

2 June 2021

City of Joondalup
PO Box 21
Joondalup WA 6027

**RE: PROPOSED REBUILD OF HILLARYS PRIMARY SCHOOL
DEVELOPMENT APPROVAL APPLICATION**

ATT:

Dear

On behalf of the Department of Education, we hereby submit Development Application for the rebuild of existing Hillarys Primary School located at 75 Lymburner Drive Hillarys. This application shall be assessed under the Joint Development Panel (JDAP) process.

The proposed rebuild is to replace existing original buildings (circa 1973), with new facilities that are in line with current Department of Finance (DoF) and Department of Education (DoE) educational requirements. The new buildings are based on the current DoF Standard Pattern School Brief. The existing Pre-Primary and Covered Assembly buildings constructed under the 2009 BER stimulus programme are to be retained. The existing oval and carparks are also to be retained, with slight modifications.

The school currently caters for 48 staff and 586 students from Kindergarten through to Year 6. The completed works will have capacity to accommodate 592 students.

The proposed redevelopment comprises of the following new facilities:

- Administration Block
- Library / Staff Room Block
- Teaching Block 1 containing 2 classrooms
- Teaching Block 2 containing 4 classrooms
- Teaching Block 3 containing 4 classrooms plus Inclusive Education
- Teaching Block 4 containing 8 classrooms over two storeys
- Hardcourts

This application includes provision for 4 No. transportables to cater for any future increase in school population. The transportables will be accommodated within the two designated 'transportable zones' as noted on the site plan.

The existing oval is currently 100m x 64m and is to be retained with no new works.

To enable the school is to remain operational during the rebuild, the new works will be constructed over three stages commencing November 2021 with the entire works scheduled for completion by April 2024.

All the buildings are single storey, apart for Teaching Block 4 which is two storeys, and shall be constructed from the following palette of external materials:

- Walls
 - Select face brick, main body with feature band and stack bond panels. Feature brickwork to match face brick of the existing BER buildings
 - Flat pan (Kliplok) metal sheet wall cladding, and Panelrib lining to ducts to extent noted on drawings, all colorbond finish
- Roof
 - Flat pan (Kliplok) metal sheeting colorbond finish

Parking shall be provided as outlined below:

- On-site (carparks to be retained, with minor modifications as noted:
 - Existing Carpark 1 23 bays (includes additional 6 bays)
 - Existing Carpark 2 25 bays (includes one ACROD bay)
 - Existing Carpark 3 23 bays
 - Existing Carpark 4 (realigned) 20 bays (includes one ACROD bay)
 - Total on-site car bays 91 bays (includes two ACROD bays)

Note Carpark 1 is to be retained as current 'Kiss n Drive'.

- Off-site
 - Existing verge parking 38 + 7 drop off/ pick bays
 - Total verge parking 45 bays

Refer to Traffic Impact Assessment Report for further details – copy enclosed.

Due to low scheme water pressure, fire and potable pumps and tanks are required. The pumps will be enclosed within a brick wall and metal roof structure, whilst the tanks will be concealed by powdercoat aluminium blade enclosure, located in the north west corner of the site as noted on the site plan.

The school site will be secured with a 2.1m high garrison fence, with gates to majority of the site boundaries. The Administration frontage and Carpark 4 will not be enclosed by fencing.

An arborist assessment has been carried out to ascertain condition of existing trees. Copy of report enclosed. The proposed site layout has been designed to utilise existing clear areas of the site for new buildings enabling maximum retention of existing trees. Refer to site and landscape plans for extent.

The site is not within DFES Bushfire Prone Zone, therefore bushfire management plan is not required.

Accompanying this application are the following:

- Completed and signed:
 - DAP Form 1 and MRS Form 1
 - City of Joondalup DA Checklists
 - City of Joondalup Sustainable Design Checklist

- Drawings:

○ Site Plan / Sections / Elevations	DD1.01, DD1.06
○ Perspectives	DD1.07
○ Administration Plan / Elevations	DD2.01
○ Library Block Plan / Elevations	DD3.01
○ Teaching Block 1 Plan / Elevations	DD4.01
○ Teaching Block 2 Plan / Elevations	DD5.01
○ Teaching Block 3 Plan / Elevations	DD6.01 & DD 6.02
○ Teaching Block 4 Plan / Elevations	DD7.01, DD7.02 & DD7.03 01
○ Landscape Concept Plans	L00 to L10 inclusive
○ Civil drawings	CO.01 to CO.10 inclusive

- Certificate of Title
 - Lot 9634 - Vol LR3154 Folio 657

- Transport Impact Assessment – Cardno Traffic Engineers -Version A - dated 9 April 2021

- Arborist Assessment – Arbor Logic dated February 2021

- Payment of JDAP fee

To achieve the planned completion by April 2024, the contract is scheduled to be awarded by October 2021. Your timely attention to this development application would be greatly appreciated.

For any further information or clarification, please contact Antonio D'Andrea of EIW Architects on 9484 4700.

Yours sincerely



ANTONIO D'ANDREA
EIW ARCHITECTS

Encl.

CC: DoE – Wendy Matthew – Letter only
DoF – Stephanie Seddon – Letter only