

23 July 2019

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**RE: PROPOSED SUNNINGDALE PRIMARY SCHOOL
DEVELOPMENT APPROVAL APPLICATION**

Att: Mr Tim Dawson

Dear Tim

On behalf of the Department of Education, we hereby submit Development Application for the construction of a new primary school at Lot 9766 (No. 35) Sunningdale Road Yanchep. This application shall be assessed under the Joint Development Assessment Panel (JDAP) process.

The school is designed to cater for approximately 40 staff and 430 students from Kindergarten through to Year 6. This application includes provision for 6No. transportables to cater for any future increase in school population, to a maximum of 560 full time equivalent students. The transportables will be accommodated within the designated 'transportable zones' as noted on the site plan.

The proposed redevelopment comprises of the following new facilities:

- Administration Block
- Library / Staff Room Block
- Covered Assembly / Music Room / Canteen Block
- Teaching Block 1 containing 5 classrooms
- Teaching Block 2 containing 4 classrooms
- Teaching Block 3 containing 4 classrooms
- Teaching Block 4 containing 2 classrooms, Arts & Craft and Inclusive Education
- Hardcourts

All the buildings are single storey, and shall be constructed from the following palette of external materials:

- Walls
 - Select face brick, main body with feature band and stack bond panels to head height
 - Mini Orb / Kliplok wall cladding to extent noted on drawings
- Roof
 - Kliplok colorbond finish, with feature coloured polycarbonate sheet infills at high level to extent noted on drawings

Parking shall be provided as outlined below:

- On-site:
 - Carpark 1 off Sunningdale Rd 33 bays
 - Carpark 2 off Moorpark Ave 35 bays
 - Total on-site car bays 68 bays (includes 3No. universal access bays)

- Off-site
 - Sunningdale Rd verge 27 bays
 - Moorpark Ave verge 36 bays
 - Total off-site car bays 63 bays

 - Total number car bays: 131 bays

Existing bus stop along Sunningdale Rd to be retained, and Kiss n Drive facility to be incorporated within central row of 14 bays along Sunningdale Rd. Footpaths will be provided along within the verges for the length of school frontage and shall be minimum 2.5m wide where achievable.

Refer to enclosed Traffic Impact Assessment Report for further details.

Fire pumps and tanks are required due to low scheme water pressure, and will be concealed within a powdercoat aluminium louvered enclosure, located west of the Covered Assembly building.

The school site will be secured with a 2.1m high garrison fence, with gates to extent as noted on site plan.

A Bushfire Management Plan and Bushfire Emergency Evacuation Plan has been prepared by Emerge Associates. Copy are enclosed for your information and records.

The existing oval which straddles both the school site and St Andrews Park to the south will be retained, with slight modifications to playing field layouts, and a new football oval with fixed goal posts in accordance with the Primary School Brief. The oval and existing sport facilities are intended to be shared between the school and public, and managed by a joint use agreement between Department of Education and City of Wanneroo.

Accompanying this application are the following:

- Completed DAP Form 1 and MRS Form 1
- Drawings:
 - Site Plan / Sections SK101 RevP2, SK102 Rev P1
 - Administration Plan / Elevations SK201 Rev P3, SK203 Rev P4
 - Library Block Plan / Elevations SK301 Rev P2, SK304 Rev P3
 - Teaching Block 1 Plan / Elevations SK401 Rev P5, SK404 Rev P3
 - Teaching Blocks 2& 3 Plan / Elevations SK501 Rev P3, SK504 Rev P3
 - Teaching Block 4 Plan / Elevations SK701 Rev P4, SK704 Rev P4
 - Covered Assembly Plan / Elevations SK801 Rev P3, SK804 Rev P3
 - Landscape Concept Plan
 - Civil drawings C02 to C06 and associated details Rev A

- Certificate of Title
 - Lot 9766 - Vol LR3015 Folio 191
- Transport Impact Assessment – V0 dated 10 July 2019 as prepared by Shawmac Traffic Engineers
- Building Envelope – Acoustic Report – May 2019
- Bushfire Management Plan – Version B dated July 2019 as prepared by Emerge Associates which contains a Bushfire Emergency Evacuation Plan
- Payment of JDAP fee of \$9,735.18 (\$9,680.00 + \$55.18 card surcharge) has been paid at time of submission

To achieve the planned completion by December 2020, the contract is scheduled to be awarded by December 2019. 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 9381 4844.

Yours sincerely



ANTONIO D'ANDREA
EIW ARCHITECTS

Encl.

CC: DoE – Saviz Binesh – Letter only
BMW – Timothy Brown