

ST MARKS ANGLICAN COMMUNITY SCHOOL – SPORTS PRECINCT & LEARNING HUB

LOT 600 (NO. 20) ST MARKS DRIVE, HILLARYS



PROJECT REF: 2616



DYNAMIC
PLANNING
AND DEVELOPMENTS

Prepared for
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1.0 Executive Summary

AngliSchools are seeking approval for additions to an existing 'Educational Establishment' known as St Marks Anglican Community School at Lot 600 (No. 20) St Marks Drive, Hillarys (herein referred to as the 'subject site'). The additions relate to a proposed sports precinct and learning hub.

Development Summary

Built Form

- Double court gymnasium.
- High ropes course and climbing wall.
- Fitness room.
- Movement room.
- Eight general learning areas providing a new home for the year 9 cohort.
- Oval level change rooms, storage areas and first aid facilities.

Access and Parking

- The development will be accessed via the existing road and pedestrian network within the established school.
- Parking demands will be met with the existing available parking provision within the school as there is no proposed increase in students or similar as part of the development.

Operationally

- The development is Stage 2 of a broader masterplan prepared for the site.
- The existing sports pavilion will eventually be closed and repurposed in a subsequent stage of the master plan.
- The proposed learning hub will service primarily the year 9 cohort.

Planning Framework Summary

Metropolitan Region Scheme	Urban • Abuts an 'Other Regional Road' reservation associated with Whitfords Avenue
City of Joondalup Local Planning Scheme No. 3	Centre
Local Structure Plan	Whitfords Activity Centre Structure Plan. • Education and Civic District
State Government Policies	• State Planning Policy 7.0 – Design of the Built Environment.

2.0 Introduction

Dynamic Planning and Developments acts on behalf of the AngliSchools, the registered proprietor of Lot 600 (No. 20) St Marks Drive, Hillarys (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Planning Approval for additions to an existing 'Educational Establishment' (St Marks Anglican Community School) at the subject site which will accommodate a new sports precinct and learning hub. The planning report contains the following pertinent details of the proposal deemed to be relevant as part of considering the merits of the application:

- Details of the proposal;
- Detailed assessment of the proposal against the City of Joondalup Local Planning Scheme No. 3 (LPS 2) and any relevant State or Local Planning Policies; and
- Detailed summary of additional technical considerations relevant to the assessment of the development application.

In addition to this planning report, the following documentation has been provided in order to assist the City of Joondalup in supporting and approving this development application.

- Certificate of Title pertaining to the site (**Appendix 1**).
- Relevant development plans (**Appendix 2**).
- Landscaping Plan (**Appendix 3**).
- Architectural Submission (**Appendix 4**).
- Acoustic Report (**Appendix 5**).

3.0 Site Details

3.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
600	410335	2918	493	20 St Marks Drive, Hillarys

Table 1 – Site Details

The area of the subject site is 10.697ha.

A copy of the Certificate of Title pertinent to the subject site is contained in **Appendix 1**.

3.2 Locational and Land Use Context

The subject site is located approximately 22 kilometres north of the Perth CBD within the municipal locality of the City of Joondalup in the suburb of Hillarys.

The subject site is surrounded predominantly by established low-density residential development. The site is in close proximity to key district and regional road connections including Marmion Avenue, Hepburn Avenue and Whitfords Avenue, which provide efficient north-south and east-west connectivity. In addition, the subject site is located within convenient access to public transport infrastructure.

The subject site currently accommodates St Marks Anglican Community School with Whitfords Shopping Centre in close proximity to the site. Figures 1 and 2 depicts the site within its regional and local context.

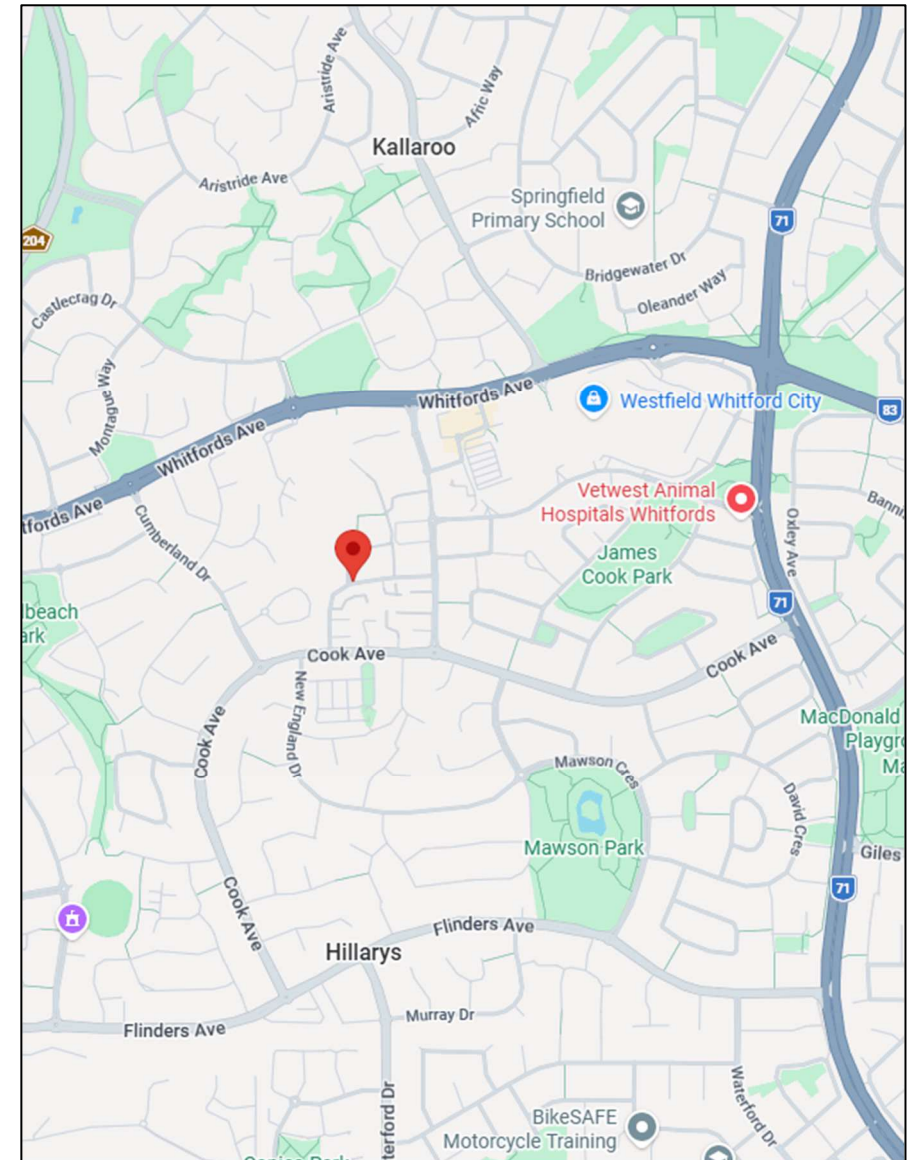


Figure 1 – Regional Context



Figure 2 – Local Context

4.0 Proposal Details

4.1 AngliSchools

AngliSchools are a well renowned national education provider that has been operating for 40 years with 16 existing schools servicing in excess of 17,600 students with approximately 2,500 staff.

Within Western Australia they have established ten (10) schools within the Perth Metropolitan Area and as such are well versed in the local operational requirements and achieving exceptional educational outcomes. Their core purpose is *'to establish, acquire and support low fee Anglican systemic schools which provide a high quality, inclusive, caring Christian education'*.

4.2 Development Details

The proposed development represents 'Stage 2' of a campus masterplan which identified projects and interventions over a 10–15-year period. The first three stages include:

- Stage 1 – new changerooms and maintenance area to replace those being removed as part of subsequent stages. This has been completed.
- Stage 2 (this project) – establishes a new Sports Precinct + Learning Hub to enable the re-purposing of the Pavilion in stage 3. The new Learning Hub provides classroom capacity for the continued operation of the school as future stages evolve e.g. Science + Environment Centre/demolition/repurposing of existing middle school.

- Stage 3 – regeneration of the existing sports pavilion to be repurposed as a new year 7 + 8 Middle School.

The proposed Stage 2 works will include:

- Double court gymnasium.
- High ropes course and climbing wall.
- Fitness room.
- Movement room.
- Eight general learning areas providing a new home for the year 9 cohort.
- Oval level change rooms, storage areas and first aid facilities.

The relevant development plans have been included in Appendix 2 with the Masterplan and Stage 2 works provided below in Figures 3 and 4. An architectural submission has also been included in Appendix 4 to further articulate the development intent.

LEGEND

- ST MARKS ANGLICAN COMMUNITY SCHOOL MASTERPLAN - IN PROGRESS
- ST MARKS ANGLICAN COMMUNITY SCHOOL MASTERPLAN - FUTURE
- CONNECT TO THE HEART, NORTH SOUTH CORRIDOR, EAST WEST CORRIDOR
- A ADMINISTRATION
- 1.0 CHANGEROOMS, GROUNDS & MAINTENANCE
- 2.0 SPORTS PRECINCT & LEARNING HUB
- 3.0 MIDDLE SCHOOL
- F4 SCIENCE AND ENVIRONMENTAL CENTRE
- F5 EARLY YEARS PRECINCT
- F6 PERFORMING ARTS
- F7 ARTS AND TECHNOLOGY PRECINCT

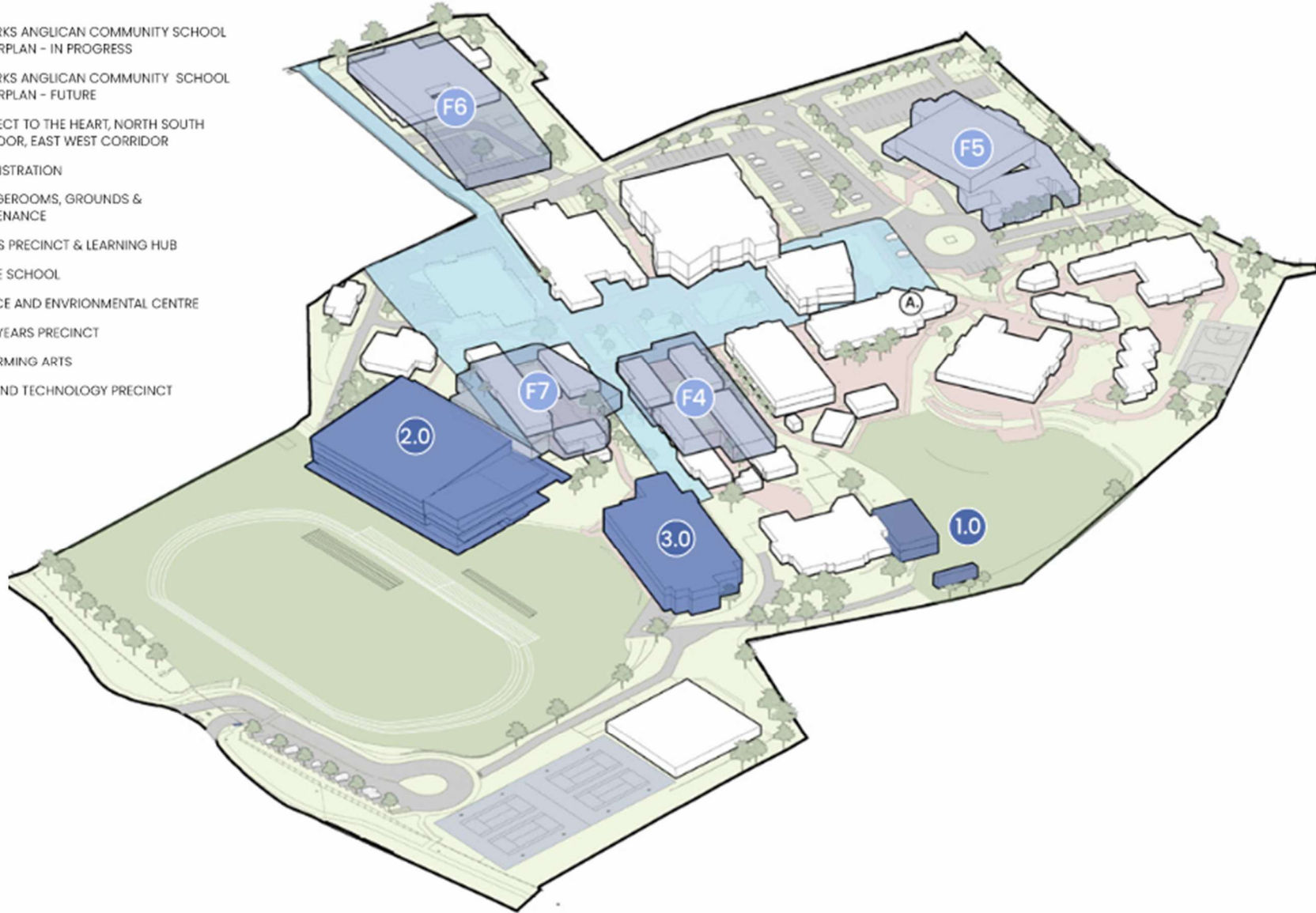


Figure 3 – Master Plan

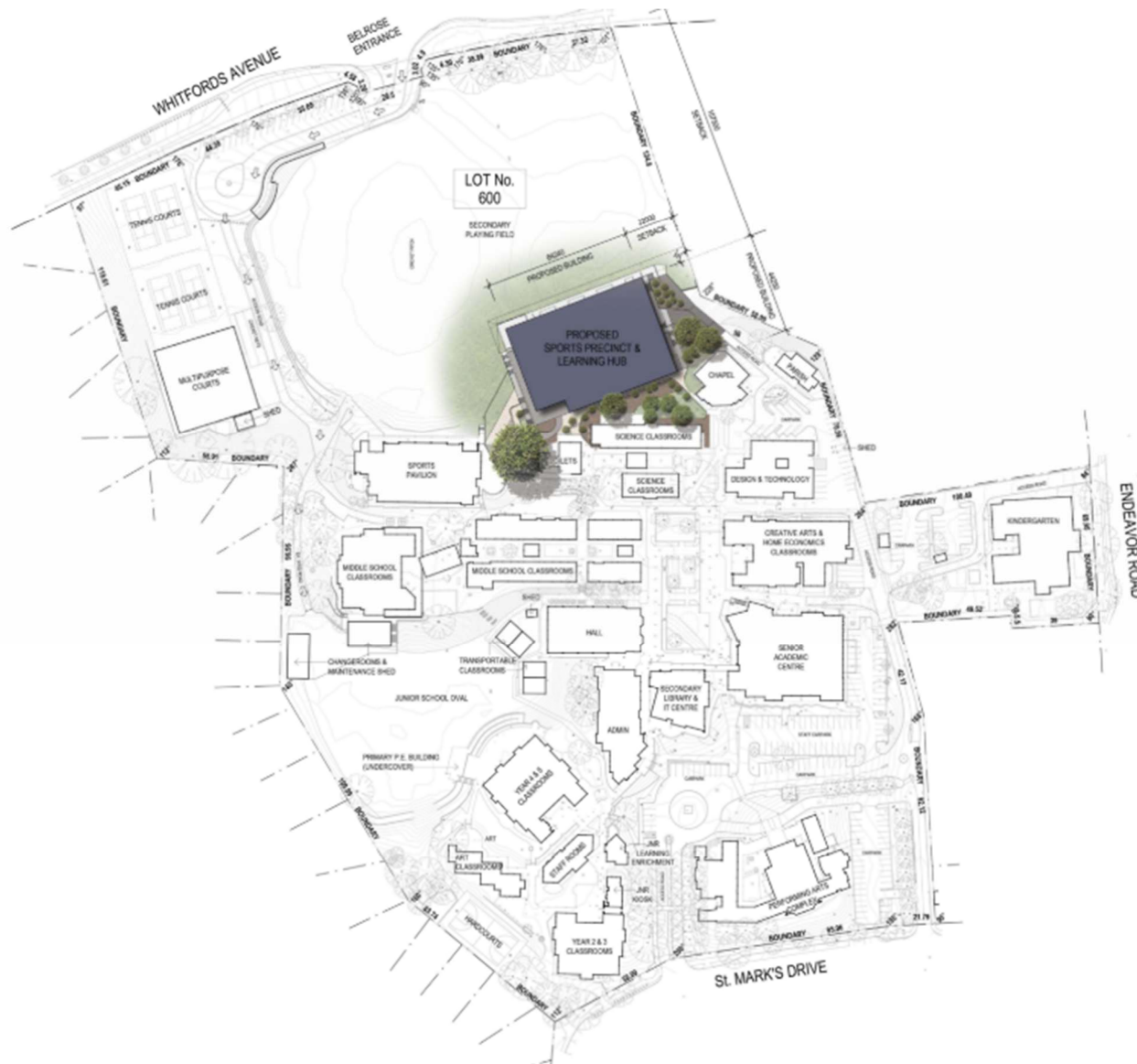


Figure 3 – Stage 2 Works

5.0 Planning Framework

5.1 Metropolitan Region Scheme (MRS)

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Urban' MRS zoning applicable to the subject site.

5.2 City of Joondalup Local Planning Scheme No. 3 (DPS2)

The subject site is currently subject to a 'Centre' zoning under the provisions of the City of Joondalup Local Planning Scheme No. 3 (LPS3). The intent of the 'Centre' zoning is:

- *To designate land for future development as an activity centre.*
- *To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.*

In accordance with the 'Centre' zoning, the City of Joondalup have adopted the Whitfords Activity Centre Structure Plan to guide subdivision and development which is discussed in more detail below.

5.3 Whitfords Activity Centre Structure Plan

The subject site is located within the area subject to the Whitfords Activity Centre Structure Plan and is located within the Education and Civic District (C4). Compliance with the structure plan is discussed in more detail within Section 6 of this report.

5.4 State Planning and Development Control Policies

The proposed development requires consideration against State Planning Policy 7.0 – Design of the Built Environment. Consideration of how the proposed development meets the provisions of the abovementioned policies has been addressed in Section 6 of this report. Further, it is commented that the proposed development will be considered by the City of Joondalup's Design Review Panel.

6.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- City of Joondalup Local Planning Scheme No. 3 (LPS 3).
- Whitfords Activity Centre Structure Plan.
- State Planning Policy 7.0 – Design of the Built Environment.

The below sections will address the relevant land use permissibility, planning considerations and development requirements outlined in the abovementioned statutory planning documents.

6.1 Land Use Permissibility

The proposed development seeks approval for additions to an existing 'Educational Establishment' land use which is defined in LPS2 as:

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

As the proposed development relates to an existing established land use, separate land use approval is not required in this instance.

6.2 State Planning Policy 7.0 – Design of the Built Environment

The proposed development has been assessed against the provisions of State Planning Policy 7.0 – Design of the Built Environment. How the proposed development addresses the relevant design principles is detailed in the architectural submission provided in Appendix 4. In addition, the proposed development will be considered by the City's Design Review Panel.

6.3 Development Requirements

There are limited development requirements applicable to the proposed development. The only relevant requirements are prescribed in the Whitfords Activity Centre Structure Plan. An assessment against these requirements has been provided in the below table.

There are requirements applicable to the site noted in Table 7 of Local Planning Scheme No. 3, however, these do not relate to the proposed development and as such haven't been included in the assessment.

Table 1 – Whitfords Activity Centre Structure Plan Assessment

Whitfords Activity Centre Structure Plan	Proposed Development	Compliance (Yes/No)
General Development Objectives		
- Development guidance consistent with Whitford Activity Centre's role and function as a secondary centre as defined by SPP 4.2. - Access to an improved regional high frequency bus service and a cycle network connecting Whitford with other sub regional attractors, the Whitfords train station and the Perth CBD. - Public realm that encourages walking and use of alternative modes of transport whilst enabling adequate access and parking for private vehicles, to ensure a wide range of activities where high visitation can flourish. - Focus for intense and diverse retail, commercial, residential, education, community and cultural, entertainment and leisure activities to serve the catchment population; and that are complementary to other centres in the North-West Sub-Region and the City of Joondalup. - Appropriate levels of hard and soft infrastructure for these activities to co-exist and flourish at Whitford as an important community node. - A local employment focus contributing to employment self-sufficiency targets for the North-West Sub-Region and the City of Joondalup - A robust and flexible urban structure and built form that is responsive to changing community aspirations and increased intensity and diversity of activity, while respecting the amenity of surrounding residential areas. - A vibrant and pedestrian friendly street based public realm. - A unique and appropriate visual character and identity using high quality architectural, spatial and landscape design.	- The proposed development does not proposed commercial/retail development and as such consideration of SPP4.2 is not applicable in this instance. - Refers to off site infrastructure upgrades that the development will benefit from. - Where the development is located within the school has no public realm interface. - The proposed development increases or improves the capacity of St Marks to continue to provide for quality educational outcomes that services the local community and represents and investment into their future at the site. - The school site more broadly provides a significant provision of both hard and soft infrastructure. - The proposed development supports a local employer. - As above, the proposed development will improve the educational offering at St Marks and will better serve the local community. There will be no negative amenity impacts that result from the proposed development. - The proposed development does not have a public realm interface. - The proposed development is a high quality and visually attractive building that has consistency with the existing St Marks built form. The proposed landscaping is also site responsible and will improve the amenity for students.	Yes N/A N/A Yes Yes Yes Yes N/A Yes

Whitfords Activity Centre Structure Plan	Proposed Development	Compliance (Yes/No)
- Reduced dependency on private cars thereby reducing energy consumption through aggregation of activities in a walkable centre and improved public transport access to the centre. - Energy and water efficiency in buildings and open spaces through application of ESD principles.	- The operation of St Marks relies heavily on public transport as most schools do. - St Marks have an overarching sustainability strategy and will implement solar, passive design principles, water-sensitive urban design and re-use of existing buildings.	Yes Yes
General Development Requirements		
Height - Max Height – 25m - Buildings adjacent to lower density areas outside of the district are to be no height than 2 storeys, within 6m from the relevant boundary.	- Max Height – 14.24m - Development is not adjacent to lower densities areas.	Yes N/A
Car Parking 2 bays per classroom but not less than 10.	The proposed development will result in the provision of 105 classrooms throughout the school which will require the provision of 210 bays. The proposed development includes an addition 2 bays which will provide 210 bays across the site.	Yes
Education and Civic District Planning Requirements		
Development Objectives - Provide for the continuation and enhancement of existing education and civic uses within the Education and Civic District. - Provide for an improve street treatment and interface which recognises the changing role and function of Endeavour Road as a Main Street mixed use environment. - Respect the adjoining residential land use in the form and placement of future development. - Facilitate improved vehicular access and movement through an additional access point from Whitfords Avenue and provision for effective drop off and pick up arrangements. - Facilitate vehicular and pedestrian access to St Mark's Anglican Community School from Endeavour Road.	- The proposed development will enhance/improve the offering available to the students of St Marks and community more broadly. - The proposed development does not front the street. - The proposed development has considerable separation from adjoining residential development. - There is no impact to existing pick up and drop off arrangements at St Marks resulting from the development	Yes N/A Yes N/A N/A

Whitfords Activity Centre Structure Plan	Proposed Development	Compliance (Yes/No)
	The development does not impact vehicular or pedestrian access from Endeavour Road. This should be dealt with separately.	
Development Standards		
Building Setbacks - Nil-2m to Endeavour Road. - Nil side and rear setbacks permissible subject to BCA requirements, except where abutting a residential lot.	- The proposed development does not abut Endeavour Road - The proposed development is setback some 22m from the side boundary.	N/A Yes
Pedestrian Access A well-defined pedestrian accessway aligned with the preferred Banks Avenue extension to the school from Endeavour Road shall be provided to facilitate a safe and convenient pedestrian access to and from St Marks Anglican Community School.	The proposed development does not abut, nor is it in close proximity to Endeavour Road and Banks Avenue.	N/A
Vehicle Access Locations - The use of existing accessways from Endeavour Road is satisfactory in the interim, until such time as sites with frontage to Endeavour Road are redeveloped. - Access to Whitford Avenue is to be via the Endeavour District as generally depicted on Figure 1 and Figure 3. - Any direct access from St Mark's Anglican Community School to Whitfords Avenue will be subject to the City of Joondalup and Department of Planning Approval.	- There will be no change to existing access arrangements as part of the proposed development and the site does not abut Endeavour Road. - As above, there will be no change to access arrangements. - Direct access has already been approved and is operational.	Yes N/A Yes

7.0 Other Considerations

7.1 Noise

As the proposed development is likely to be utilised outside of standard school hours (by the school only) and in noise sensitive periods i.e. after 7pm and before 7am, an acoustic analysis was undertaken to determine the impact of this. A copy of the report is included in Appendix 5 which the key findings below:

- All sensitive receptors are at least 150m away from the proposed development.
- Use of the facility in the evenings will comply with the assigned noise levels excluding the night time period of 10pm to 7am (9am on Sundays and Public Holidays) for the residents at 20 Brockwell Place and 3 Anson Court.
- An assessment of music was also undertaken with the ventilation louvres open and it was determined that noise levels would need to be limited to:
 - 75dB(A) during the daytime period (7am to 7pm Monday to Saturday).
 - 70dB(A) during the day time period (9am to 7pm Sundays and Public Holidays).
 - 70dB(A) during the evenings (7pm to 10pm all days).
 - 65dB(A) during the night time period (10pm until 7am all days).
- Noise breakout from the fitness room would comfortably comply with the assigned noise levels.
- It is highly unlikely that there will be any noise exceedances resulting from mechanical services associated with the development.

Based on the above findings, a number of management recommendations were suggested which include:

1. Between the hours of 7 am and 7 pm, Monday to Saturday, the amplified music volume at the internal perimeter of the indoor courts area shall not exceed 75 dB(A).
2. Between the hours of 9 am and 7 pm on Sundays and Public holidays, the amplified music volume at the internal perimeter of the indoor courts area shall not exceed 70 dB(A).
3. Between the hours of 7 pm and 10 pm, the amplified music volume at the internal perimeter of the indoor courts area shall not exceed 70 dB(A).
4. The indoor courts area shall not be used at night after 10 pm or prior to 7 am.
5. Subwoofers shall not be used within the building.

7.2 Waste

Any waste generated by the development will be dealt with in the existing bin stores provided within proximity of the development site i.e. bin 1 and bin 2. Collection will occur in accordance with existing waste management measures in place for the school which includes the engagement of a private waste contractor. A waste management plan (WMP) for this development in isolation would make little sense and preparing a WMP for the entire school site would be well beyond the scope of this application.

8.0 Conclusion

Based on the contents of this planning report, it is clear that the project proposal is appropriate for approval as it has been demonstrated that all site constraints can be appropriately addressed and the proposed development is entirely consistent with the approved Local Structure Plan. Further, the development will improve the existing offering at St Marks Anglican Community School which is an existing community asset.

As considered in detail within the contents of the planning report, the proposal will deliver a functional built form outcome that is compliant with the applicable development requirements relevant under the State and local planning framework. Further, it has been demonstrated to have no negative impacts on adjoining properties.

With regard to the above, the proposed development is considered to warrant favourable consideration and approval by the City of Joondalup.