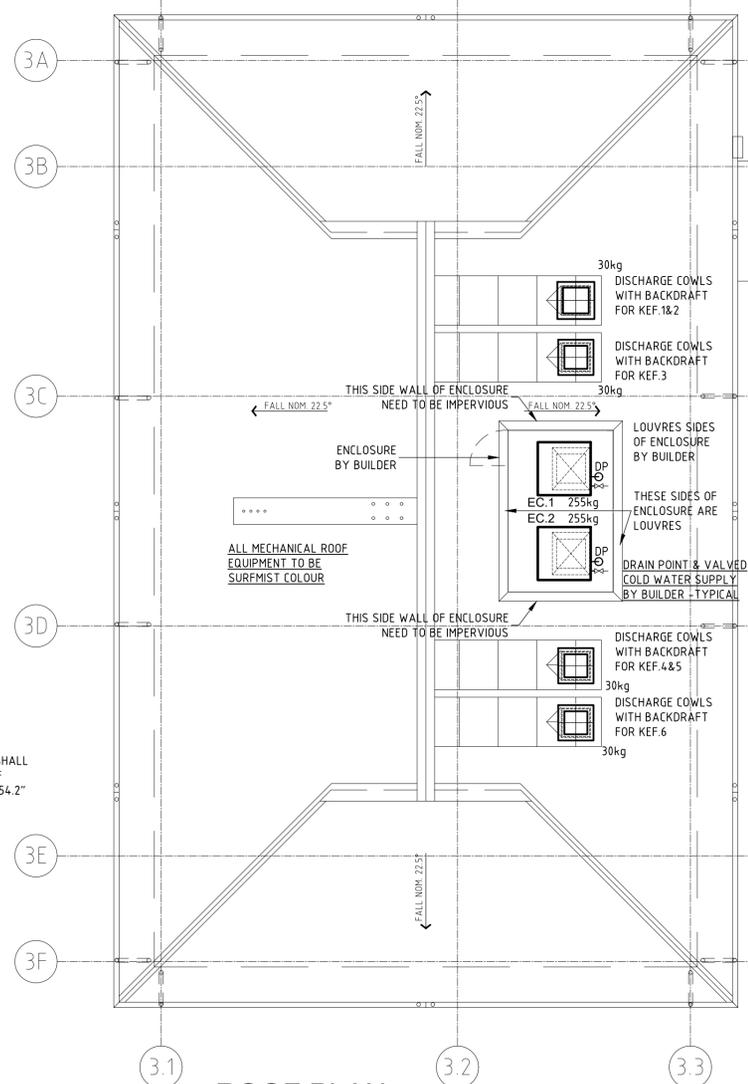


GROUND FLOOR PLAN

1:100

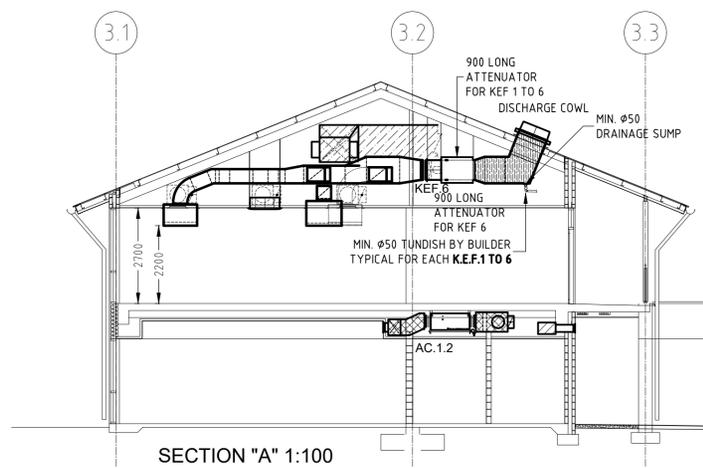


SECTION "B" 1:100



ROOF PLAN

1:100

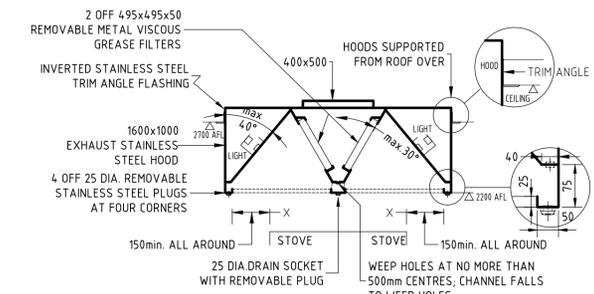


SECTION "A" 1:100

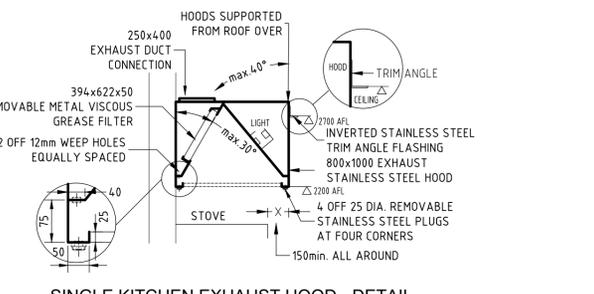
EVAPORATIVE COOLER						
EC No	LOCATION	SA-L/S	EXT. STAT. AMB °C	UNIT TYPE	ØPH, AMPS-KG	
EC 1	FOOD STUDIO 1	64.80	115 Pa	37	ROOF MOUNTED, DOWN DISCHARGE, CENTRIFUGAL FAN	Ø3, 10 - 255
EC 2	FOOD STUDIO 2	64.80	115 Pa	37	ROOF MOUNTED, DOWN DISCHARGE, CENTRIFUGAL FAN	Ø3, 10 - 255

EXHAUST AIR FANS - GROUND FLOOR				
FAN No	LOCATION	L/S	FAN	ØPH, AMPS, RPM -Static press. Pa-KG
EF 1	PANTRY/DELIVERY	60	CEIL FAN WITH SHUT DAMP & BAFFLE OVER	Ø1 - 1 - 985 - 25 - 5 - AXIAL
EF 3	LONDRY	120	WALL MOUNTED EXHAUST FAN	Ø1 - 1 - 985 - 30 - 5 - AXIAL

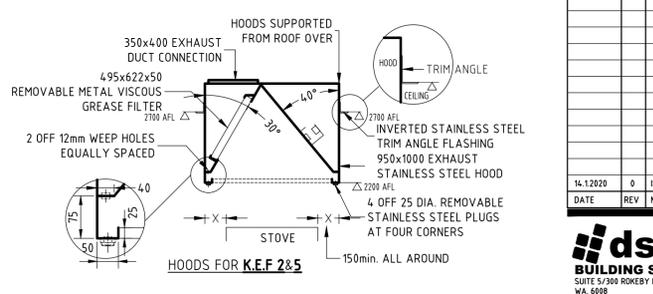
HOODS EXHAUST AIR FANS - GROUND FLOOR				
FAN No	LOCATION	L/S	FAN	ØPH, AMPS, RPM -Static press. Pa-KG
KEF.1	FOOD STUDIO 1-ROOF	2960	IN-LINE EX-PROOF DIRECT DRIVE	Ø3 - 5 - 14.40 - 200 - 55 - AXIAL
KEF.2	FOOD STUDIO 1-ROOF	730	IN-LINE EX-PROOF DIRECT DRIVE	Ø3 - 2 - 2880 - 200 - 25 - AXIAL
KEF.3	FOOD STUDIO 1-ROOF	24.80	IN-LINE EX-PROOF DIRECT DRIVE	Ø3 - 5 - 14.40 - 200 - 60 - AXIAL
KEF.4	FOOD STUDIO 2-ROOF	24.80	IN-LINE EX-PROOF DIRECT DRIVE	Ø3 - 5 - 14.40 - 200 - 60 - AXIAL
KEF.5	FOOD STUDIO 2-ROOF	730	IN-LINE EX-PROOF DIRECT DRIVE	Ø3 - 2 - 2880 - 200 - 25 - AXIAL
KEF.6	FOOD STUDIO 2-ROOF	2960	IN-LINE EX-PROOF DIRECT DRIVE	Ø3 - 5 - 14.40 - 200 - 55 - AXIAL



DOUBLE EXHAUST HOOD - DETAIL



SINGLE KITCHEN EXHAUST HOOD - DETAIL



SINGLE ISLAND KITCHEN EXHAUST HOOD - DETAIL

DATE	REV	NOTE	VP	BY
14.1.2020	0	ISSUE FOR TENDER		

dsa PTY. LTD
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FAX (08) 9382 3853
ACN 100 944 545
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W www.pandrs.com.au

**SACRED HEART COLLEGE
NEW TECHNOLOGIES CENTRE
BUILDING 3**

MECHANICAL SERVICES
GROUND FLOOR - ROOF PLAN - SECTIONS - DETAILS

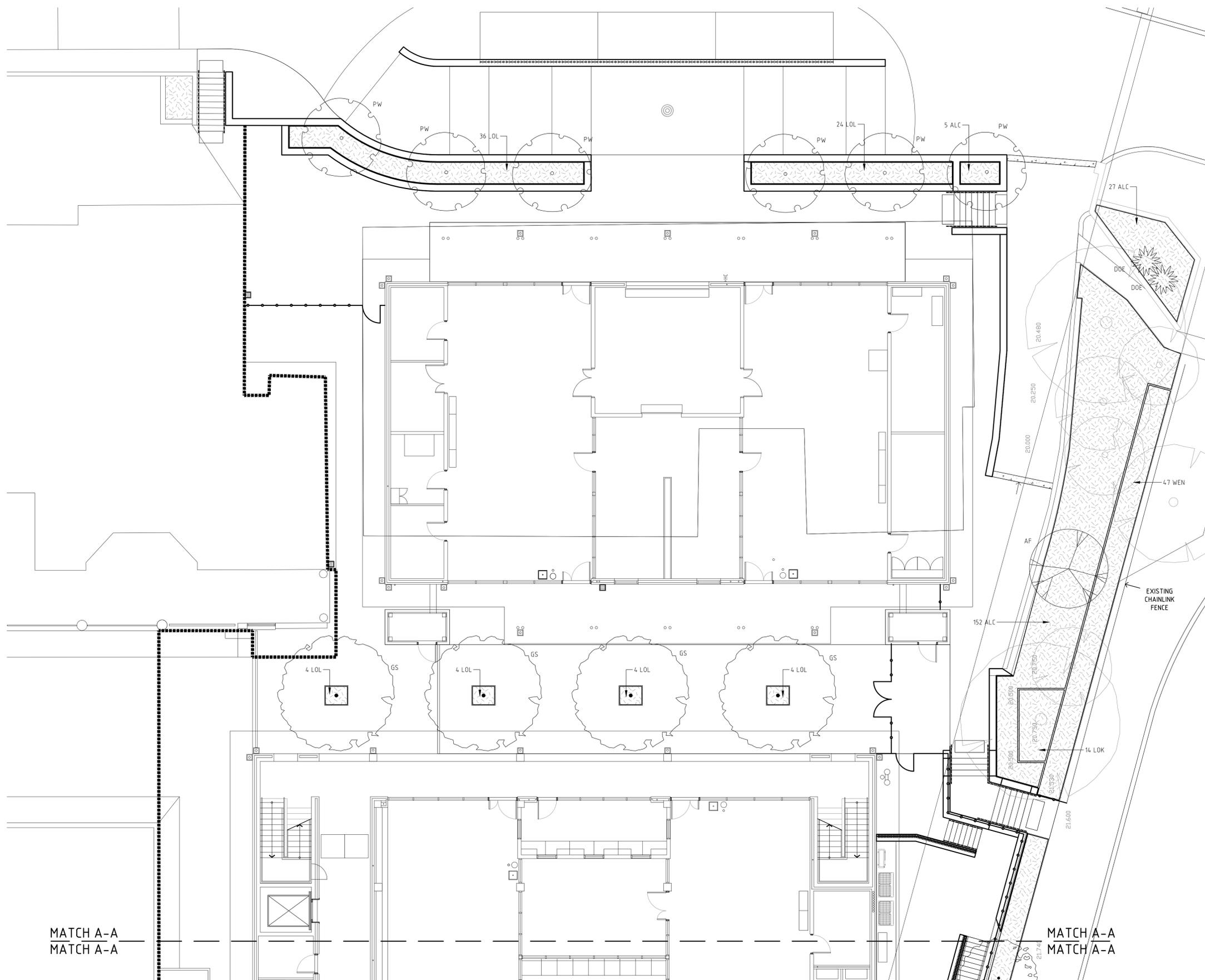
DRAWN	VP	DATE	January 2020	APPROVED	J.V.V	DRAWING No.	M3.2	REV	0
JOB No.	6096	SCALE	A1/ 1:100						





CERTIFICATION:
This drawing shall not be used for construction purposes unless Revised 0 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 works.
DO NOT SCALE FROM THE DRAWING

DATE	REV	DESCRIPTION	BY	AP
10.01.20	0	ISSUED FOR TENDER	ML	AB



LEGEND:

SYM.	DESCRIPTION
	GARDEN BED: IRRIGATED MULCH: 75mm THICK PINEBARK MULCH SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
	TURF GRASSING: SPECIES: KIKUYU IRRIGATED IMPORTED SAND: 100mm TURF SAND SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
	EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION.

TREE PLANTING

Key	Botanic Name	Pot	Spacing	No.
AF	AGONIS FLEXUOSA	100LT	AS SHOWN	1
CL	CITRUS 'LEMON EUREKA'	150LT	AS SHOWN	2
CM	CITRUS 'MIDNIGHT SEEDLESS ORANGE'	150LT	AS SHOWN	1
CT	CITRUS 'TAHITIAN LIME'	150LT	AS SHOWN	3
GS	GLEDISTIA 'SHADEMASTER'	500LT	AS SHOWN	4
MV	MELALEUCA VIRIDIFLORA	100LT	AS SHOWN	7
PW	PYRUS 'WINTERGLOW'	200LT	AS SHOWN	11

SHRUB PLANTING

Key	Botanic Name	Pot	Spacing	Qty.
ALC	ACACIA 'LIMELIGHT'	5LT	700 mm	184
DOE	DORYANTHES EXCELSA	8LT	AS SHOWN	2
GRG	GREVILLEA 'GIN GIN GEM'	140mm	1.0 m	23
GRO	GREVILLEA OLIVACEA 'APRICOT GLOW'	5LT	1.2 m	14
LOK	LOMANDRA 'KATRINUS'	5LT	700 mm	14
LOL	LOMANDRA 'LIME TUFF'	140mm	700 mm	120
RAS	RADERMACHERA 'SUMMERSCENT'	8LT	1.2 m	18
ROP	ROSMARINUS OFFICINALIS PROSTRATUS	140mm	800 mm	28
WEA	WESTRINGIA 'AUSSIE BOX'	5LT	700 mm	111
WEN	WESTRINGIA 'NARINGA'	5LT	750 mm	47

PLANTING MIX-1

Key	Botanic Name	Percent	Spacing	Pot	No.
BAS	BASIL	11.11	400 mm	100mm	9
CHI	CHIVES	11.11	400 mm	100mm	9
CHS	CHILLI 'SERRANO'	11.11	400 mm	100mm	9
CHT	CHILLI 'THA'	11.11	400 mm	100mm	9
MAR	MARJORAM	11.11	400 mm	100mm	9
ORE	OREGANO	11.11	400 mm	100mm	9
PAA	PARSLEY AFRO	11.11	400 mm	100mm	9
PAI	PARSLEY ITALIAN	11.11	400 mm	100mm	9
THY	THYME	11.11	400 mm	100mm	9

MATCH A-A
MATCH A-A

MATCH A-A
MATCH A-A

SACRED HEARTS COLLEGE - NEW TECH CENTRE
PREPARED FOR PARRY ROSENTHAL ARCHITECTS

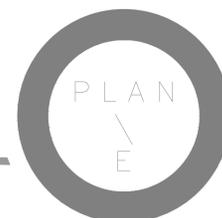
LANDSCAPE CONSTRUCTION
SOFT WORKS DRAWING - NORTH

JOB NO. 1906501
1:100 @ A1

L5.101 REV 0 JAN 2020



LANDSCAPE ARCHITECTS
414 ROKEBY RD SUBIACO WA 6008
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LANDSPACE PTY LTD ACN 056 538 679





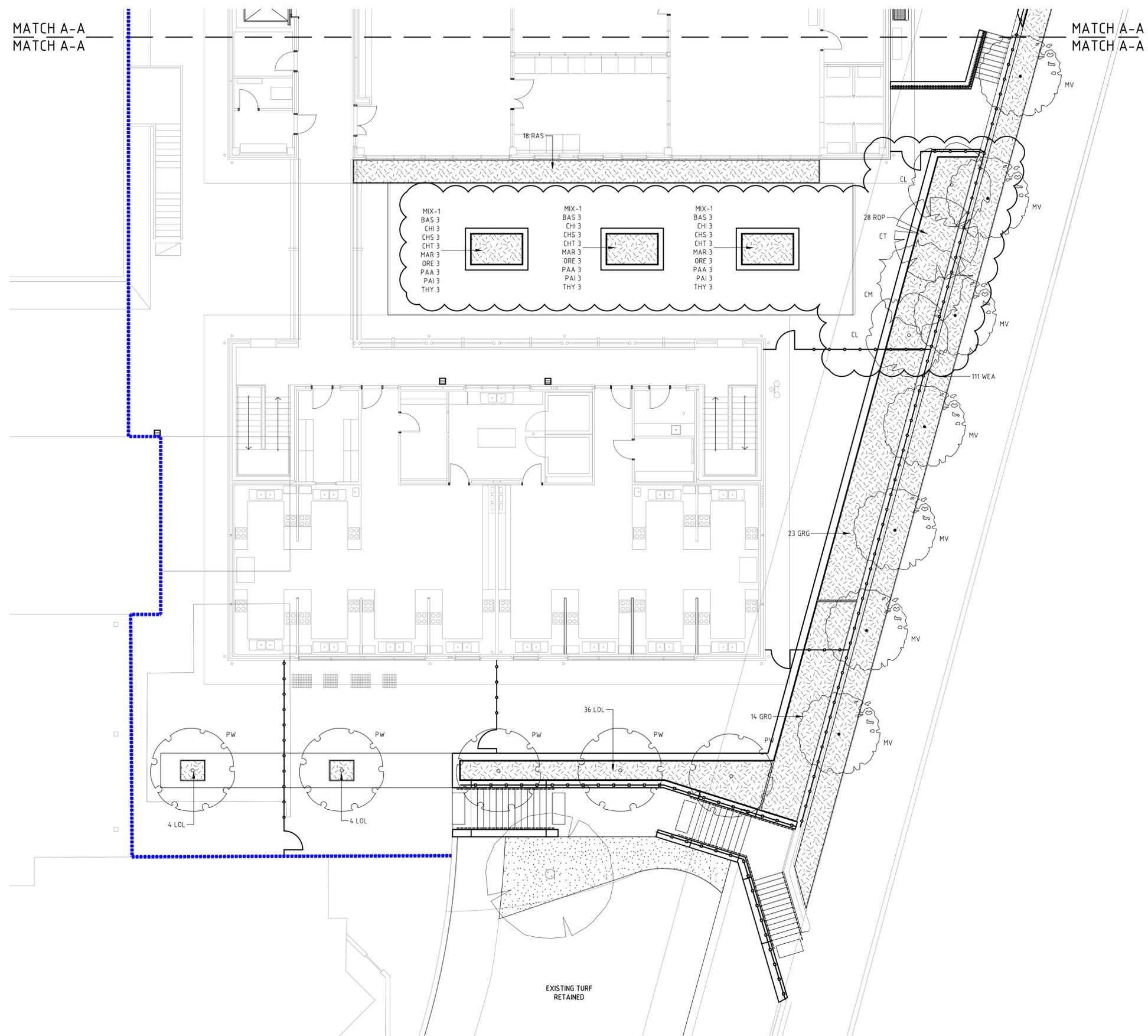
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DO NOT SCALE FROM THE DRAWING

DATE	REV	DESCRIPTION	BY	AP
10.01.20	0	ISSUED FOR TENDER	ML	AB
29.01.20	1	LOCATION OF CITRUS TREES MODIFIED	ML	AB

MATCH A-A
MATCH A-A

MATCH A-A
MATCH A-A



LEGEND:

SYM.	DESCRIPTION
	GARDEN BED: IRRIGATED MULCH: 75mm THICK PINEBARK MULCH SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
	TURF GRASSING: SPECIES: KIKUYU IRRIGATED IMPORTED SAND: 100mm TURF SAND SOIL CONDITIONER: 10mm C-WISE HORTICULTURE
	EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION.

TREE PLANTING

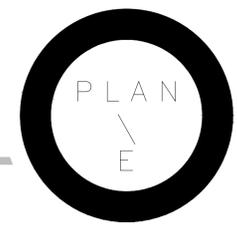
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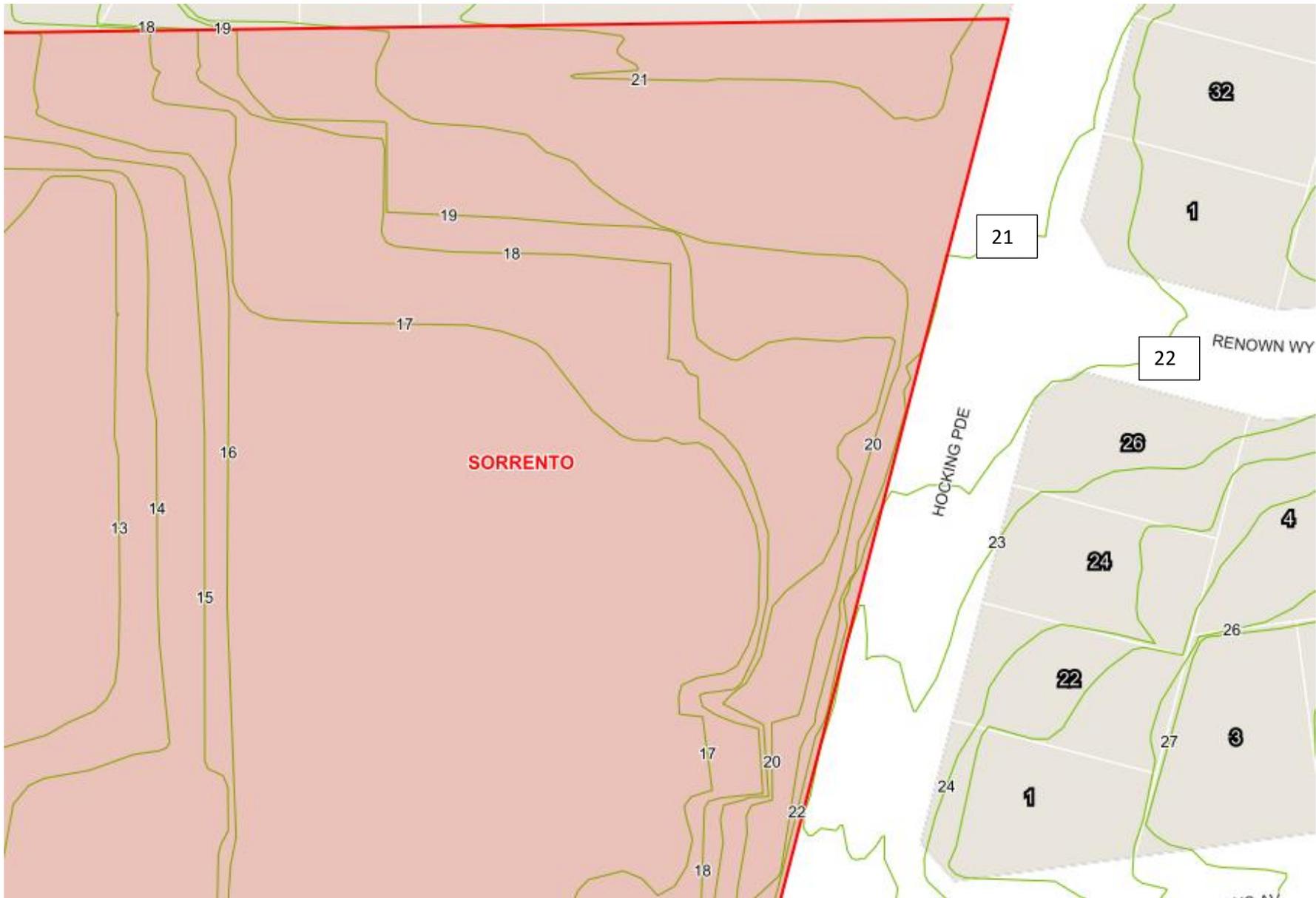
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THY	THYME	11.11	400 mm	100mm	9





Natural Ground Level Contour Plan. Source Landgate.wa.gov.au





7 February 2020



Town Planners, Advocates and Subdivision Designers
ABN 24 044 036 646

Our Ref: SHC TEC DA

Chief Executive Officer
City of Joondalup
Boas Avenue
JOONDALUP WA 6027

ATTENTION: JEREMY THOMPSON

Dear Sir

**RE: PROPOSED TECHNOLOGIES CENTRE FOR SACRED HEART COLLEGE
(ALTERATIONS AND ADDITIONS TO EXISTING EDUCATIONAL ESTABLISHMENT)
DA19/1124 - RESPONSE TO SUBMISSIONS**

We refer to the e-mails from Jeremy Thompson dated 3 February 2020 providing a summary of submissions.

For the information of the City, we advise that the College held a Community Briefing Session in late December 2019 where nearby residential neighbours were invited to attend the college to receive a briefing from Senior College Management, the College Architect and Town Planner. At that meeting drawings and elevations were presented and discussed with opportunity for comment. In response to queries from the residents, an additional plan was prepared and provided to the residents in attendance. The additional plan shows the relationship of the existing buildings to the proposed buildings. This plan was prepared after lodgement of the Development Application with the City. A copy of this plan (DA20.b) is provided in **Attachment 1**.

We thank you for the opportunity to provide a response to the matters raised during the community consultation process. Please see our responses below.

Issue Raised	Applicants comments
Sacred Heart know the adjoining residents are concerned about building height. The plans presented to residents are different from those submitted with the school advising that only low shrubs would be planted on the north.	In regard to the comment about different plans, the only plan that was shown to residents that was not included in the Development Application Report was a plan specifically requested by the residents showing the relationship of the existing and proposed buildings. A copy of that plan is provided to the City as Attachment 1 . The Applicant is willing to work collaboratively with the City in regard to the selection of appropriate plant species.

Issue Raised	Applicants comments
<p>Delivery vehicles should not have negative impacts on surrounding residents on the noise they make or impact traffic on the surrounding area.</p>	<p>The location or frequency of delivery vehicles will not change. Delivery of wood (up to 10 deliveries per year) and metal materials (up to 5 deliveries per year) will continue to be via the northern access road with deliveries being when students are not present, and between the hours of 7am and 5pm on weekdays.</p> <p>Food deliveries for the Technologies Centre will be between 8am and 5pm twice per week (on average) as is presently the case.</p> <p>As there is no change to deliveries and as all deliveries will occur during standard hours, it is considered that the delivery vehicles will not adversely affect the amenity of the nearby residents.</p>
<p>The vegetation will grow too high (up to 12m) and block off views and cause leaf/debris issues. Suggested species of Blueberry Ash.</p>	<p>The Landscape Plan includes details of the species proposed. The City's Design Reference Panel have requested use of shade trees and the Landscape Plan has been updated in response to comments from the City's Design Review Panel. The updated Landscape Plan is included as an attachment to our separate letter dated 7 February 2020.</p> <p>The Landscape Plan is to be approved by the City. The Applicant is willing to work collaboratively with the City in regard to the selection of appropriate plant species.</p>
<p>The wood workshop could potentially impact residents with noise generated. There is no double-glazed windows and doors.</p>	<p>We refer to the Acoustic Summary Report contained at Annexure 6 to the Development Application report. As outlined in the Acoustic Report Summary, all mechanical noise sources will be attenuated or screened so as to achieve full compliance at all noise sensitive receiver positions. Double glazing is one of many options to minimising noise. At this point in time it is proposed to attenuate noise by using thick laminated safety glass. In addition, the Acoustic Report Summary outlines in the conclusion that where compliance is yet to be determined for mechanical noise sources, full compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> will be achieved in the final documentation. Given this commitment, it is considered that the wood workshop will not adversely impact upon residents.</p>

Issue Raised	Applicants comments
<p>Development proposal is not compliant. Extra height is 1.7m above the standard.</p>	<p>Calculation of building heights is a complex matter and has been discussed in detail in the DA submission. Although in some calculation methods the building height may be below the development standard, the applicant has submitted calculations of height for the most conservative approach. Based on this conservative approach, there are small sections of the roofs that extend outside the development standard for building height.</p> <p>The Application meets the Wall Height Development Standards but does not meet the development standard for overall building height as detailed in the City’s Local Planning Policy.</p> <p>The City’s Scheme gives Council the discretion to approve a variation to the Building Height Development Standard. As illustrated in the Development Plans, there are small sections of the peak of the roof to Building 2 (Central Building) and Building 3 (Southern Building) that protrude through the 9 metre building height standard.</p> <p>As can be seen from the Mechanical Plant Drawing (M3.2 attached to our correspondence dated 7 February 2020), the roof height is dictated by the presence of the mechanical plant in the roof space and there is no scope to reduce the building height. Floor levels cannot be lowered as they are set by the existing school development and any modification to floor levels would result in a school that cannot provide for universal access.</p> <p>The design of the proposal is such that the Technologies Centre is spread over three buildings such that there is only a minor variation sought for a small section of the roof on two of the buildings.</p> <p>The Applicant considers that approval of the building height proposed will not negatively affect the amenity of the locality. With the finished floor level of the ground floor of the building sitting well below the street level at Hocking Parade, the proposal will not present significant building bulk to the adjoining residential properties or the street. As illustrated from the Section Details provided on Plan DA.20 in Annexure 2 to the Development Application Report, the proposed buildings will appear as predominately single storey when viewed from Hocking Parade.</p>

Issue Raised	Applicants comments
New central building will negatively impact the sea views from Hocking Parade.	<p>In regard to sea views available to residents of Hocking Parade, a sea view is available for up to 180 degrees (compared to a view of an individual feature). Whilst ocean views could potentially be partially blocked from view for some residents of Hocking Parade, resident's views of the ocean are unlikely to be totally lost as a result of this development. Therefore, an ocean view may still be available to those residents after the development is constructed. Protection of existing ocean views are not listed as a specific consideration in the City's Scheme or under Council's Private Community Purposes Zone Local Planning Policy.</p> <p>Whilst sea views available to residents may be altered, it is considered unlikely that sea views will be totally lost as a result of this development.</p>
The development will reduce surrounding property values.	Property values are not a matter that is taken into account in determining a Planning Application.

We would welcome the opportunity to meet and further discuss the above matters in the event that the City seek clarification in regard to the above matters. We appreciate the City giving us the opportunity to work through these matters to enable the City staff to prepare a report to the Joint Development Assessment Panel with a positive recommendation.

Should you require any further information, please do not hesitate to contact our office.

Yours sincerely

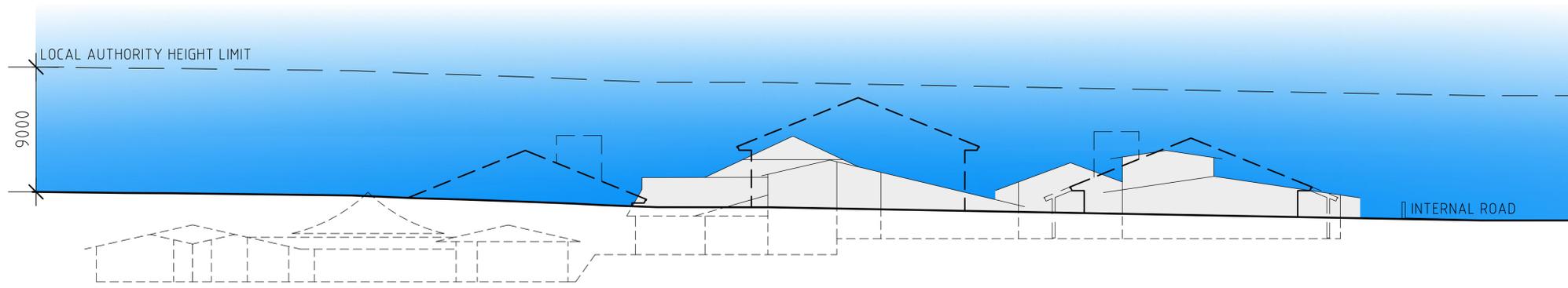
ALLERDING AND ASSOCIATES



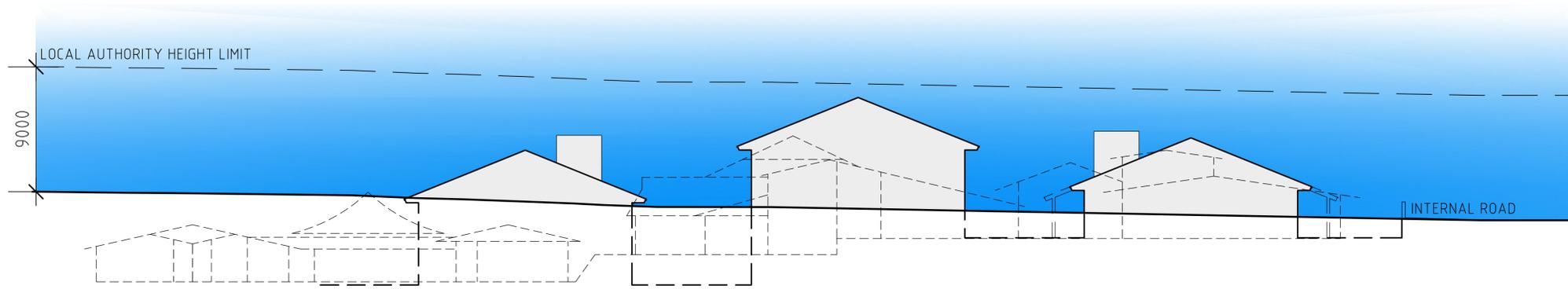
**AMANDA BUTTERWORTH
SENIOR ASSOCIATE**

Encl: Plan DA.20B illustrating existing site levels with new and existing buildings

CC: Client



SECTION THROUGH EXISTING BOUNDARY
EXISTING



SECTION THROUGH EXISTING BOUNDARY
PROPOSED

12.12.19	A	ISSUE FOR INFORMATION	JA
DATE	REV	NOTE	BY

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 F (08) 9324 1262
 E mail@pandrs.com.au
 W www.pandrs.com.au

**SACRED HEART COLLEGE SORRENTO
 NEW TECHNOLOGIES CENTRE
 WORKING DRAWINGS**

SITE LEVELS

DRAWN	DATE	APPROVED	DRAWING No.	REV
CF	15/10/19		DA.20B	A
JOB No.	SCALE			
18-040	1:200			



Enquiries: Michael Ferguson
 michael@gabriels.net.au
 Ph: (08) 9474 5966
 25th October 2019

Project No.: 19-051

Rev C

PARRY & ROSENTHAL ARCHITECTS
 43 Ventnor Avenue
 WEST PERTH WA 6005

Attention: Julio Amores

SACRED HEART COLLEGE NEW TECH CENTRE ENVIRONMENTAL NOISE COMMENT

1. INTRODUCTION

On behalf of Parry & Rosenthal Architects we have been requested to provide a short report outlining the proposed new Technology Centre at Sacred Heart College and its construction in accordance with the *Environmental Protection (Noise) Regulations 1997*. The purpose of this report is to provide evidence that where applicable the proposed facility will achieve compliance with the EPNR.

1.1 Qualifications of Consultant

The author of this report, Michael Ferguson, has been working for Gabriels Hearne Farrell Pty Ltd (formerly Gabriels Environmental Design Pty Ltd) since the beginning of 2010. He became a full member of the Australian Acoustical Society on the 22nd March, 2014. GHF is also a Member Firm of the Association of Australasian Acoustical Consultants.

2. REGULATIONS

Any noise emissions from the facility must comply with the Environmental Protection (Noise) Regulations 1997. The 'Assigned Noise Level' applied to the adjacent noise sensitive receiver positions is based upon the roads and land zoning within a 100m and 450m radius of the receiver position.

The noise transmission to these residences must not exceed the Assigned Noise Levels outlined below (based on no commercial premises, nor any major roads within 450m):

Type of premises receiving noise	Time of day	Assigned Noise Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises; highly sensitive area. (i.e. within 15m of a residential building)	0700 to 1900 hours Monday to Saturday	45	55	65
	0900 to 1900 hours Sunday and public holidays	40	50	65
	1900 to 2200 hours all days	40	50	55
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays.	35	45	55

Table 01 – Relevant Assigned Noise Levels for Adjacent Residences

2.1 Community Noise Exemption

Noise emissions generated by the use of the proposed facilities must comply with the Environmental Protection (Noise) Regulations, 1997 (as amended Dec 2013). The criteria for noise emissions from this development to neighbouring premises are called the Assigned Noise Levels, and vary depending on time of day, receiver location, duration of the noise source etc.

However for education premises a specific clause has been documented such that education facilities can exist within a suburban environment. This clause exempts any noise emissions (except for mechanical noise and the like) from having to meet the EPNR. As per Regulation 16 and Schedule 2 (item 4), the complete related clauses are as follows:

Community Noise

If the CEO is satisfied that -

- a) a type of community noise has increased, or has increased its effect on the environment, since the coming into operation of these regulations; or*
- b) a type of community noise has, or is likely to have, a detrimental effect on the environment that exceeds the benefit to the community of the activity that gives rise to that noise,*

the CEO may cause to be served on the owner or occupier, or on both the owner and the occupier, of the premises or public place a noise control notice in respect of the community noise.

Community noise in this respect is defined as:

Noise emitted as a consequence of a recreational or educational activity from the premises occupied for educational purposes if the activity -

- a) is conducted under the control of the occupier of the premises; and*
- b) does not include the use of mechanical equipment other than musical instruments*

Therefore it is our belief that any school or educational activity occurring on this land is exempt from meeting the EPNR, provided they are not mechanical in nature and are still under the control of the occupier. We have been advised that this facility will not be used for any purposes outside of these educational activities.

3. NOISE EMISSIONS

3.1 Mechanical Noise Emissions

All noise emissions from mechanical units are required to fully comply with the EPNR. At this stage of the project this is an ongoing investigation and will require further calculations once noise levels of units are confirmed. This includes all mechanical noise sources e.g. condensing units, roof mounted evaporative coolers, and various exhaust fans.

All mechanical noise sources will be attenuated or screened so as to achieve full compliance at all noise sensitive receiver positions, including any penalties for tonality or other characteristics where applicable. It is our understanding that compliance with the Daytime L_{A10} value of 45 dB(A) is required as the school is only operational during this period.

3.2 Design & Technology Noise

The main noise sources to consider from a Design & Technology Centre are the tools and equipment used, as well as the dust collectors typically installed on these sites. As these are mechanical in nature they are required to meet the regulations' Assigned Levels shown in Table O1.

3.2.1 Tools & Equipment

Generally speaking most typical activities located within the buildings will meet the Assigned Levels at the neighbouring noise sensitive premises, provided that all doors and windows are closed during operation of machinery. Most issue arise from the use of tools in an outdoor workshop area as this noise is not contained as well.

3.2.2 Dust Extractor

The noise emissions from the dust extractor / collector must meet the Assigned Levels. Currently the proposed noise emissions of this equipment in its proposed location are being assessed using SoundPLAN 8.0 acoustic modelling software. Based on the outcome of this modelling a required sound level will be written into the specification. The supplier of the dust collector will then be required to meet this performance solution.

4. CONCLUSION

As the acoustic consultants on this project we have provided advice to the Architect on achieving compliance with the *Environmental Protection (Noise) Regulations 1997* where applicable.

Where compliance is yet to be determined for mechanical noise sources these will be reviewed as an ongoing part of the project design, ensuring full compliance with the EPNR is achieved in the final documentation.

Hopefully the information contained within this report is clear, however if you have any further queries regarding any of this please contact the undersigned on 9474 5966.

Michael Ferguson

Associate Director B.IntArch(Hons) M.A.A.S.



GABRIELS HEARNE FARRELL PTY LTD

Member Firm - Association of Australasian Acoustical Consultants

A Unit 3/2 Hardy St South Perth WA 6151 P (08) 9474 5966
E michael@gabriels.net.au W gabriels.net.au M 0423 880 388



Technical Note

Subject: **Sacred Heart College – Parking Bays**

Date: **4th July 2019**

Author: **Paul Nguyen**

Client: **Sacred Heart College**

Sacred Heart College have engaged Shawmac to review and confirm the car parking supply on the school site. A site visit was undertaken on Tuesday 25th June 2019 to review the layout and count the parking bays.

An aerial photo showing the car bays and the dimensions is shown in Figure 1. As shown, there is a total of 166 parking bays on the site including 4 ACROD bays. As noted in Figure 1, several car bays that were unmarked but were clearly intended to allow for parking have been included in the count.

The car bays were checked for compliance with AS2890.1:2004 *Parking facilities – Off-street car parking* (AS2890.1) and AS2890.6:2009 *Parking facilities – Off-street parking for people with disabilities* (AS2890.6). Where the dimensions varied along a row of parking, the minimum measurement is shown. Several of the staff parking bays in the north-west corner of the site are currently marked well short of the effective parking bay length. The length of these bays were taken to be the length from the closed end of the bay and the edge of the parking aisle (see inset of Figure 1).

The dimensions highlighted in red are the non-compliant dimensions. In most of these instances, the non-compliant dimensions are not considered to be an issue as they only represent a small variation from the standard and the bays have been used without incident. The majority of the non-compliant bays are within the staff parking areas where the drivers are familiar with the parking layout and parking is long term. It is not considered necessary to modify these bays to meet the current standards.

According to AS2890.6, two side by side ACROD bays should be 2.4m wide each with a 2.4m wide shared space in between. The two ACROD bays in front of the science building are 3.2m wide each with a 1.5m wide shared space. Although this configuration is not technically compliant, the much wider bays provide additional manoeuvring area and would compensate for the narrower shared space. The two ACROD bays along the rear driveway are 3.0m wide each and do not have a shared space in between them. This is also not considered to be a major issue as the likelihood of both bays being used at once is considered to be low and the wider bays do provide some additional moving space. It is not considered necessary to modify these bays to meet the current standards.

Based on the above, all of the 166 counted bays can justifiably be included in the car parking supply for the school.



Figure 1: Aerial Photo of School Site