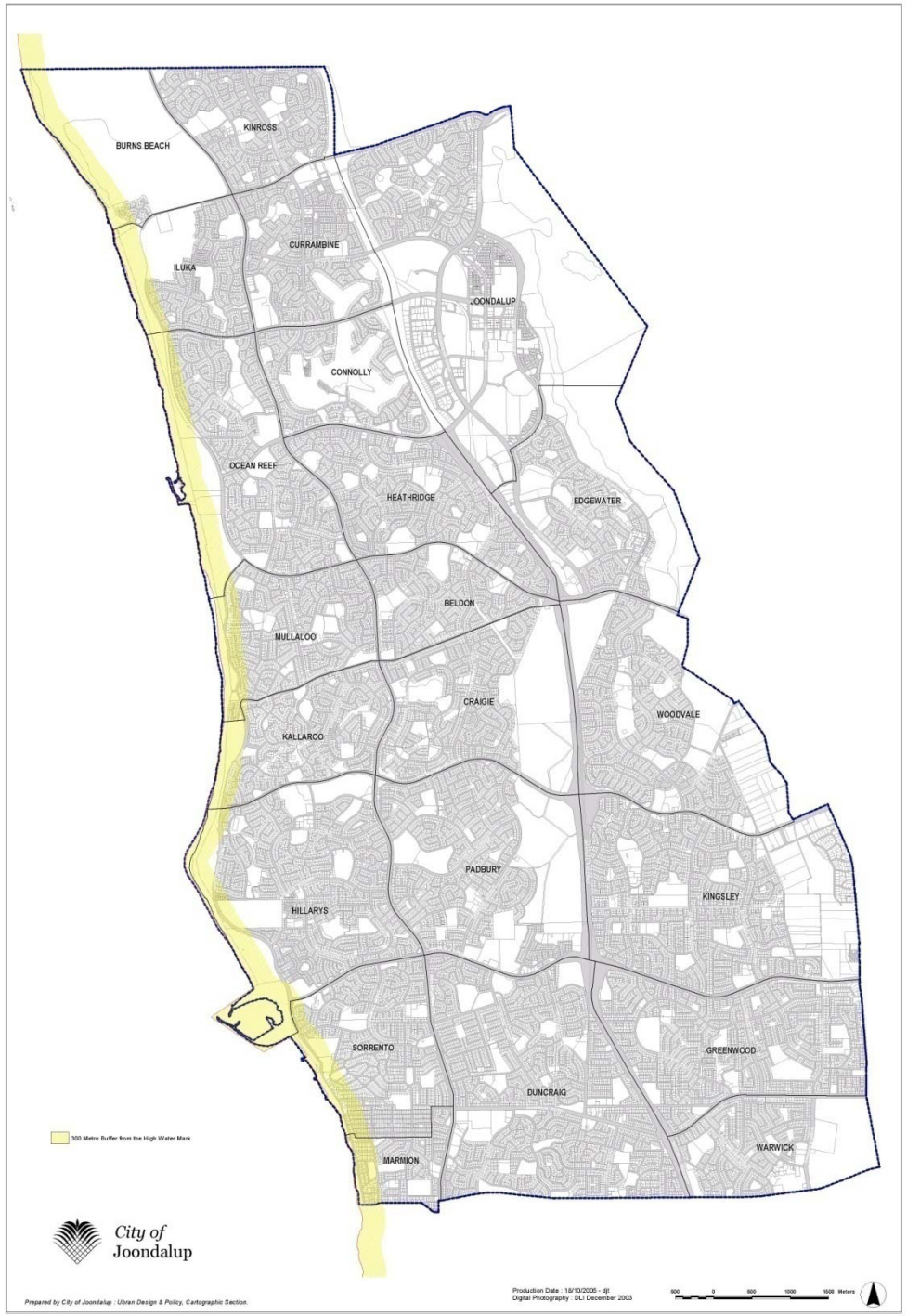
SACRED HEART AUDITORIUM

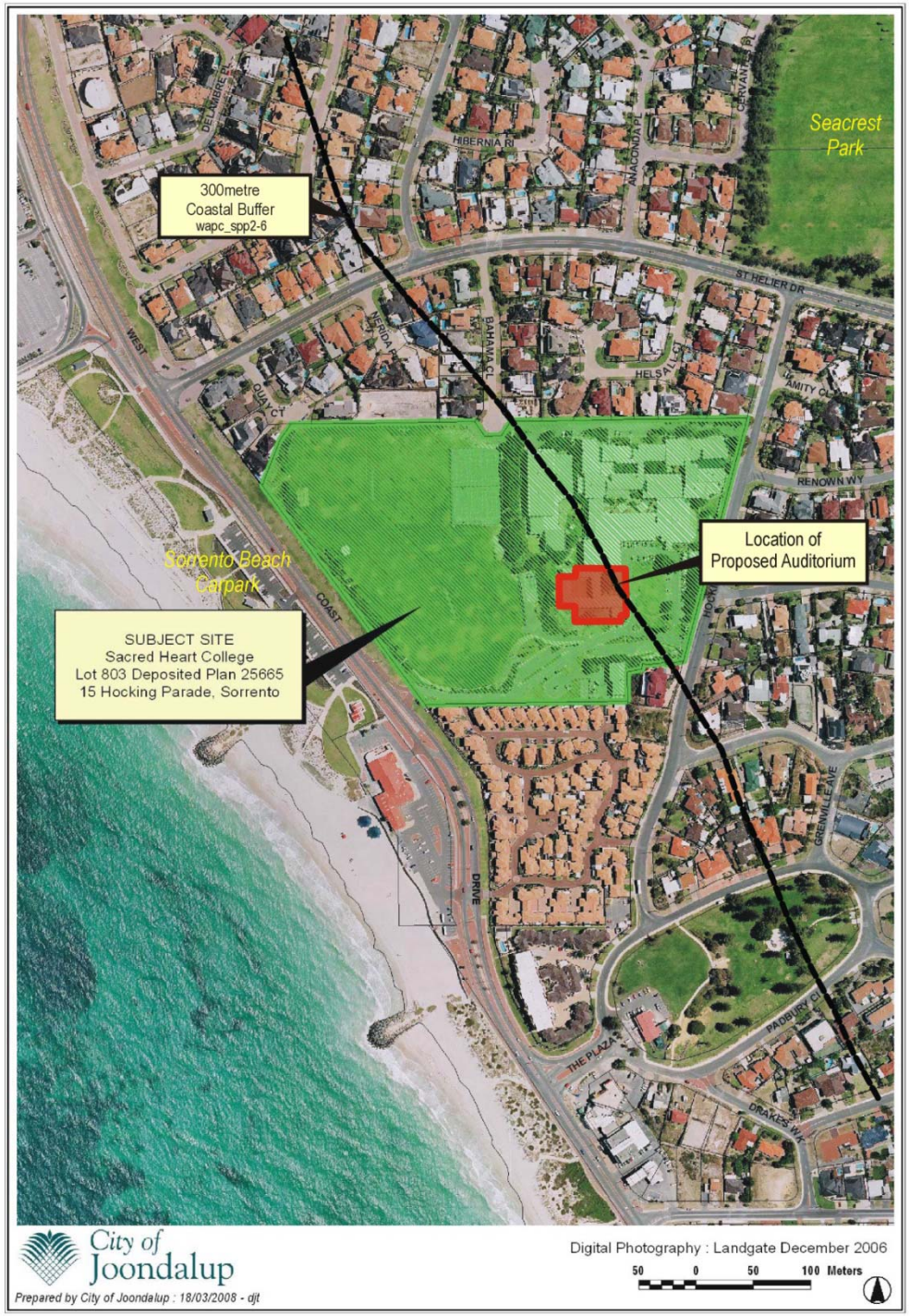
City of Joondalup

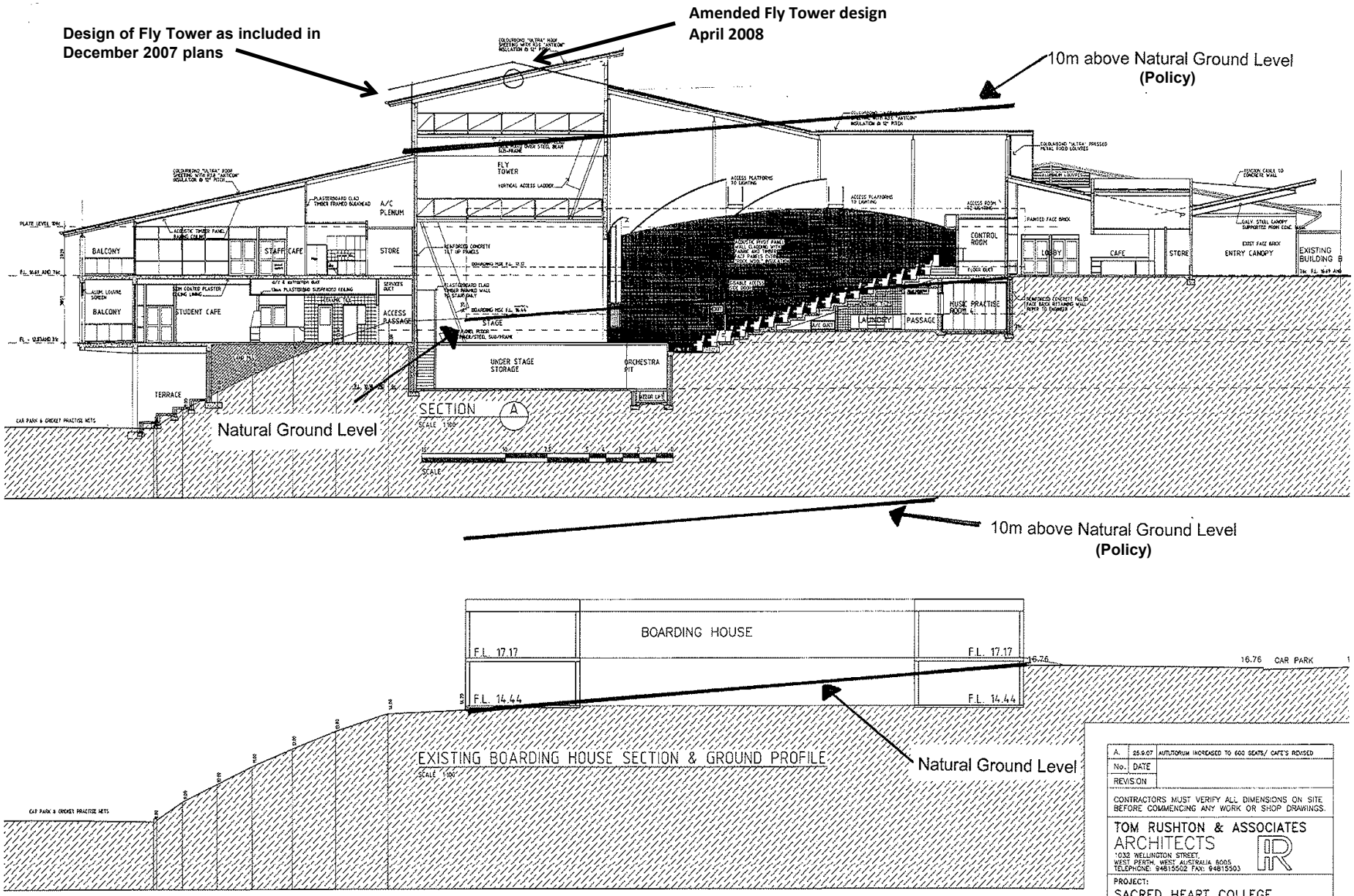


City of Joondalup

LOCATION PLAN

Application lodged 10 December 2007





No.	DATE	REVISION
A.	25.9.07	AUTUTORIUM INCREASED TO 600 SEATS/ CAFE'S REVISED

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.

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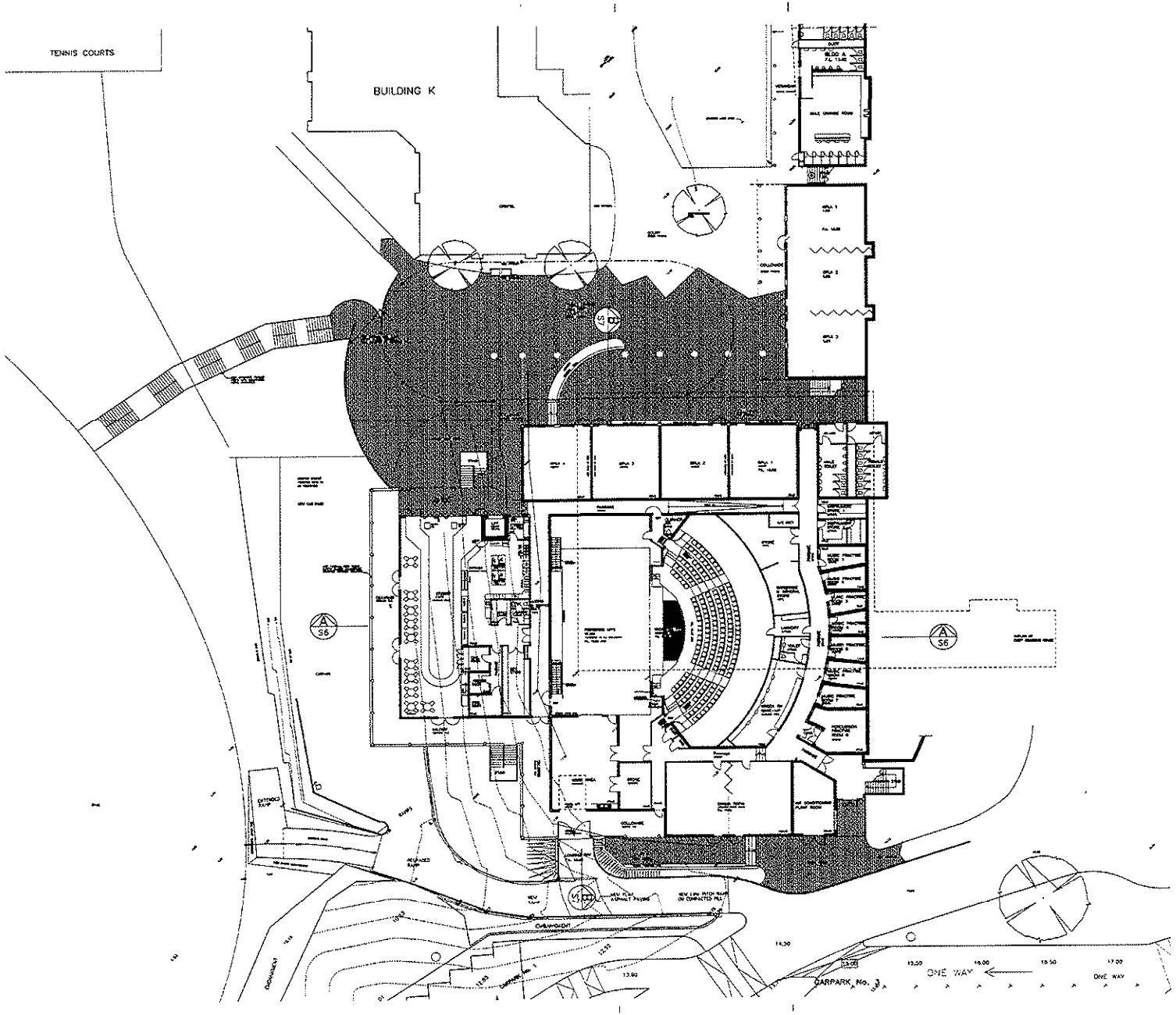
TELEPHONE: 94815502 FAX: 94815503

PROJECT:
SACRED HEART COLLEGE
15 HOCKING PARADE, SORRENTO.

DRAWING:
PROPOSED STAGE 8 WORKS
SECTION A
SKETCH PROPOSAL No. 1

SCALE:	DRAWN BY:	DATE:
1:100	jp	20th Feb. 2007
	PROJECT No.: 10207	SHEET No.: S6(A)



N

PROPOSED LEVEL 1 FLOOR PLAN

SCALE 1:200

A.	26.9.07	CAFE INCREASED SOUTH/GREEN ROOM ALTERED
No.	DATE	
REVISION		

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.

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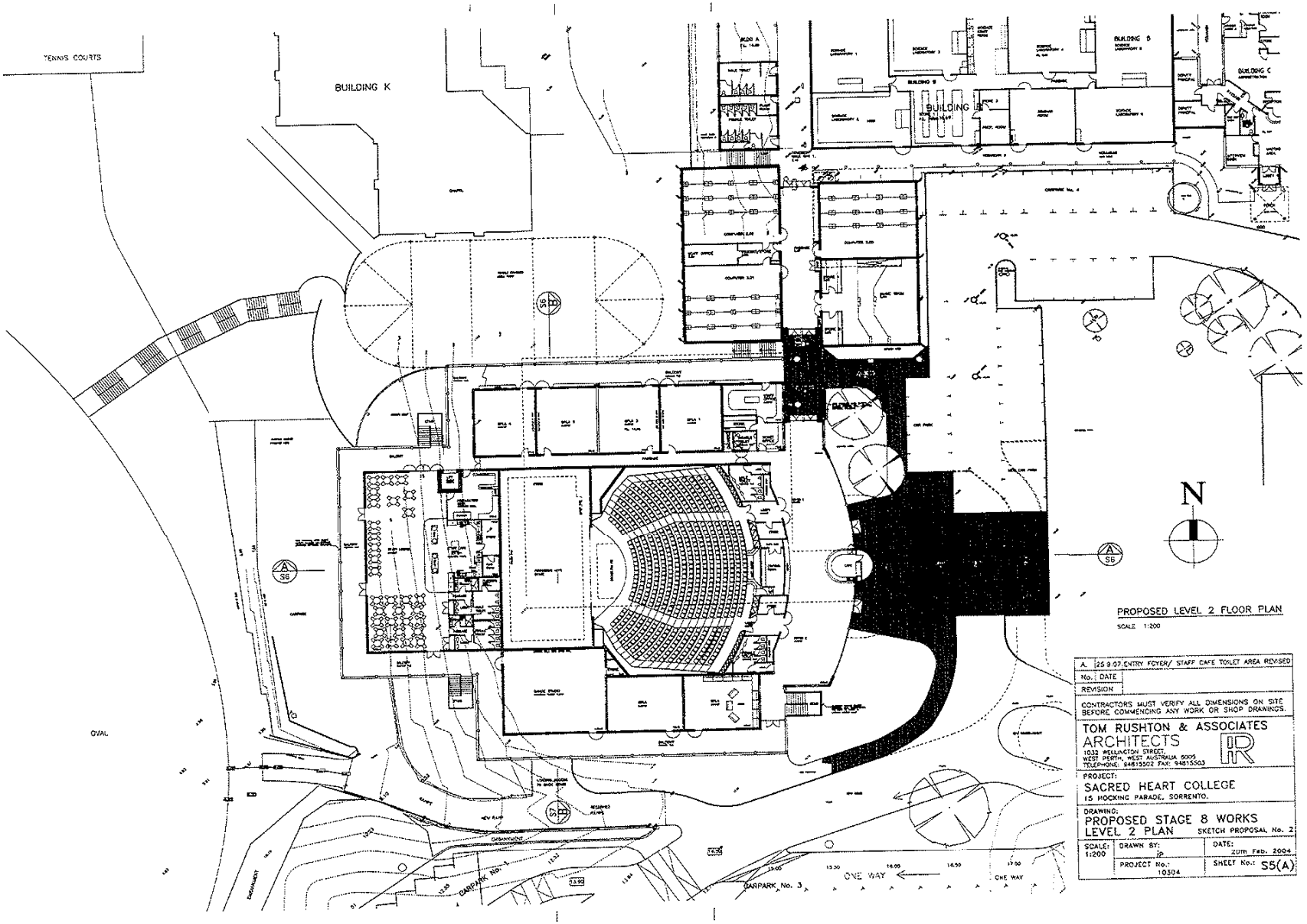
PROJECT:
SACRED HEART COLLEGE
15 HOCKING PARADE, SORRENTO.

DRAWING:
PROPOSED STAGE 8 WORKS
LEVEL 1 PLAN
STAGE 8 SKETCH 1

SCALE: 1:200	DRAWN BY: jp	DATE: 20th March 2007
	PROJECT No.: 10207	SHEET No.: S4(A)



PROPOSED LEVEL 2 FLOOR PLAN

SCALE 1:200

No.	DATE	REVISION
A.	25.9.07.	ENTRY FOYER/ STAFF CAFE TOILET AREA REVISED

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.

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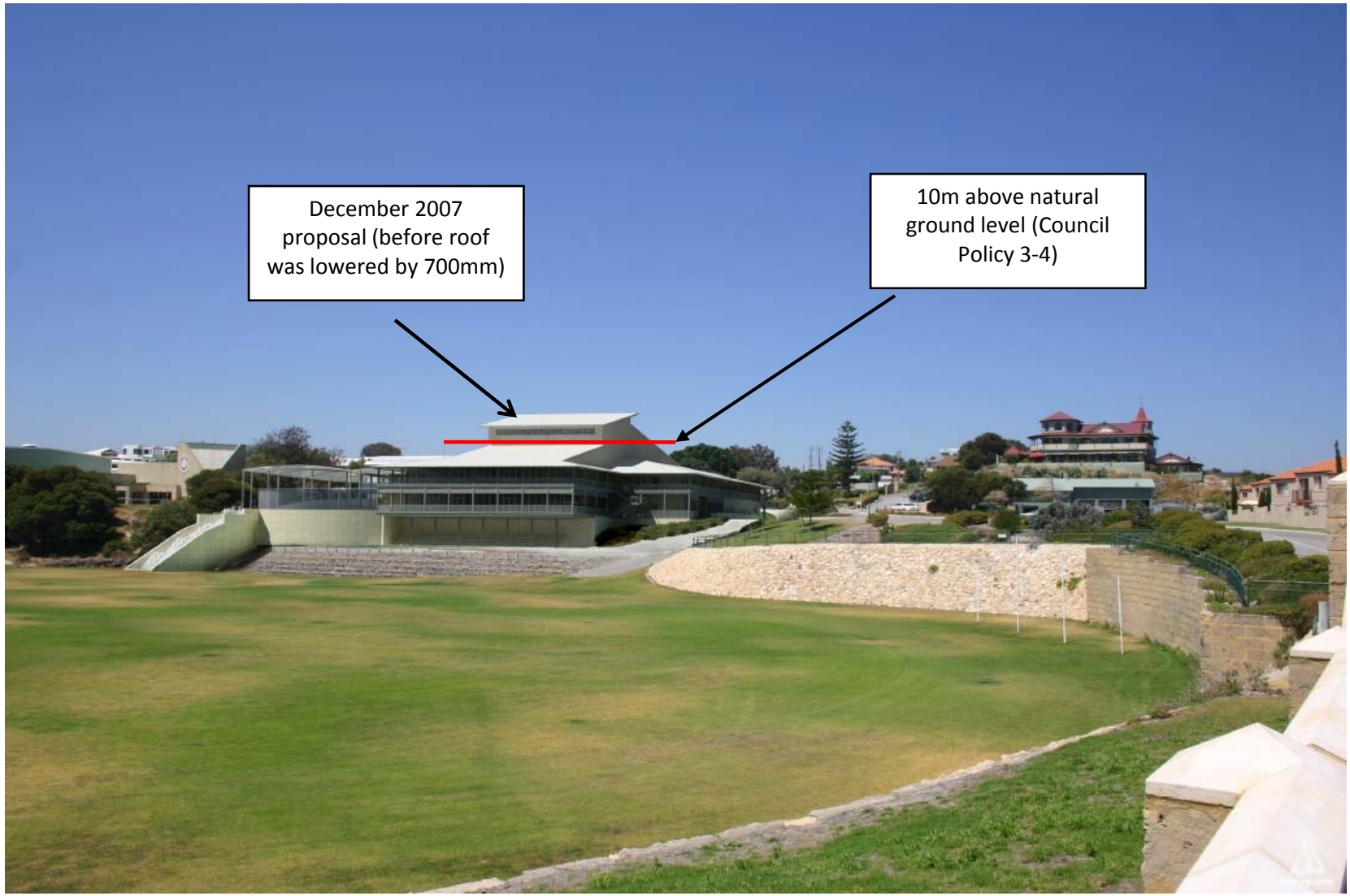
PROJECT:
SACRED HEART COLLEGE
15 HOCKING PARADE, SORRENTO.

DRAWING:
PROPOSED STAGE 8 WORKS
LEVEL 2 PLAN
SKETCH PROPOSAL No. 2

SCALE:	DRAWN BY:	DATE:
1:200	jp	20th Feb. 2008
	PROJECT No.: 10304	SHEET No.: S5(A)

Modified Montage of the Proposed Development before the 700mm lowering




Height 10m above
natural ground level
(Council Policy 3-4)

Assessment of Proposal

Key Issues identified

- Increase in school capacity
- Potential parking and traffic issues
- Size of new building
- Public consultation
- Council height policy and proposed DPS amendment
- Amenity

Invitation to make public submissions from 7 February to 28 February 2008

RESPONSE RECEIVED: 20 non objections, 85 objections and 8 letters of support

Height of Non-Residential Development Along the Coastline

2004
The Minister for Planning and Infrastructure recommends that the Council consider the introduction of Commercial height controls for land along the coastal strip.

18 October 2005
Policy Committee recommends to Council that a new policy be prepared on building height and scale that includes areas within 300 metres of the coastline.

1 November 2005
Council resolves to adopt the Policy Committee recommendation.

29 November 2005
Policy Committee recommends to Council that the draft Policy, and Amendment No 32 to DPS2, be advertised for public comment (advertising of DPS2 amendment not to commence until the New Year). The report noted that 8 non residential sites were identified. The identified sites are:

1. West Coast Drive/The Plaza, Sorrento. Commercial area
2. West Coast Drive/ The Plaza, Sorrento. Sorrento Beach Resort
3. Oceanside Promenade, Mullaloo. Commercial site
4. Sacred heart College
5. Northshore Country Club, Kallaroo
6. West Coast Drive/ Hepburn Ave harbour Rise. Commercial Area
7. Iluka Structure Plan – commercial area
8. Burns beach shop precinct

13 December 2005
Council adopts the draft Local Planning Policy and Amendment 32 for the purposes of advertising.

Height of Non-Residential Development Along the Coastline – cont.

21 February 2006
Council considers submissions and adopts the Local Planning Policy. The policy was intended to be a guiding regulation until the DPS amendment was finalised (through its longer statutory process).

4 April 2006
Council adopts Amendment 32 to DPS2, and forwards to WAPC.

31 May 2007
Minister for Planning and Infrastructure, via WAPC, advises of concerns in regard to the proposed amendment, and requests
that the amendment be reconsidered.

May-Dec 2007
Further research undertaken, plans watching brief on WAPC response to coastal height in Cottesloe as indicator of state government objectives.

5 February 2008
Canvassed Elected Members

18 April 2008
Letter to Minister with background report and requesting comments.

City of Joondalup

POLICY 3-4 HEIGHT OF BUILDINGS WITHIN THE COASTAL AREA (NON-RESIDENTIAL ZONES)

STATUS: **Council Policy** - A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.

Council policies are developed by the Policy Committee for approval by Council.

RESPONSIBLE DIRECTORATE: Planning and Community Development

OBJECTIVE: To ensure that the height of all development within the coastal area (non-residential zones) is sympathetic to the protection and enhancement of the amenity and streetscape character of the surrounding area.

Definitions

1 "Natural Ground Level" :

(i) means the ground level as formed by nature; or

(ii) where a level exists other than the ground level as formed by nature, and that level is the subject of all approvals required by law to authorise that level, means that level.

"Height": when used in relation to:

(i) a building used exclusively for residential purposes, has the same meaning given to it in the Codes; or

(ii) a building used other than exclusively for residential purposes, means the vertical distance measured at any point from the natural ground level to the uppermost part of the building above that point excluding any chimney or vent pipe.

STATEMENT

1. This Policy applies to all land, including local reserves, subject to the provisions of District Planning Scheme No 2, other than land within the Residential Zone. The Policy does not apply to land Reserved under the Metropolitan Region Scheme.

2. On land within 300 metres of the horizontal set back datum of a coast, as defined in the Western Australian Planning Commission's Statement of Planning Policy 2.6, buildings shall not exceed 10 metres in height.

City of Joondalup

SUSTAINABILITY

This Policy promotes Council's sustainability objectives by:

- Allowing the development of small community activity hubs near the coast that provide facilities for the local and wider community to enjoy, and that add to the social wellbeing of the community,
- Allowing small, low-rise activity nodes that will not lead to the over-development of the coastal area, and that will assist in maintaining the unique coastal setting,
- Limiting the potential overshadowing of adjoining areas, including beach areas, and limiting the visual impact of development on the coastal strip,
- Attracting small businesses and additional employment opportunities to the area,
- Attracting visitors to the City of Joondalup

Amendments:	CJ026-02/06
Related Documentation:	District Planning Scheme No 2 Delegated Authority Manual Council Sustainability Policy 2-1
Issued:	February 2006

Proposed DPS Amendment

District Planning Scheme No 2 – Amendment No 32

1 A new clause 4.17 is added as follows:

4.17 BUILDING HEIGHT

4.17.1 This clause applies to all land other than land within the residential Zone.

4.17.2 On land within 300 metres of the horizontal set back datum of a coast, as defined in the Western Australian Planning Commission's Statement of Planning Policy 2.6, buildings shall not exceed 10 metres in height.

4.17.3 Notwithstanding any other provision of the Scheme including clause 4.5, and notwithstanding any provision of an Agreed Structure Plan, the Council shall not approve an application for planning approval of a proposed development which does not comply with clause 4.17.2

2 Schedule 1 is amended as follows:

(i) the definition "height" is deleted and the following definition is substituted:

"height: when used in relation to:

(a) a building used exclusively for residential purposes, has the same meaning given to it in the codes; or

(b) a building used other than exclusively for residential purposes, means the vertical distance measured at any point from the natural ground level to the uppermost part of the building above that point excluding any chimney or vent pipe."

(ii) by adding the following new definition:

"natural ground level:

(a) means the ground level as formed by nature; or

(b) where a level exists other than the ground level as formed by nature, and that level is the subject of all approvals required by law to authorise that level, means that level.

Additional Information

Applicants provided information to respond to issues as follows:

Parking/Traffic

Sacred Heart provided information about the use of the auditorium and methods of proposed parking control for out of hours school events.

Size/Bulk

Sacred Heart provided amended plans which included lowering the proposed roof by 700mm.

Council Briefing Session – 6 May 2008

- Report provided to Councillors at the Briefing Session of 6 May 2008
- Sacred Heart College made a presentation to the Briefing Session
- Report provided which recommended refusal
- Elected members sought assistance in drafting an alternate recommendation

Council Meeting 13 May 2008

- Council considered motion to approve the development with conditions.

- Proposed conditions of approval included:

    a) Traffic management plan to be prepared
    b) Controls over location of plant and equipment
    c) Controls over use of auditorium
    d) Control over use of reflective roofing/materials
    e) Other normal and standard conditions

Alternate Recommendations

- Elected members not fettered solely by administrative recommendations
- Can and do request recommendations to assist with debate at Council meeting
- Role of the City is to support that process and decision making by Council

Precedent

- Each application to be considered on its own merits
- Legal advice and State Administrative Tribunal experience – precedent does not automatically apply
- Precedent might apply if development proposals, site conditions and planning considerations were exactly the same in the case of an application that was identical (in regard to characteristics) as one previously determined.