



Emmanuel Christian Community School

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City of Wanneroo
Attn Jeremy Thompson
23 Dundobar Road
Wanneroo WA 6065

10 August 2015

Dear Sir,

EMMANUEL CHRISTIAN COMMUNITY SCHOOL
PROPOSED NEW JUNIOR SCHOOL – CASSERLEY PARK
PROJECT NO.14033

I enclose the following as an application to commence development:

- Application for Approval to Commence Development form duly completed
- 1 copy of drawings;
 - 14033-01 – Proposed Site Plan – Scale 1:500 (A3)
 - 14033-02 – Proposed Site Plan – Scale 1:200 (A1)
 - 14033-03 – Ground and First Floor Plans – Scale 1:200 (A1)
 - 14033-04 – External Elevations – Scale 1:100 (A1)
 - 14033-05 – Internal Elevations – Scale 1:100 (A1)
 - 14003-06 – 3Dimensional Graphic – Not to scale (A3)
- Copy of Certificate of Title
- Traffic Impact Assessment Report dated July 2015
- Environmental Acoustic Report dated 7 August 2015
- Application fee of **\$22,952.16** based on an estimated construction cost of \$8,992,000 and made up as follows;
 - DA application fee; $\$112,663 + (0.123\% \times \$3,992,000) = 12,633 + 4,910.16$
= \$17,543.16
 - DAP fee; construction cost + GST = \$9,891,200
= \$5409.00

In support of the application the following points that have been raised are addressed as follows;

Pedestrian Access – As discussed in the meeting a large number of submissions addressed the removal of the pedestrian connectivity from the existing park. The preliminary concepts included the connections and



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these would need to be maintained (through lodgement as well as a condition of approval).

Pedestrian access has been provided for use at all times for the public by a new concrete path inside the northern boundary linking Casserley Avenue to Salcott road. The existing footpath in the southwest corner of the lot is to be re-routed to adjoin Casserley Avenue in the corner of the lot boundary.

Noise Impacts – Issues were raised about the noise impacts from the School on surrounding lots. This would need to be addressed prior to lodgement and a condition of approval would require an acoustic report to be undertaken to ensure adjoining residential lots are not impacted.

The impact of noise from the proposed school has been considered in the basic planning of the campus where the buildings surround the outdoor natural play area acting as a noise barrier on all four sides. It should also be noted that there are many precedents in the area of School

Developments which are located within a residential area. The primary example of this is the existing Emmanuel Christian Community School Campus, which has been located on Salcott Road for the past 32 years and is in very close proximity to the proposed school site. Other schools which are located in the immediate surroundings are; Girrawheen Senior High School, Our Lady of Mercy Primary School and Roseworth Primary School.

Attached is the Environmental Acoustic Report

Traffic/Car Parking – A report will need to be lodged which addresses a number of internal and external factors relating to car parking. It would need to address the amount of car parking provided (both on site and on street), the location of this car parking and how it will not impact surrounding residential lots, location of access and egress points and the impacts on the surrounding road network from the number of cars.

Refer to the enclosed Traffic Impact Assessment Report dated July 2015.

As calculated from the City of Wanneroo Planning Scheme, provision for 123 parking spaces is required for the proposed development. After a preliminary meeting with Council Officers on the 13th of November 2014, it was established that there is a shortfall of 7 parking spaces overall, and that the drawings demonstrate that the parking on site has been maximised and all available area for parking has been utilised.

The general requirement for parking on site, not including staff parking, will be from 8:15 to 8:45am and 3:00 to 3:30pm during the school term, and for the remainder of time these parking spaces will be unused.

As the report outlines, the shortfall of 7 parking spaces could be accommodated by parking on the Salcott Road verge, as a pedestrian



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path links the proposed Junior School to the footpath network on Salcott Road.

Any relocation of public transport infrastructure (Bus Stop) along Casserley Avenue.

It is envisaged that the bus stop will remain in its current location.

The retention or removal of any vegetation throughout the property – As the site was a POS the retention of vegetation where possible is encouraged.

As much as possible of the existing natural vegetation will be retained as indicated on the site plan, where it is necessary to remove the existing for construction, a new landscaping plan will be prepared showing planting around the buildings and parking areas.

The interface between the car parking areas and adjoining residential development. What treatments are going to be incorporated to ensure there is no adverse impacts of the car parking areas on the residential lots

The areas between the car parking and adjoining residential fences will be planted as part of the new landscape plan.

I look forward to receiving approval for the development.

Yours faithfully,

Pedro Cruz
Principal

M.Ed Admin(UNE) BSc.(UWA) Dip. Ed.(UWA) MACEL MACEA

For Emmanuel Christian Community School Inc