

SCHEDULE OF SUBMISSIONS
PROPOSAL: DA14/0506 New Primary School (Stage 1)

SUBMISSIONS CLOSE: 19 December 2014
OFFICER: Carly Rundle

App. No	ADDRESS	NAME	Nature of Submission	Comment
GOVERNMENT SUBMISSIONS				
1	South West Highway BUNBURY WA 6230	Department of Fire and Emergency Services (DFES)	<ol style="list-style-type: none"> Requested that a new Fire Management Plan be prepared. The Fire Management Plan submitted as part of the application does not contain an evacuation plan and DFES will not provide comments until a complete plan is provided. How the City chooses to progress this matter is at its own discretion. 	<ol style="list-style-type: none"> New Fire Management Plan has been prepared. The applicant has requested that the evacuation plan be required to be provided prior to building permit. The Fire Management Plan adequately demonstrates that fire risk can be reduced to an adequate level for development. The Fire Management Plan will be conditioned on approval, and an evacuation plan provided and referred to DFES for comment and endorsement by the City prior to building permit.
2	151 Royal Street EAST PERTH WA 6004	Department of Education	<p>No Objection.</p> <p>Advised that new private schools should be referred to Department of Environment and Services who are responsible for the registration and accreditation of private schools.</p>	Noted and referred to DES for comments.
3	Level 9, 20 Walters Drive OSBOURNE PARK DC WA 6017	Department of Education Services (DES)	<p>DES assess the registration of new schools.</p> <p>The Minister of Education has given advice that the school will not detrimentally affect an existing schools ability to continue to operate.</p> <p>Registration with DES will be required at a future stage.</p>	Noted.
4	PO Box 5010 BUNBURY WA 6722	Main Roads WA South West Region	<p>Cornerstone Way will soon become part of the 'Area 70' speed zoning proposed for the Yallingup Hills Area which means that the school will be eligible for Timed School Speed Zone.</p> <p>Solar powered Time School Zones (flashing 40) will be installed, subject to any shade issues.</p>	Noted – Main Roads are responsible for new school speed zones.
5	Locked Bag 104 BENTLEY DELIVERY CENTRE WA 6983	Department of Parks and Wildlife (DPaW)	<ol style="list-style-type: none"> Preference for development to be located in cleared areas. Development should aim to minimise impacts and fragmentation of vegetation. Property is located within a Priority Ecological Corridor. The Dunsborough Borrowing Crayfish has been identified in close proximity to the site, which is listed on Schedule 1 of the Wildlife Conservation Notice 2008. Recommend that the City condition that an 	<ol style="list-style-type: none"> Stage 1 development is located in cleared areas and overall development is located in less vegetated areas of the property. Further discussions with DPaW advised that the areas of value for the Priority Ecological Corridor are confined to Lot 2, and Lot 1 acts as more of a buffer area. The Dunsborough Borrowing Crayfish will only be located in damp areas of the site, which is unlikely to occur in Lot 1.

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			<p>Environmental Management Plan (EMP) be prepared and implemented to protect and minimise impacts of development on biodiversity of the site. The EMP should include a flora and vegetation condition assessment and flora survey.</p> <p>4. Suggested that offset planting in the east occur and commented that the oval is within the 70m no development area.</p>	<p>3. The extent of clearing required for Stage 1 is minimal, does not require a clearing permit from the Department of Environment and Regulation and does not warrant the preparation of an Environmental Management Plan. Future development on the site may warrant further assessment of environmental values and will be considered at this stage. Future development may also require a clearing permit which can request an Environmental Management Plan at this stage.</p> <p>4. There is limited vegetation being removed to accommodate Stage 1 development, offset planting in the east will be required as a condition of stage 2 works. Development may be located in the no development area if planning consent is issued by the City, The purpose of the setback is to maintain visual amenity, the location of the oval within the 70m setback area will not impact on visual amenity and will only result in the removal on non-native vegetation. The location of the oval within the no development area is consistent with the intent of the setback of the Commonage consolidated structure plan.</p>
6	PO Box 261 BUNBURY WA 6231	Department of Water (DoW)	<p>1. Local Water Management Strategy (LWMS) or Urban Water Management Plan (UWMP) is not required for development. Drainage Management Strategy is sufficient to address water flows achieving pre development levels post development.</p> <p>2. Prefer that Reticulated sewer be provided to the site if this is an option, and this will be determined by servicing feasibility to be undertaken.</p> <p>3. Adequate water supply to be confirmed and advise landowners of issue with identifying water sources from the bore.</p> <p>4. Request that detailed design takes into account Finished Floor Level and concerns over single discharge point to the north east corner where erosion may occur.</p>	<p>1. The LWMS will not form part of the planning consent and will be used as a background informing document.</p> <p>The LWMS provides a Drainage Management Strategy which DoW have given advice that this sufficiently demonstrates that stormwater for all buildings can be managed and should form part of the approval. A detailed drainage plan can be conditioned on approval for each stage.</p> <p>2. Noted. Details of a suitable water supply will be conditioned on approval, and will need to be demonstrated that this can be provided.</p> <p>3. DoW have provided an advice note to be placed on approval notifying the applicant that the groundwater from the approved bore is unlikely to be able to provide sufficient water supply for landscaping.</p>

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				4. Detailed Drainage Plans to be conditioned on approval that will address these requirements. Further discussions with DoW have provided that they have reviewed the plans and do not have an issued with the 1 in 100 year drainage to the north east corner on the plan.
7	629 Newcastle Street LEEDERVILLE WA 6007	Water Corp	1. Reticulated water supply will be subject to a service feasibility being undertaken. 2. Discharge to Water Corp lot to the east will need to be compensated to pre development levels.	1. Noted- see comment 2 above. 2. Noted. Addressed in the Drainage Management Strategy which has been supported by DoW. Detailed drainage plans will be conditioned on approval.
Public Submissions				
8.	Lot 6 Commonage Road QUINDALUP WA 6281	L. Atkins, on behalf of E.M & P.H Atkins	No objections	Noted.
9.	Lot 27 (Hse 28) Koopin Place QUEDJINUP WA 6281	R & C Webb	Objection to development based on: 1. Detrimental impact on visual Impact of over height assembly building. 2. Concerns regarding clearing of vegetation that has occurred over the last 12 months and vegetation to be removed as part of this application. 3. Location of oval intruding 9m into the 20m revegetation/ buffer planting area. 4. Noise generated from Early Learning Centre which is for child care and is an extra use to the Primary School. 5. Noise from use of assembly hall out of hours. 6. Noise from increased traffic. 7. Query as to what conditions will be imposed in terms of age of children attending and hours of operation. 8. Objection to the use of the siren or loudspeaker and what conditions will be imposed. 9. Request further information as to where play areas	1. The assembly building has a proposed maximum height of 11.4m, varied from the height limit of 7.5m permitted in Rural Residential zones. The walls of the assembly building are 7.73m which then rise to a ridge of 11.4m, The request to vary the building height to 11.4m is not anticipated to impact on the visual amenity of the adjoining landowners or the locality and is consistent with the scheme (see Council report for full discussion). 2. Officers are not aware of any clearing that has occurred on site, and did not identify any recent clearing on a site visit. Updated aerial photography will be investigated to establish if any clearing has been undertaken without consent and will pass this onto the compliance department if necessary. 3. The oval is to be constructed in Stage 2. The removal of vegetation will be compensated for by offset planting to the east. Re-orienting the oval will result in development being pushed further to the east of the site which will result in the removal of further remnant vegetation. The current location of the oval is a better outcome for

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			<p>are to be located.</p> <p>10. Concerns over location of buildings as part of Stage 2 and proximity to lot boundary.</p> <p>11. Objection that the use is inconsistent with the Rural Residential area.</p>	<p>vegetation retention.</p> <p>4. The school includes an early learning centre which caters for up to 40 kindy/pre-kindy. This is part of the use of the educational establishment and is not a separate use. Pre kindy and kindy playgroup will occur within school hours, and runs for half a day per week.</p> <p>5. The application has not provided that the assembly hall will be used out of hours. The use of the assembly hall will be required to be used consistent with the definition of an 'educational establishment' only and is anticipated to be used out of hours for special school events. Any use of the assembly building which uses equipment to emit noise will be required to comply with noise regulations which will restrict the type of use and hours of use of the assembly building.</p> <p>6. Noise from traffic and uses outlined in submissions 4 and 5 is not anticipated to have a detrimental impact on adjoining landowners (See Council Report for full discussion on noise).</p> <p>7. No age restriction will be imposed on children and hours of operation.</p> <p>8. The use of a siren or loudspeaker will be required to comply with noise regulations noise emission limits and will be managed separate to the planning process.</p> <p>9. Play areas are to be located north of buildings for Stage 1. Officers do not consider that the noise generated from stage 1 and play areas will have a detrimental impact on adjoining landowners (see the Council report for full discussion).</p> <p>10. The location of Stage 2 buildings comply with setback requirements of 20m from the rear boundary.</p> <p>11. Lots 1 and 2 were identified as a 'possible location' for an 'Educational Establishment' and</p>
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				<p>'Place of Public Worship' as part of the Development Guide Plan process and were designed in a manner to accommodate this use. The Rural Residential zone allows the use of an Educational Establishment to be considered in the Rural Residential zone, subject to meeting requirements of the Scheme.</p>
10.	Lot 29 (Hse 31) Koopin Place QUEDJINUP WA 6281	J & S Winkle	<ol style="list-style-type: none"> Concerns over noise from use of sirens. Detrimental impact on visual Impact of over height assembly building. Concerns over public access and the use of informal tracks from Dunsborough Lakes to the school given that there are no formal pedestrian pathways. 	<ol style="list-style-type: none"> See comment 7 above. See comment 1 above. Stage 1 will accommodate pre kindy/kindy and pre-primary only which will be dropped off by vehicles and will not require footpaths/public access from Dunsborough Lakes. <p>Stage 2 will require further consideration to the construction of footpaths, which may naturally occur through future development of adjoining Lot 10 (currently in the ownership of Water Corp), but will need consideration as to how this can be provided.</p>
11.	Lot 26 (Hse 26) Koopin Place QUEDJINUP WA 6281	R & K Smith	Issues raised as part of this submission are addressed as part of Submission No. 9	See comments on number 9 above.
12.	Lot 30 (Hse 29) Koopin Place QUEDJINUP WA 6281	R & S Fawcett	<ol style="list-style-type: none"> Objection to the location and orientation of oval intruding 9m into the 20m revegetation/ buffer planting area. Concerns over noise from the use of the siren. 	See comments 3 and 9, in submission 9.