



LAND REDEVELOPMENT COMMITTEE



Date: 15 July 2024
Item 2.1: Wungong Primary School
Submitted by: Matt Ryan

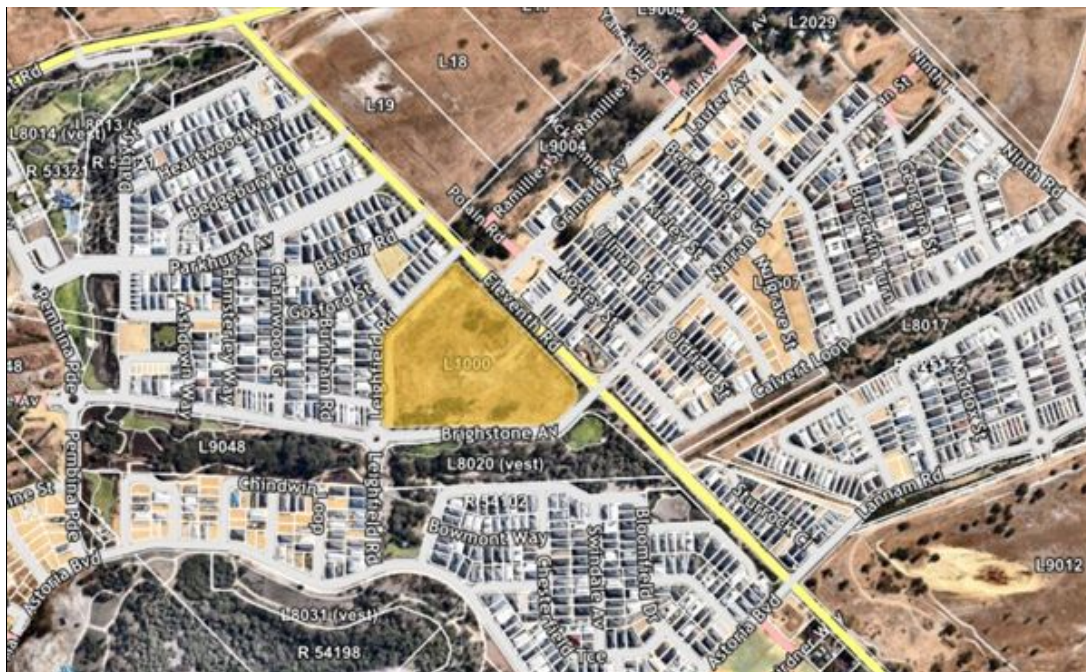
Information

Project Area: Armadale Redevelopment Area
Location: Lot 1000 Brighstone Avenue, Hilbert
Owner: Minister for Education
Applicant: Department of Education
Proposal: Educational Establishment (Primary School)

Purpose

To seek approval from the Armadale Land Redevelopment Committee (LRC) of a development application for an Educational Establishment (Primary School) at the abovementioned address.

Location Plan



Recommendation

That the Armadale Land Redevelopment Committee approves the development application for an Educational Establishment (Primary School) at Lot 1000 Brighstone Avenue, Hilbert, subject to the recommended conditions and advice notes.

Attachment 1

PLANNING ASSESSMENT

Proposal

On 13 March 2024, a development application was received for an Educational Establishment proposed at Lot 1000 Brighstone Avenue, Hilbert (the subject site). The site is located within Precinct 15 of the Wungong Urban Water Project Area within the Armadale Redevelopment Area.

This project comprises two stages, with Stage 1 accommodating up to 840 students upon opening and Stage 2 increasing the ultimate capacity of the school to up to 1,000 students in the future. Works required for Stage 1 comprise of:

- three single storey buildings (administration, dental therapy unit, kindergarten and pre-primary, library, staff amenities and a classroom);
- two, two storey buildings (an eight classroom building and a six classroom building with arts and crafts and science facilities);
- a single storey covered assembly building inclusive of a music room and canteen;
- a sports oval, recreational courts and play spaces;
- three covered bike shelters with a combined capacity for 110 bicycles and 42 scooters;
- the provision of 229 on-site parking bays and use of 12 street parking embayments;
- 12 transportable classrooms; and
- associated landscaping, pedestrian infrastructure and fencing.

Works for Stage 2 comprise:

- removal of the transportable classrooms; and
- construction of three, two storey 8 classroom buildings.

This application includes the works required to facilitate both stages of the development, as outlined above, to cater for the maximum 1,000 students.

Refer to Appendix 2 – Development Plans and Perspectives

A forward works development approval was issued in January 2024 to facilitate site preparation works. Construction of the school is anticipated to be completed for the beginning of the 2026 school year.

The school has been designed in accordance with the State Government's Primary School Brief (PSB), which is used by the Departments of Finance and Education to guide the equitable design and construction of new primary schools across Western Australia.

Previous Armadale Land Redevelopment Committee Consideration

The LRC received a briefing of the development at the meeting held on 15 April 2024, where the following aspects of the development were discussed:

- clarification on the staging of the development;
- connection of the school pedestrian/cyclist network to the wider neighbourhood network, including public transport options;
- opportunities to increase the provision of bicycle and scooter parking bays to assist in promoting non-car travel options;

- landscaping considerations, including opportunities to optimise the provision of shade trees;
- wayfinding and legibility considerations throughout school grounds, including the importance of offering a clear sense of arrival at the main entry; and
- clarification of the scale and capacity of the active recreation facilities.

The applicant's response to the matters raised by the LRC includes the following:

- the proposed student numbers and built form staging approach have since been clarified and are reflected in updated DA documents, with two stages proposed (as detailed above);
- new dual use footpaths will be provided along the full perimeter of the school site and a new bus route 248 is planned for Eleventh Road which will provide a future public transport option;
- an increased provision of 110 bicycle bays is proposed, exceeding the 60-bay requirement under the PSB for 1000 students, to assist in promoting non-car travel options, in accordance with the Department of Transport's 'Your Move' program;
- the design includes a detailed landscaping strategy, with shade trees provided to internal and external pedestrian ways, play areas and the perimeter of the oval;
- the main entry to the school is visually defined with a portico, signage and raised pedestrian crossing;
- signage and colour/art themes will also be integrated onto foot paths throughout the site to facilitate wayfinding; and
- the type and extent of active and recreational shared facilities meet the requirements for new primary schools and the ultimate student capacity of 1000 students.

Assessment

The proposed development is generally consistent with the applicable Armadale Redevelopment Scheme 2 (the Scheme), Armadale Development Policies, Precinct 15 Structure Plan and the Wungong Urban Water Design Guidelines (the Design Guidelines), except for the following key areas:

	Design Guidelines/ Policy Requirement	Proposed	Variation
Streetscape	<i>Number of crossovers are to be minimised and are provided to a maximum width of 6 metres</i>	<i>Three crossovers proposed, ranging between 7 – 8.5 metres in width</i> <i>Parking bays are not sleeved behind the building line</i>	<i>+ 2 crossovers, and + 1-2.5m in width</i>
Fencing	<i>Fencing to street boundaries and/or forward of the building is not permitted for non-residential development.</i>	<i>2.1 metre garrison fencing is proposed forward of the building line to the lot boundary</i>	<i>Fencing forward of the building and to the street boundary</i>
Site Access and Car Parking	<i>Minimum car parking: 28 bays Maximum car parking: 55 bays</i>	<i>229 on-site parking bays</i>	<i>+ 174 car parking bays</i>

Under Section 1.8 Discretionary Clause of the Wungong Urban Water Design Guidelines, a development application may be approved where it has departed from the acceptable development criteria and when the alternative solution:

- meets the relevant Objectives of the Design Guidelines; and
- is consistent with the relevant provisions of the Scheme.

DevelopmentWA's consideration with regard to the discretion sought is provided below. The below departures predominately arise from the built form and functional differences of an education facility compared to the residential development outcomes that are the primary focus of the Design Guidelines.

The subject site has been planned and subdivided for the purpose of a primary school in accordance with Section 2.6 Education of the Design Guidelines. The Educational Establishment land use is a 'Preferred' use for Precinct 15 under the Scheme and will support the needs of the growing residential population consistent with the Scheme vision.

Streetscape

Crossovers are to be located to minimise their impact on the streetscape, and to a maximum width of 6 metres. The development proposes three wider crossovers – two to Brighstone Avenue (7 metres and 7.5 metres) and one to Leighfield Road (8.5 metres). The additional crossovers and increased widths are considered to be acceptable, in accordance with the Objective of Section 5.1 Streetscape, as:

- the multiple crossovers allow for the separation of student drop off, visitor and staff parking areas for the primary school, reducing parking conflicts and traffic queuing during peak morning and afternoon periods;
- landscaping to Leighfield Road and Brighstone Avenue contributes to a high quality, attractive streetscape and mitigates the appearance of the vehicle arrangements; and
- the crossovers are located to not conflict with internal pedestrian and cycle movements of the primary school, maintaining pedestrian and cyclist safety.

Fencing

The application proposes fencing which is located forward of the building façade, up to the street boundary. The fencing design is acceptable and consistent with the Objective of Section 5.4 Fencing, as:

- the standard primary school design under the PSB requires full perimeter fencing. This is a consistent approach applied to all new primary school developments;
- the design provides a variety of fencing types and heights, which are considered to appropriately balance the safety and security considerations of the school and functional requirements of the associated sporting facilities while maintaining an appropriate street interface with the neighbouring residential development;
- the proposal has been through a design review process and is considered to represent an above average urban design outcome for a primary school;
- all fencing is visually permeable so will maintain opportunities for passive surveillance of the neighbouring residential development; and
- areas of taller 2.1m fencing are offset by lower 1.2m high fencing being provided to oval, sports courts and cricket nets which will remain accessible for the use of the local community outside of school hours.

Car Parking

A total of 229 on-site car parking bays are proposed for the school, exceeding the maximum of 55 car parking bays permitted under the Design Guidelines. All parking bays are to be delivered upon the opening of the school, with 124 staff bays and 105 pick-up/drop off bays provided.

The parking requirements of the Scheme and Design Guidelines listed above apply to all non-residential uses other than Office and Industry, so represent a blanket requirement that doesn't consider the specific functional needs of the school with 1000 students.

The parking requirements for primary schools as outlined in the PSB are to provide 10 staff and visitor bays per 100 students and 14 pick-up and drop-off bays per 100 students. Based on these figures, the school requires 213 bays for the ultimate scenario of 1,000 students.

The parking provisions are considered to be acceptable, in accordance with the Objective of Section 6.2 Car Parking, as:

- sufficient car parking is provided to accommodate current parking requirements and the anticipated final capacity of 1000 students;
- alternative means of transport are encouraged with the provision of 55 bicycle 'rails' (110 spaces) and 14 scooter racks (42 spaces). The facilities meet the alternative transport requirements under the Guidelines for students, staff and visitors; and
- the TIA prepared by Shawmac Traffic Engineers substantiates the location and amount of parking provided, with vehicle egress designed to mitigate traffic flows during peak periods (drop off and pick up). A Traffic Management Plan is conditioned to support the access and parking arrangements of the school.

Car parking to Brighstone Avenue is not screened or sleeved behind active uses along the primary frontages (to the north east and south). The design outcome is considered to be in accordance with the Objective of Section 6.2 Car Parking as:

- parking bays along the southern boundary are screened by landscaping, including 20 new trees and retention of existing verge trees to Brighstone Avenue, minimising the visual impact of the parking area from the adjacent park avenue; and
- locating the main car park on Brighstone Ave, where it does not interface with any residential properties, assists in minimising impacts on the amenity of the residential suburb while maintaining good accessibility from the street network for efficient drop off/pick up.

Development Policy 1 – Green Buildings

The primary school is identified as a Tier 3 site under Development Policy 1 and is to demonstrate a minimum 4 Star Green Star rating or equivalent, to reflect Best Practice environmental performance measures. Information has not yet been provided demonstrating energy, water, and resource efficiency compliance, however the sustainability requirements under the PSB ensure such measures are implemented. Accordingly, conditions and advice notes are included on the Form 2 requiring:

- an Environmentally Sustainable Design report to be submitted at working drawings stage; and

- a report to be provided at practical completion demonstrating that the initiatives identified in the Environmentally Sustainable Design report have been implemented.

Development Policy 4 – Providing Public Art

The estimated cost of the development exceeds \$2 million, and requires the provision of public art in accordance with Development Policy 4. Specific details of the public art is to be conditioned on the Form 2. Public art is to be provided in a location and scale to the satisfaction of DevelopmentWA.

Development Policy 6 - Signage

No formalised signage for the primary school is proposed as part of the application. A condition is included on the Form 2 requiring the applicant to submit a Signage Strategy meeting the development standards of Development Policy 6.

Urban Design Review

The proposal was subject to a streamlined design review process undertaken by DevelopmentWA's internal urban design team against the 10 Principles of 'Good Design' as defined in *State Planning Policy 7.0 - Design of the Built Environment*, to ensure a quality built form outcome is achieved.

The Urban Design review has confirmed the design is generally in accordance with the principles of good design and represents an above average response to the primary school brief, with key positives including:

- the built form scale, layout and orientation are considered to be legible and appropriately responsive to context;
- the landscaping approach is high quality and well-considered with attractive and functional spaces to support a diverse range of activities;
- the design addresses Crime Prevention Through Environmental Design principles ; and
- sustainability infrastructure, including solar panels, has been incorporated.

The internal design review identified opportunities for enhancement relating to the safety of students in the car parking areas, maximising shade opportunities, introduction of additional colour and materiality, enhancing wayfinding, incorporation of indigenous themes into public art and landscaping and encouraging alternative modes of travel.

The applicant provided a written response to the design feedback, with most comments agreed to or addressed, including confirmation that:

- shade, safety and maintenance are prioritised as part of the landscaping strategy;
- raised and demarcated pedestrian (wombat) crossings are provided to facilitate safe movements in parking areas, and will be supported by staff management actions during the drop off and pick up times;
- the design incorporates a range of durable materials, including face brickwork, prefinished metal cladding and roofing, concrete and masonry paving; and
- colour will be incorporated into the design in external doors to provide a separate colour scheme to each block for wayfinding.

The urban design team has subsequently resolved that the applicant had addressed the items raised to facilitate a development outcome that delivers a functional, well designed and safe primary school.

The following opportunities for enhancement are incorporated into the recommended conditions and advice notes to encourage further design refinement and ensure the level of design quality is maintained, consistent with the design advice, through to construction:

- local indigenous themes are to inform the public art and landscaping strategy to contribute to the creation of a sense of place;
- that consideration is given to expanded bicycle parking/scooter bay areas in the progression of future stages; and
- encourage opportunities to incorporate additional materiality as the design develops.

Refer to Appendix 3 - Urban Design Review Advice Note

Consultation

Stakeholder Consultation

- In accordance with Section 64 of the *Metropolitan Redevelopment Authority Act 2011* (the Act), the application was referred to the City of Armadale, Service Authorities, and State agencies (Main Roads WA, Water Corporation, Western Power, ATCO, Telstra and Department of Biodiversity, Conservation and Attractions).
- MRWA, Western Power, ATCO, Telstra and DBCA did not raise any objections to the proposal;
- Water Corporation provided advice to the applicant, included in advice notes on the Form 2; and
- the City of Armadale raised concerns regarding the number of parking bays provided, connectivity of the pedestrian network and the location and number of transportable buildings. The City's comments are outlined below.

City of Armadale

The City of Armadale has provided the following comments on the proposal:

- the proposal should aim for tree retention wherever possible, in particular retention of two Eucalypts which provide cockatoo habitat;
- that improved pedestrian pathway connections are required to facilitate pedestrian accessibility to the school;
- the primary school should be future proofed by providing additional on-site and on-verge car parking to accommodate the anticipated student and staff numbers;
- the submitted Traffic Management Plan (TMP) does not take into consideration the very high reliance on vehicle trips, noting the current road and pedestrian networks are not fully developed; and
- the extensive use of transportable classrooms disrupts the visual coherence of the street, and reduces the available space for landscaping which provides shade, visual relief and a sense of natural balance to the streetscape.

The City's comments regarding tree retention, pedestrian connectivity and use of transportable buildings have been resolved through the DA process.

The City's requested increase in parking bays is not supported as it would be contrary to the Connectivity and Environmental Integrity objectives of the Scheme, which promote a minimised approach to meeting parking bay demand, to encourage alternative modes of travel. Increased parking bays would also result in a further variation to the planning framework and would likely further induce car demand.

The submitted Transport Impact Assessment report supports the proposed provision and management of parking and traffic generated from the school, which is aligned with the requirements of the PSB. It is acknowledged that there will be a strong reliance on car travel until the surrounding pedestrian, vehicle, and public transport networks are fully established. However, this will be offset by the full provision of parking for the ultimate 1000 student capacity at the school's opening and the staged approach to reaching that capacity.

A more detailed response to the City's comments is provided as *Appendix 4 – Summary of Stakeholder Comments*.

Public Consultation

In accordance with Clause 5.15 of the Scheme, the application was advertised for public comment from 28 March 2024 to 18 April 2024. Consultation included letters to adjacent landowners within a 200 metre radius, notification in The Examiner newspaper, a sign on site and on the DevelopmentWA website.

One submission was received in support of the proposal, with comments recommending flood lights to the communal sporting facilities for night time usage, security surveillance of parking areas and further details on additional public transport to support the school.

A condition is recommended requiring a Lighting Strategy be provided to ensure lighting to the development enhances safety and maintains appropriate lux levels for the residential context in accordance with the Australian Standards.

A response to the submission received is provided in *Appendix 5 – Summary of Public Consultation*.

Delegation

The proposed development has an estimated construction cost of \$36 million. Under DevelopmentWA's Delegation Schedule, the Land Redevelopment Committee is delegated to approve development applications with a development value of between \$10 and \$50 million within the Armadale Redevelopment Area.

Conclusion

The proposed development is generally consistent with the relevant planning framework for the subject site and will offer a high quality, context appropriate outcome, designed to integrate effectively with the surrounding area.

The proposal represents a key milestone, as the first public primary school within the Wungong Urban Water Project Area, and will play an important role in accommodating the educational needs of the existing and future community, to support the successful redevelopment of the Armadale Redevelopment Area.

It is recommended that the Armadale Land Redevelopment Committee approve the development application for a proposed Educational Establishment (Primary School) at Lot 1000 Brighstone Avenue, Hilbert, subject to the recommended conditions and advice notes in *Appendix 6 Recommended Conditions and Advice Notes*.

Appendices

- Appendix 1 – Regulatory Assessment
- Appendix 2 – Development Plans and Perspectives
- Appendix 3 - Urban Design Review Advice Note
- Appendix 4 – Summary of Stakeholder Comments
- Appendix 5 – Summary of Public Consultation
- Appendix 6 – Recommended Conditions and Advice Notes

Appendix 1

REGULATORY ASSESSMENT

Redevelopment Area Objectives

The proposal is considered to satisfy the Redevelopment Area Objectives as:

<u><i>Sense of Place</i></u>	The proposal is a high-quality development that will be a key asset for the community and will support the growing needs of the local residential population.
<u><i>Economic Wellbeing</i></u>	The proposal represents \$36 million of state government investment in the Wungong Urban Water Project Area and will act as a catalyst for further expansion and investment in the project.
<u><i>Urban Efficiency</i></u>	The proposal redevelops underutilised land and will contribute to a mix of land uses to facilitate the accommodation of a critical mass of population and employment in the area.
<u><i>Social Inclusion</i></u>	The proposed development provides infrastructure that will support the growth of the community and provide essential services within close proximity to the town centre, providing ease of opportunity for the community to live, work and learn.
<u><i>Connectivity</i></u>	The proposal offers a community focused land use in close proximity to residential dwellings, with high-quality pedestrian access connectivity, which promote reduced reliance on car travel.
<u><i>Environmental Integrity</i></u>	The proposal commits to achieving a 4 Star Green Star rating meeting the requirements of Development Policy 1 – Green Buildings, and incorporates sustainability infrastructure, sustainable travel options and soft landscaping throughout the design to reduce heat island impacts.



Appendix 2

LEGEND
 --- EXISTING CADASTRAL LOT
 --- BOUNDARY
 --- EASEMENT BOUNDARY

METROPOLITAN REDEVELOPMENT
 AUTHORITY
 13 March 2024
RECEIVED

19/12/2023	A	ISSUED FOR DA	SN
Date:	No.	Revision/Issued To	By

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 **Government of Western Australia**
 Department of Finance
 Buildings and Contracts

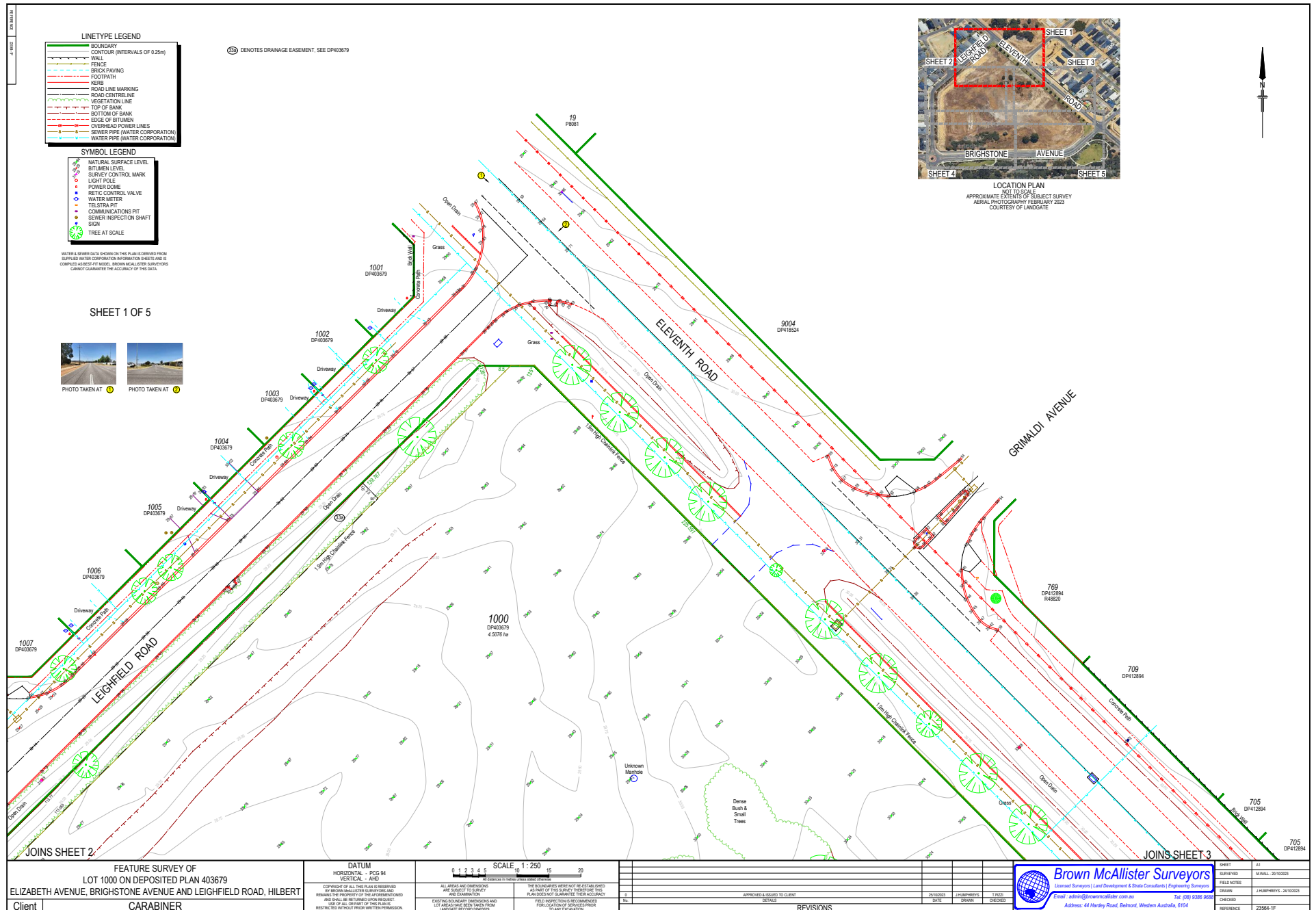
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 WUNGONG (PRECINCT 1) PRIMARY SCHOOL
 BRIGHSTONE AVENUE, HILBERT WA 6112

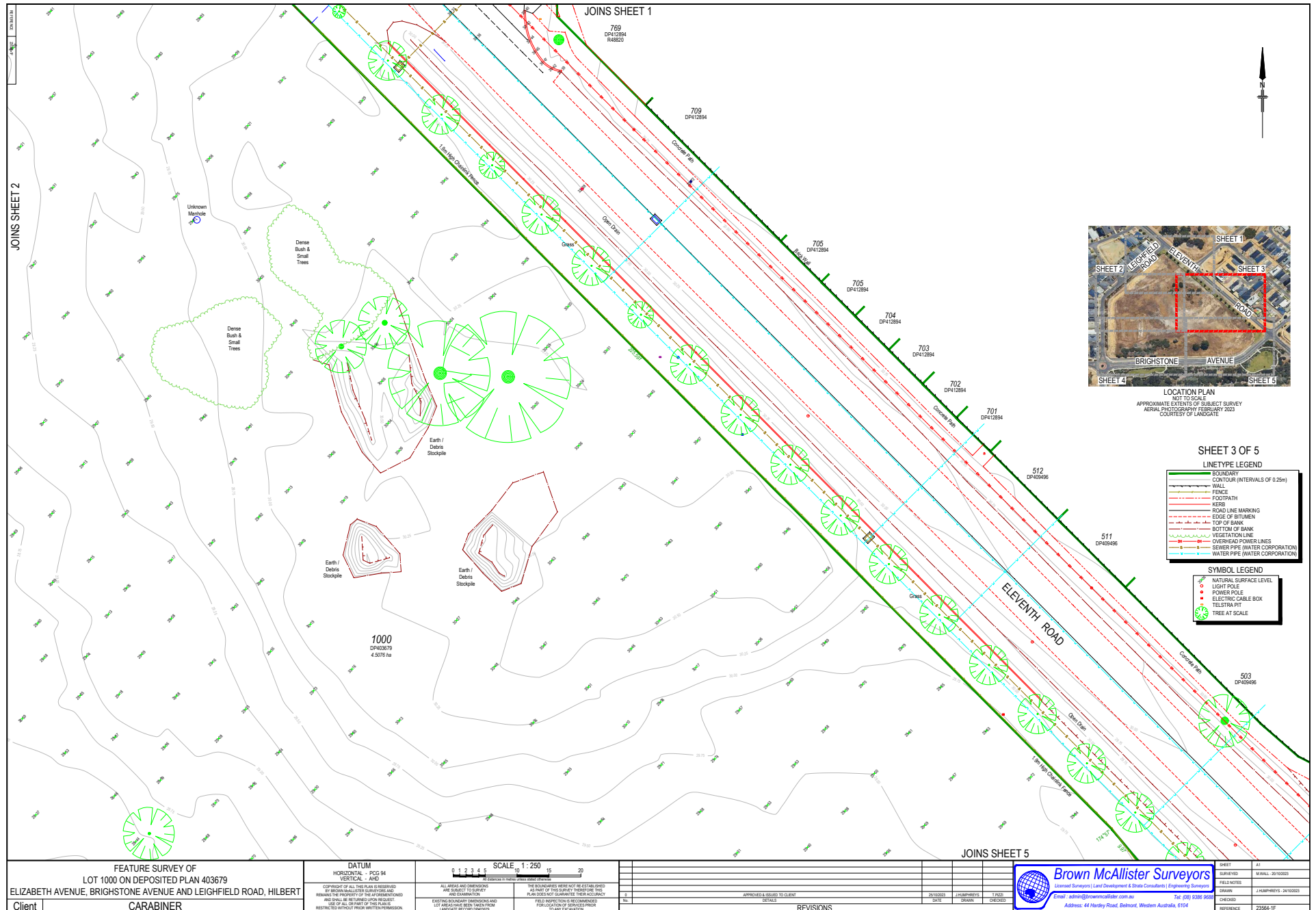
LOCATION PLAN - AERIAL

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APPROVED	PG		
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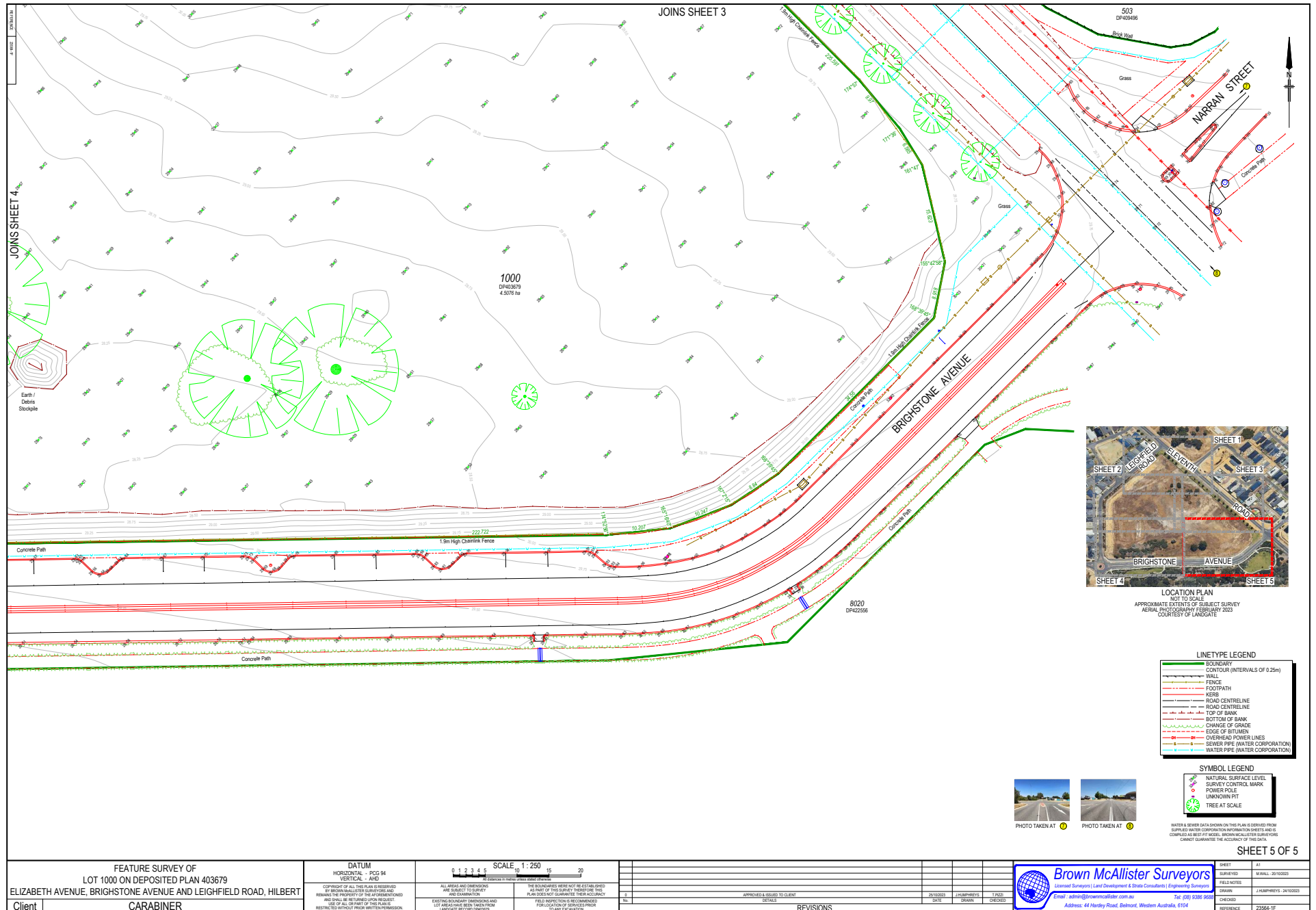


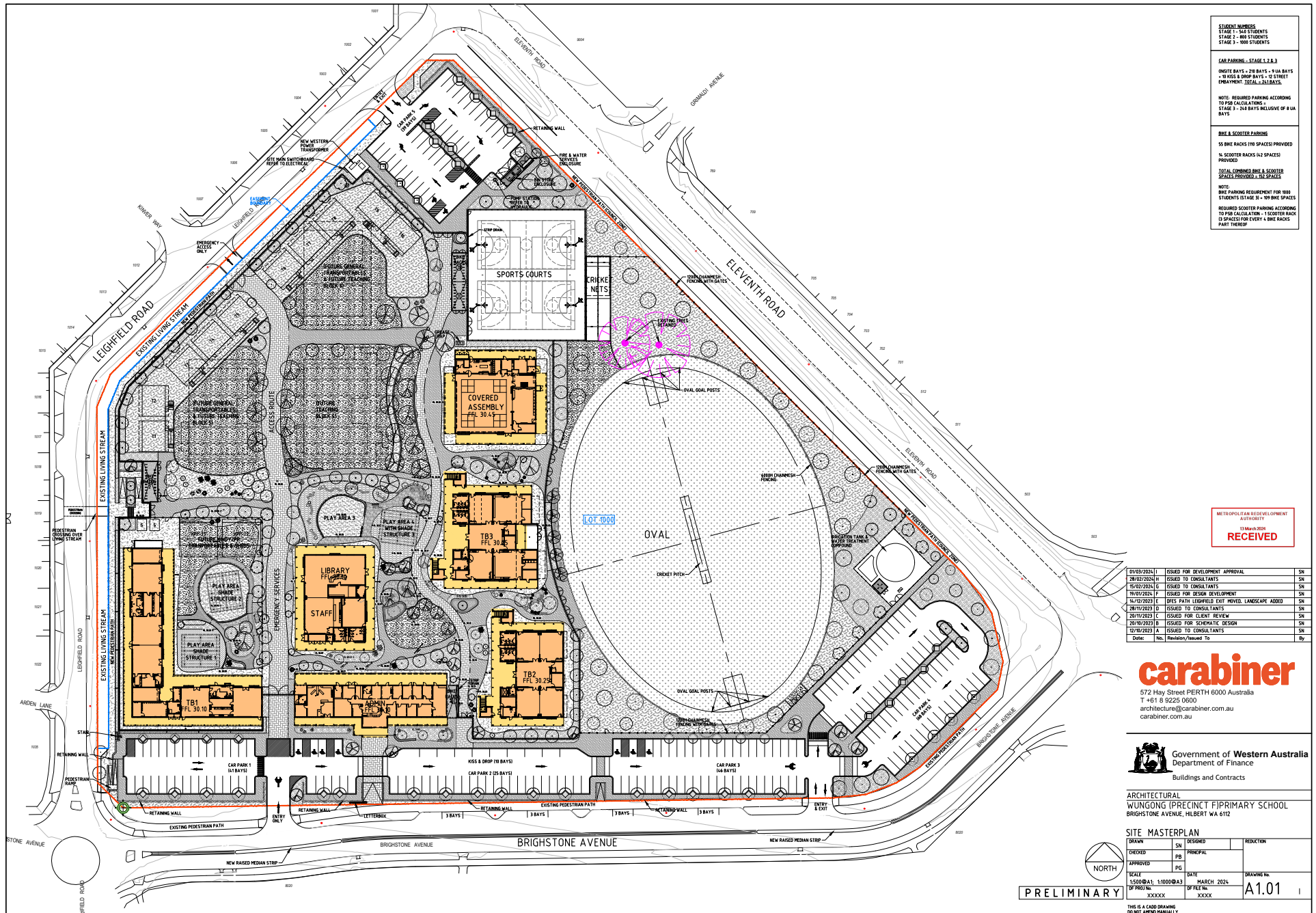
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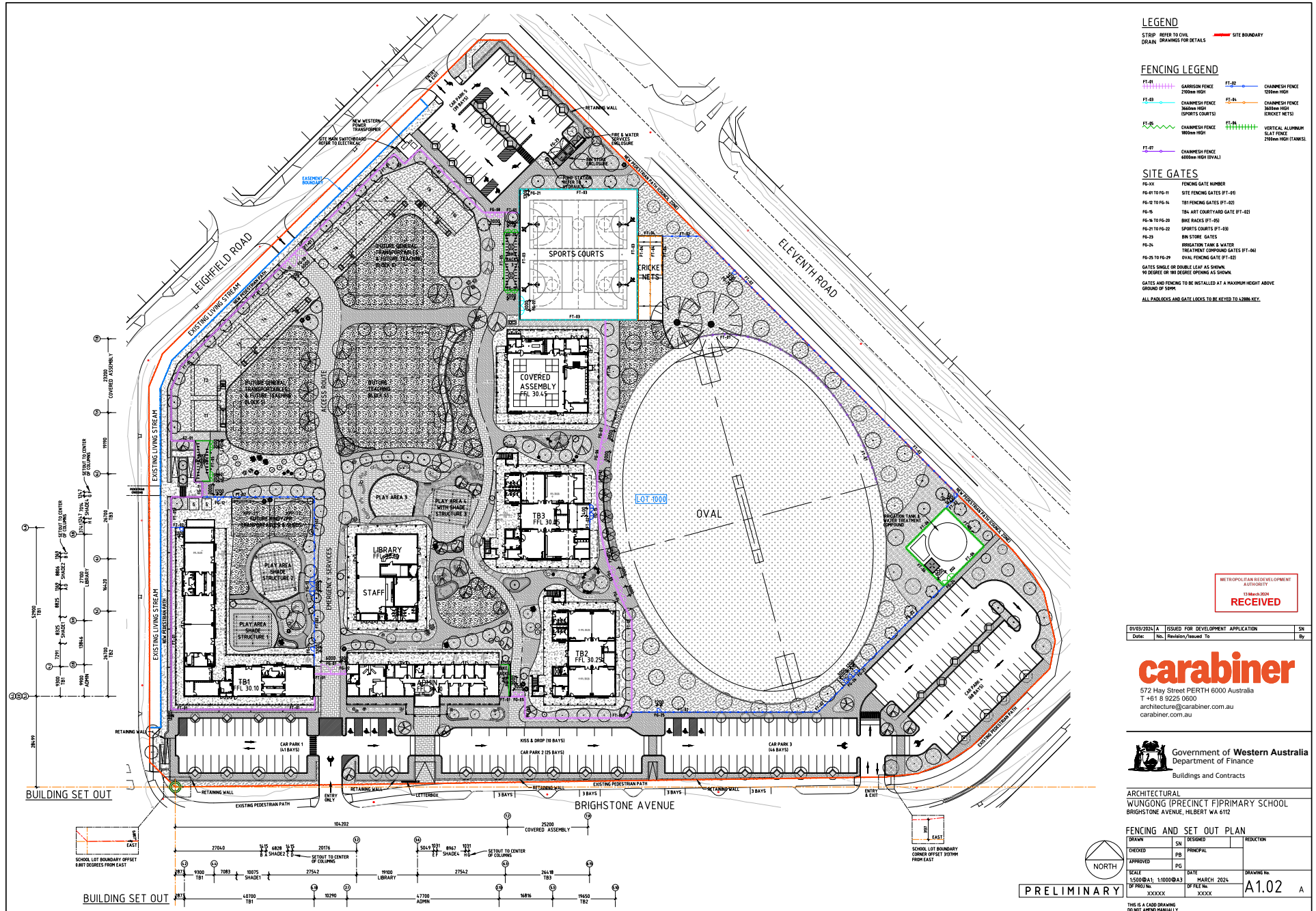


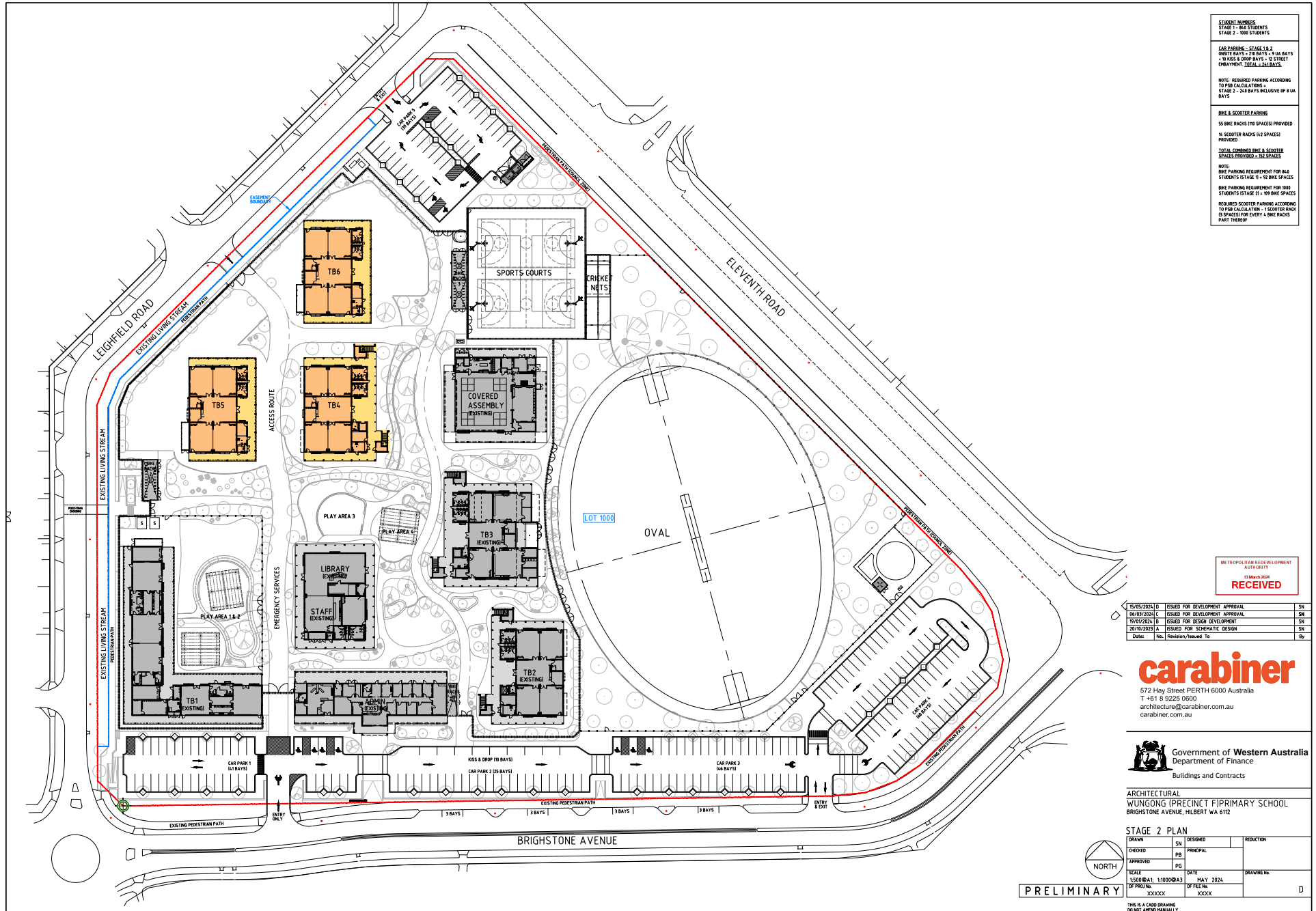


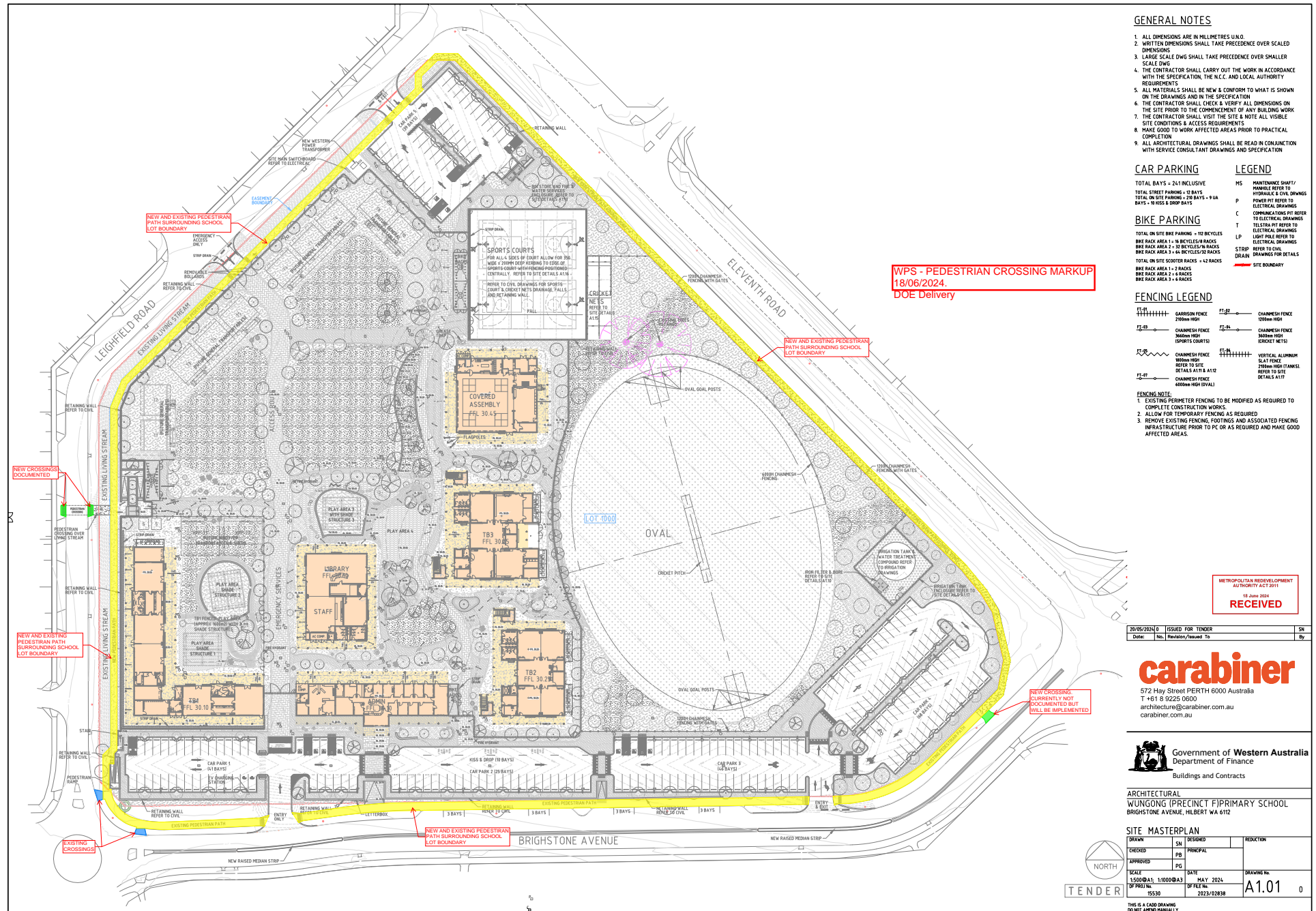
Armadale Land Redevelopment Committee Meeting - Development Management

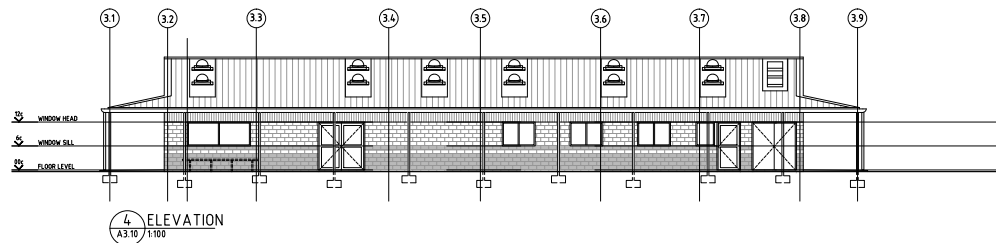
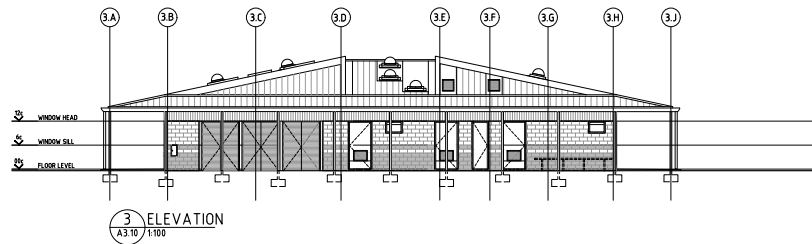
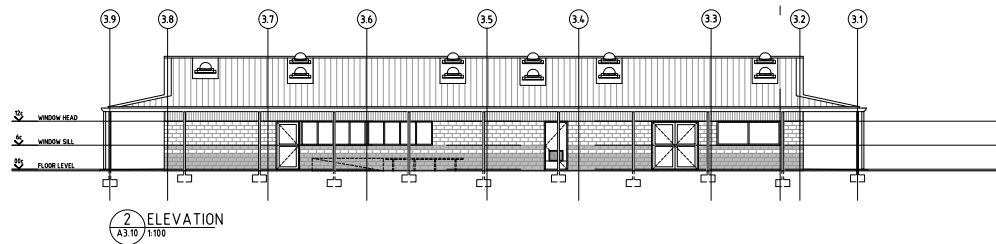
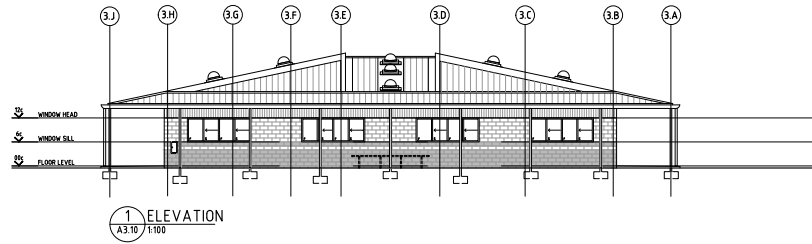












METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2024
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19/02/2023	A	ISSUED FOR SCHEMATIC DESIGN	AJB
Date:	No.	Revision/Issued To	By

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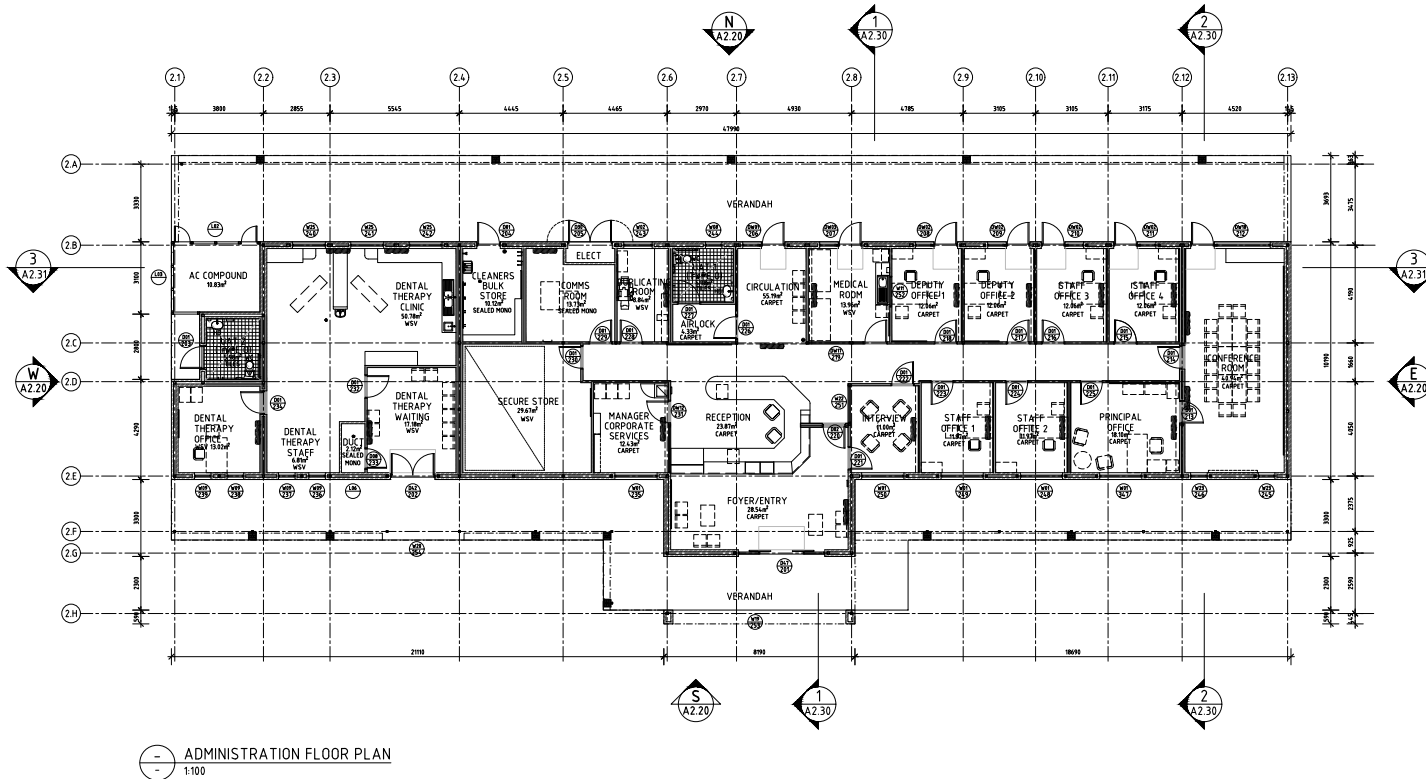


ARCHITECTURAL
WUNGOONG (PRECINCT 1) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
LIBRARY AND STAFF BUILDING
ELEVATIONS

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PRELIMINARY

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GENERAL NOTES

- ALL DIMENSIONS ARE IN METRIC MILLIMETERS.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- LAUGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE CODES & LOCAL AUTHORITY REQUIREMENTS.
- ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO VISIT & ACQUAINT HIMSELF WITH ALL VISIBLE SITE CONDITIONS & ACCESS TO THE SITE.
- FIXED FURNITURE LAYOUT - REFER TO LAYOUTS AND DETAILS.
- PAVING LAYOUT - REFER TO LANDSCAPE SITE PLAN DRAWING.
- REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF ALL FINISHES & MATERIALS.
- REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF ALL FINISHES & MATERIALS.
- EXTENT OF COPING BRICKS GENERALLY TO INTERNAL WALLS THAT ARE TO BE PAINTED OR RECEIVE IMP. GLASS FACED RENDER OR SAND FINISH RENDER.
- REFER STRUCTURAL DRAWINGS FOR MASONRY WALL CONTROL Joints.
- REFER TO LANDSCAPE DRAWINGS FOR CONCRETE PAVING/MASONRY PAVING EXTENT.

WALL LEGEND

REFER WALL TYPES LEGEND DRAWINGS, A1.10 TO A1.14, FOR WALL TYPES.
EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.

ALL INTERNAL WALLS TO FINISH MINIMUM 10MM ABOVE CEILING LEVEL UNLESS OTHERWISE NOTED OR INDICATED AS FULL HEIGHT WALLS.
GREY FILLED WALLS DENOTE FULL HEIGHT WALLS TO UNDERSIDE OF ROOF SHEETING.

NOTE LEGEND

CODE	DESCRIPTION
FL	1.5 IS ARE ONLY PRIMER FOR EXTERIOR USE. REFER TO SPEC.
FB	FIRE BRACKET. REFER TO SPEC.
FE-CL	WALL CUT FIRE EXTINGUISHER. REFER TO SPEC.
FE-S	1.5 MET. CEMENT. FIRE EXTINGUISHER. REFER TO SPEC.
CD	CLEAN OUT INSPECTION OPENING. REFER TO SPEC.
CW	MULTI-TAP COLD WATER DRINKING UNIT AS PER ENG DETAILS.
FW	FLOOR WASTE AS PER ENG DETAILS.
OP	CAS ROOM WASTE AS PER ENG DETAILS.
HT	HOT TAP CONNECTION IN RECESSED STEEL BOX AS PER ENG DETAILS.
INT	INDUSTRIAL WASTE OR PLASTER TRAP.
SCJ	SILAR CONTROL JOINT.
SCW	SINGLE COLD WATER DRINKING UNIT AS PER ENG DETAILS.
WSV	WELDED STEEL W/VAL.

MARKER LEGEND

DOOR/WINDOW TAG	UPPER LINE - DOOR/WINDOW TYPE
LOWER LINE - OPENING NUMBER	
STEEL COLUMN. REFER STRUCTURAL DRAWINGS.	
DETAIL MARKER	
SECTION MARKER	
WALL TYPE MARKER	
GRID	
LINE OF DIFFERENT WALL TYPES	

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16/12/2023	D	PROPOSED ADMIN BUILDING	MS
09/11/2023	C	ISSUED FOR CONSULTANTS	SN
20/10/2023	B	ISSUED FOR SCHEMATIC DESIGN	SN
15/10/2023	A	ISSUED FOR CONSULTANTS	MS
Date:	No.	Revision/Issued To	By

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ARCHITECTURAL
WUNGOONG (PRECINCT F) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
ADMINISTRATION BUILDING
FLOOR PLAN

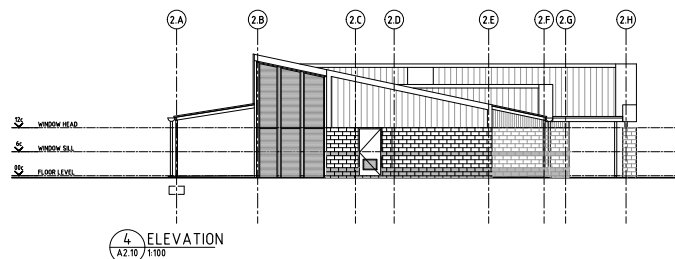
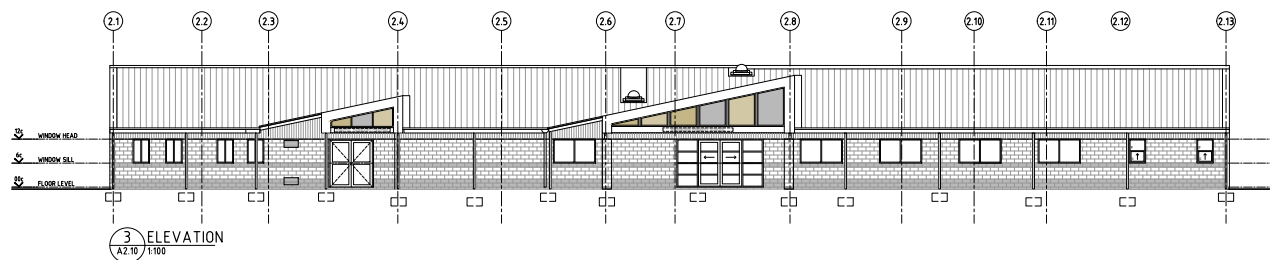
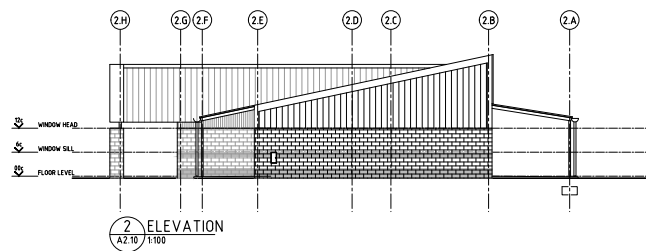
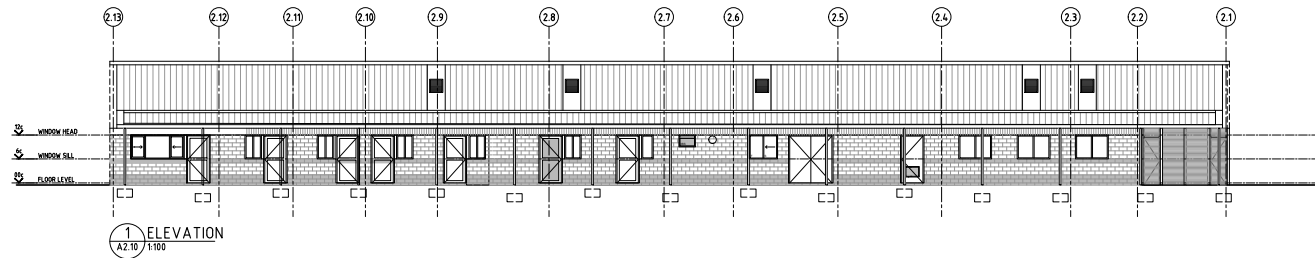
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Date:	No.	Revision/Issued To	By

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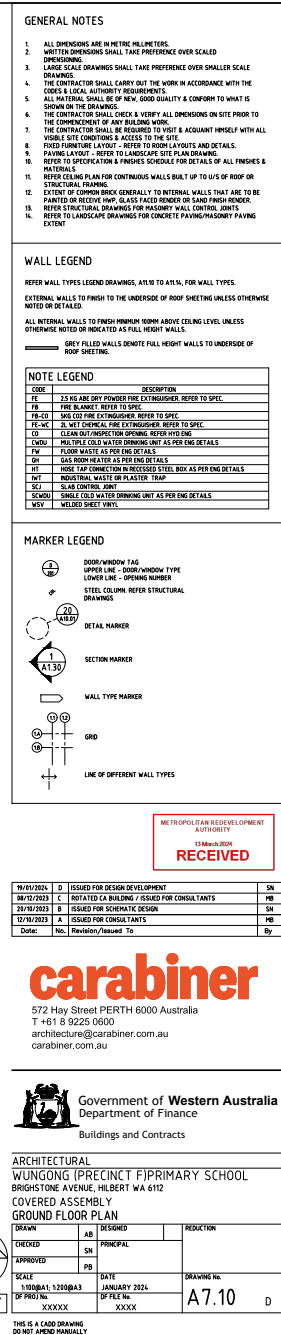
Government of Western Australia
Department of Finance
Buildings and Contracts

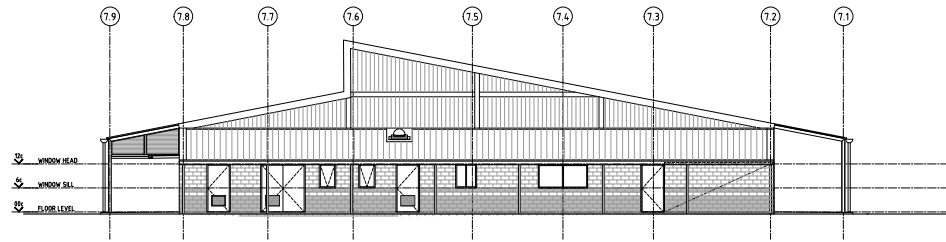
ARCHITECTURAL
WUNGONG (PRECINCT 1) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
ADMINISTRATION BLOCK
ELEVATIONS

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CHECKED	SN	PRINCIPAL	
APPROVED	PB		
SCALE	1:100 @ A1, 1:200 @ A3	DATE	JANUARY 2024
TSF PROJECT	XXXXXX	OFFICE	XXXXXX
		DRAWING NO.	A2.20 c

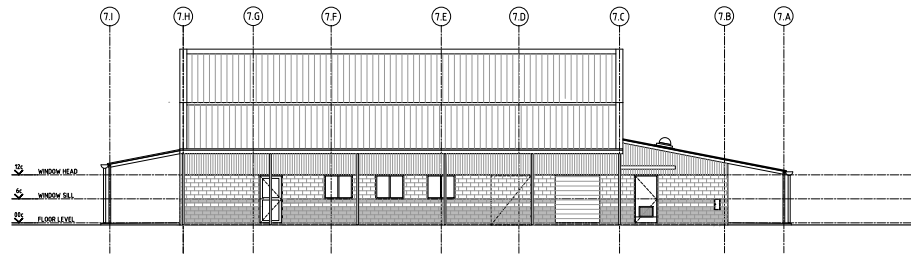
PRELIMINARY

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DO NOT JUDGE MANUALLY

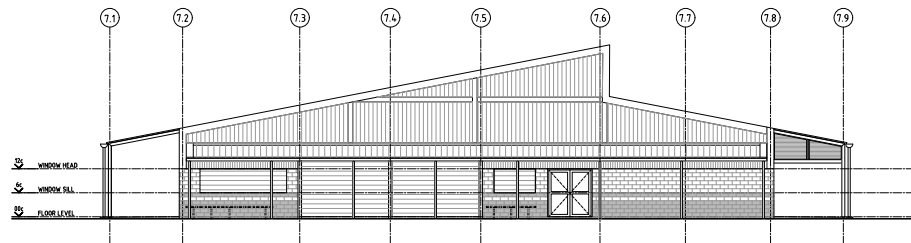




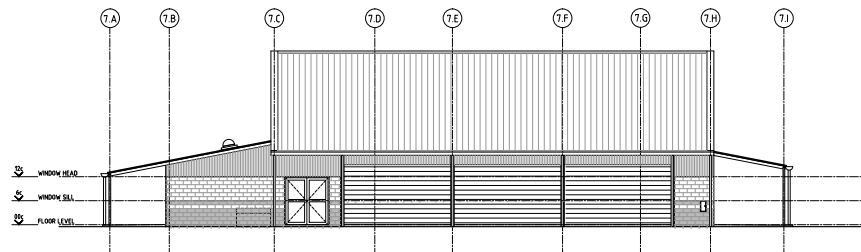
1 ELEVATION
A7.10 1:100



2 ELEVATION
A7.10 1:100



3 ELEVATION
A7.10 1:100



4 ELEVATION
A7.10 1:100

METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2024
RECEIVED

19/01/2024	C	ISSUED FOR DESIGN DEVELOPMENT	SN
08/12/2023	B	ROTATED CA BUILDING / ISSUED FOR CONSULTANTS	MB
19/02/2023	A	SD REPORT	AJB
Date:	No.	Revision/Issued To	By

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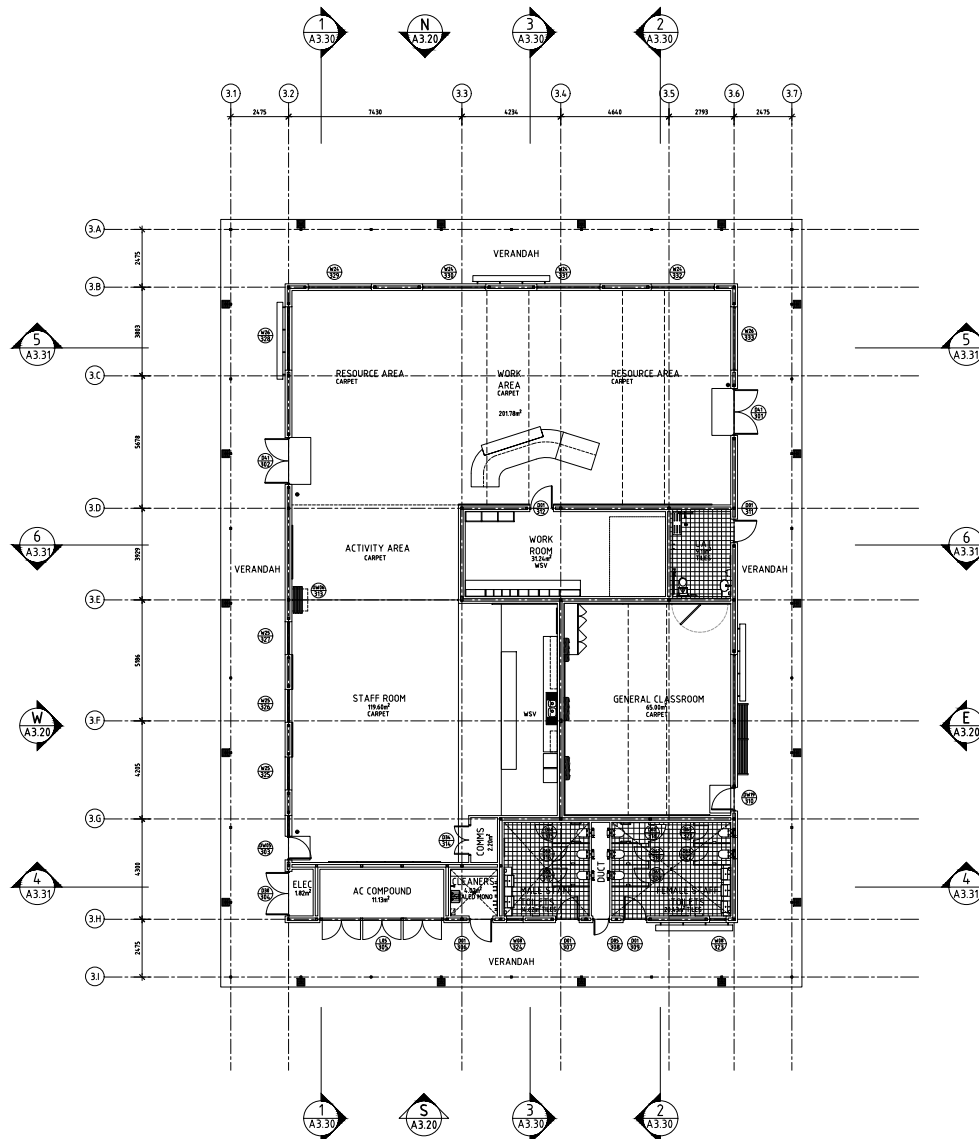
 Government of Western Australia
Department of Finance
Buildings and Contracts

ARCHITECTURAL
WUNGONG (PRECINCT 1) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
COVERED ASSEMBLY
ELEVATIONS

DRAWN	AJB	DESIGNED		REDUCED
CHECKED	SN	PRINCIPAL		
APPROVED	PB			
SCALE	1:100 @ A1, 1:200 @ A3	DATE	JANUARY 2024	DRAWING No.
TOP PROJECT	XXXXXX	OFFICE No.	XXXX	A7.20 c

PRELIMINARY

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DO NOT JUDGE MANUALLY



GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRIC HELLMETERS.
2. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.
3. LARGE SCALE DRAWINGS SHALL TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE CODES & LOCAL AUTHORITY REQUIREMENTS.
5. ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWING.
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT & ACQUAINT HIMSELF WITH ALL VISIBLE SITE CONDITIONS & ACCESS TO THE SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT & ACQUAINT HIMSELF WITH ALL VISIBLE SITE CONDITIONS & ACCESS TO THE SITE.
9. PAVING LAYOUT - REFER TO LANDSCAPE SITE PLAN DRAWING.
10. REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF WALL FINISHES & MATERIALS.
11. REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF WALL FINISHES & MATERIALS.
12. EXTENT OF COPING SHALL BE GENERALLY TO INTERNAL WALLS THAT ARE TO BE PAINTED OR RECEIVE HWP, GLASS FACED RENDER OR SAND FINISH RENDER.
13. REFER TO STRUCTURAL DRAWINGS FOR MASONRY WALL CONTROL JOINTS.
14. REFER TO LANDSCAPE DRAWINGS FOR CONCRETE PAVING/MASONRY PAVING EXTENT.

WALL LEGEND

REFER WALL TYPES LEGEND DRAWINGS, A10.10 TO A10.14, FOR WALL TYPES.

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.

ALL INTERNAL WALLS TO FINISH FROM 10MM ABOVE CEILING LEVEL UNLESS OTHERWISE NOTED OR INDICATED AS FULL HEIGHT WALLS.

GREY FILLED WALLS DENOTE FULL HEIGHT WALLS TO UNDERSIDE OF ROOF SHEETING.

NOTE LEGEND

CODE	DESCRIPTION
FL	1.5 HS ARE DRY POWDER FINE EXTINGUISHERS. REFER TO SPEC.
FB	FIRE BLANKET. REFER TO SPEC.
FE-CL	WELCUT FIRE EXTINGUISHER. REFER TO SPEC.
FE-M	2. MET. CUPBOARD. FINE EXTINGUISHER. REFER TO SPEC.
CD	CLEAN OUT INSPECTION OPENING. REFER H20 DETAIL.
CW	MULTI-TEMP COLD WATER DRINKING UNIT AS PER END DETAILS.
FW	FLOOR WASTE AS PER END DETAILS.
OP	CAR ROOM WASTE AS PER END DETAILS.
HT	HOSE TAP CONNECTION IN RECESSED STEEL BOX AS PER END DETAILS.
INT	INDUSTRIAL WASTE OR PLASTER TRAP.
SCJ	SLAB CONTROL JOINT.
SCW	SINGLE COLD WATER DRINKING UNIT AS PER END DETAILS.
WV	WELDED SHEET. WELC.

MARKER LEGEND

DOOR/WINDOW TAG	UPPER LINE - DOOR/WINDOW TYPE
LOWER LINE - OPENING NUMBER	
STEEL COLUMN. REFER STRUCTURAL DRAWINGS.	
DETAIL MARKER	
SECTION MARKER	
WALL TYPE MARKER	
GRID	
LINE OF DIFFERENT WALL TYPES	

RECEIVED

19/01/2024	D	ISSUED FOR DESIGN DEVELOPMENT	SN
08/12/2023	C	ISSUED FOR CONSULTANTS	MB
20/08/2023	B	ISSUED FOR SCHEMATIC DESIGN	SN
17/01/2023	A	ISSUED FOR CONSULTANTS	MB
DATE:	No.	Revision/Issued To	By

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Government of Western Australia
Department of Finance
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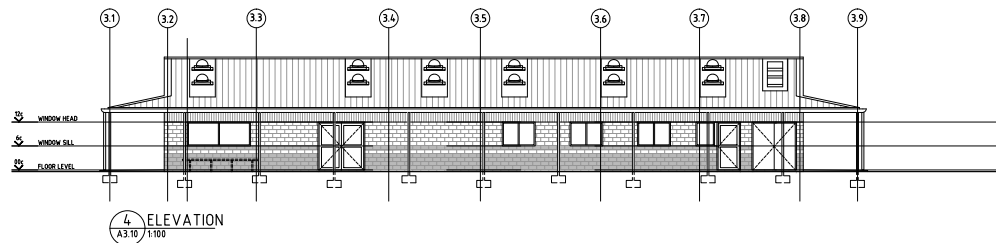
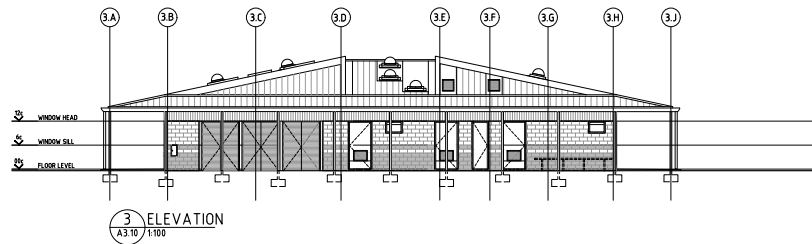
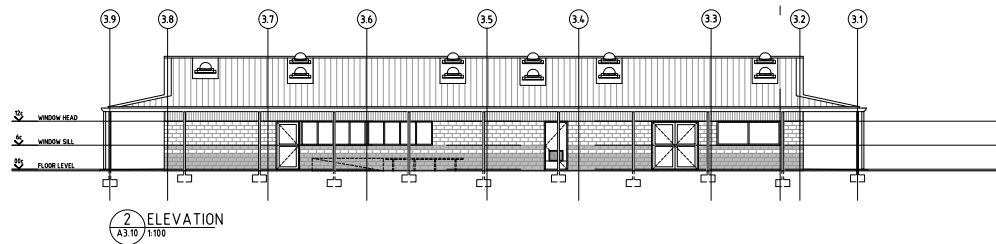
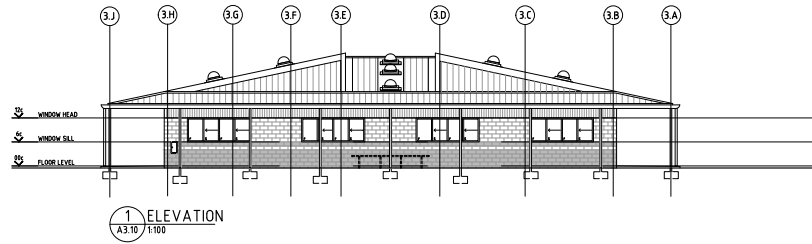
ARCHITECTURAL
WUNGONG PRECINCT PRIMARY SCHOOL
BRIGHTSTONE AVENUE, HILBERT WA 6112

LIBRARY
FLOOR PLAN

DRAWN	MB	DESIGNED	REDUCED
CHECKED	SN	PRINCIPAL	
APPROVED	PB		
SCALE	DATE	DRAWING No.	
1:100 (B1: 1:200) A3	JANUARY 2024	A3.10	D
TOP PROJ. No.	OFFICE No.		
XXXXXX	XXXXX		

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PRELIMINARY



METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2024
RECEIVED

19/01/2024	C	ISSUED FOR DESIGN DEVELOPMENT	SN
08/12/2023	B	ISSUED FOR CONSULTANTS	HB
19/10/2023	A	ISSUED FOR SCHEMATIC DESIGN	AJB
Date:	No.	Revision/Issued To	By

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Department of Finance
Buildings and Contracts

ARCHITECTURAL
WUNGONG (PRECINCT F) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
LIBRARY AND STAFF BUILDING
ELEVATIONS

DRAWN	AJB	DESIGNED	REDUCED
CHECKED	SN	PRINCIPAL	
APPROVED	PB		
SCALE	DATE	DRAWING No.	
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TPF PROJECT No. XXXXX	OFFICE No. XXXX		

PRELIMINARY

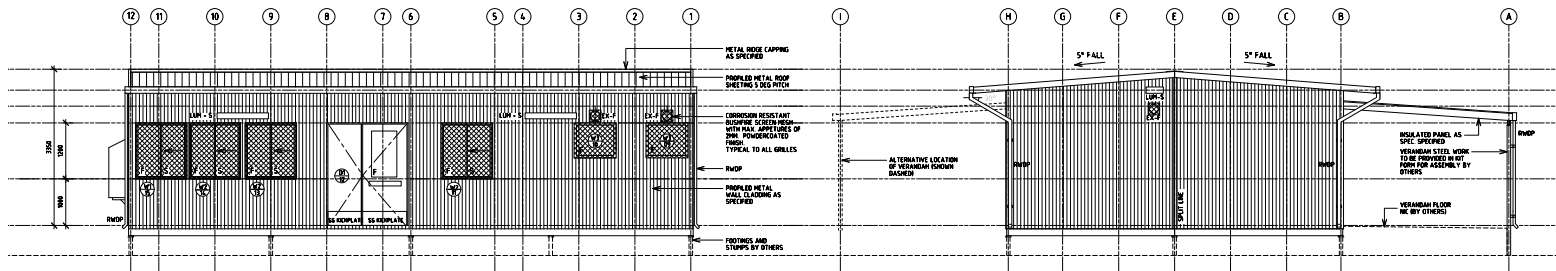
THIS IS A CAD DRAWING
DO NOT JUDGE MANUALLY

NOTES

1. THE VERANDAH IS TO BE FABRICATED TO ALLOW FOR ATTACHMENT TO TRANSPORTABLE IN EACH ALTERNATIVE LOCATION AS SHOWN ON THE DRAWINGS.
2. LOCATION OF TRANSPORTABLE ON-SITE & SITE WORKS IS NOT IN SCOPE OF WORKS.
3. REFER TO DOCS & HARDWARE SCHEDULE FOR EXTENT OF THRESHOLD PLATES & HARDWARE.
4. THE TRANSPORTABLE BUILDING HAS BEEN DESIGNED TO BAL-19.

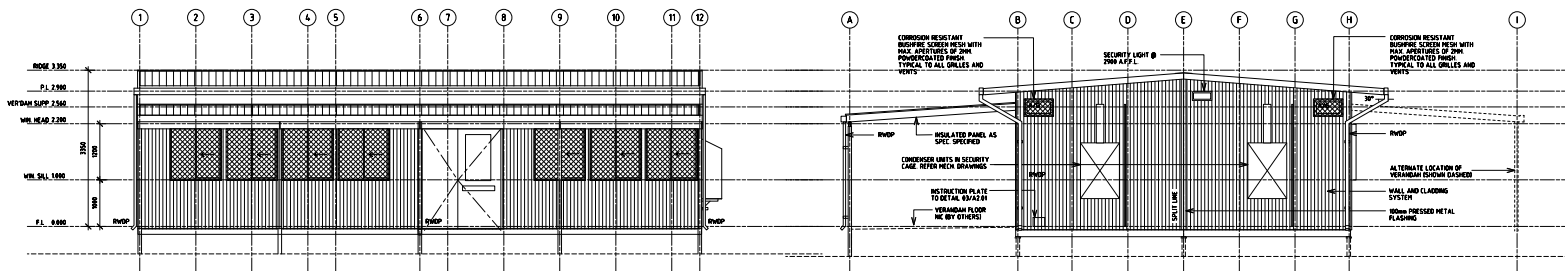
LEGEND

P.L.	PLATE LEVEL	QW	GRAB RAIL TYPE 1
F.L.	FLOOR LEVEL	LS	LIGHT SWITCH
GL	GROUND LEVEL	LUM-S	LUMINAIRE - SECURITY
AP	ACCESS PANEL	NE	NOT IN CONTRACT
ACC	AIR CON CONTROL	PS	PRISBOARD
AV	AV WALL PLATE	PM	PANORAMIC WINDOW
DATA	DATA WALL PLATE	PTD	PAPER TOWEL DISPENSER
EF	FIXED WINDOW SASH	RWDP	RAINWATER DOWNSPIPE
EFS	EXHAUST FAN SWITCH	S	SINKING WINDOW SASH
EFSD	FIXED WINDOW SASH	SD	SOAP DISPENSER
F	FAN	SS	STAINLESS STEEL
FB	FIRE BLANKET	TEL	TELEPHONE WALL PLATE
FE	FIRE EXTINGUISHER	TH	THERMISTAT
FR	FROST INCH	TSH	TOILET ROLL HOLDER
FWD	FLOOR WASTE GULLY	U/S	UNDERSIDE
GPO	GULLY GPO WALL PLATE	USB	USB WALL PLATE
DGPO	DOUBLE GPO WALL PLATE	WB	WHITEBOARD
		VC	VOLUME CONTROL



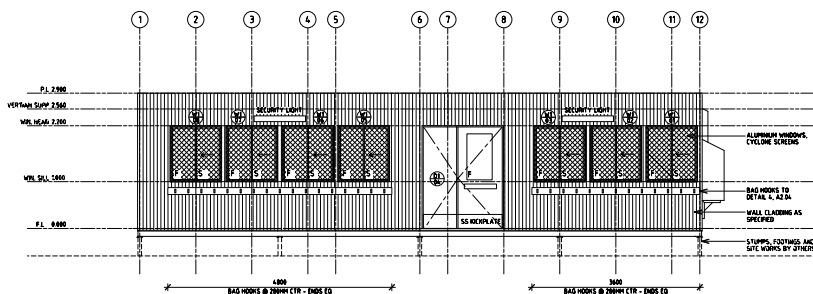
1 ELEVATION 1
A2.01 150

2 ELEVATION 2
A2.01 150



3 ELEVATION 3
A2.01 150 / INCLUDING PATIO

4 ELEVATION 4
A2.01 150



5 ELEVATION 5
A2.01 150

WESTERN AUSTRALIA
GOVERNMENT
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NO.	REVISION	DATE	BY
1	ISSUE FOR TENDER	12.04.19	PH

DOCUMENTATION BY **iredale pedersen hook architects**

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PO Box 442, Leederville WA 6001
www.iredalepedersenhook.com.au



Government of Western Australia
Department of Finance
Building Management and Works

TENDER

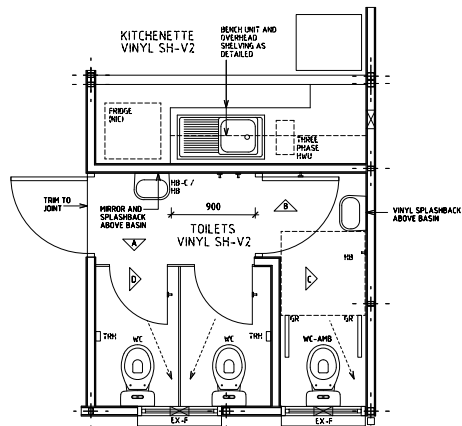
TRANSPORTABLE SCHOOL BUILDINGS
WESTERN AUSTRALIA
PRE-PRIMARY CLASSROOMS

PRE PRIMARY ELEVATIONS

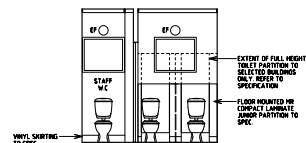
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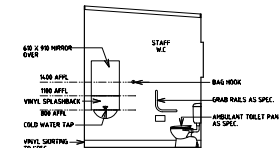
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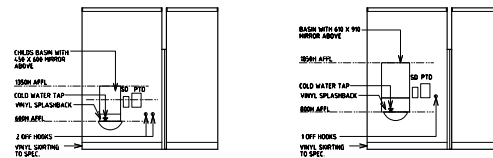
1 WET AREA FLOOR PLAN
A2.01 125



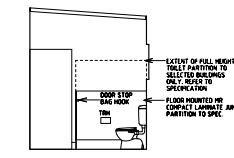
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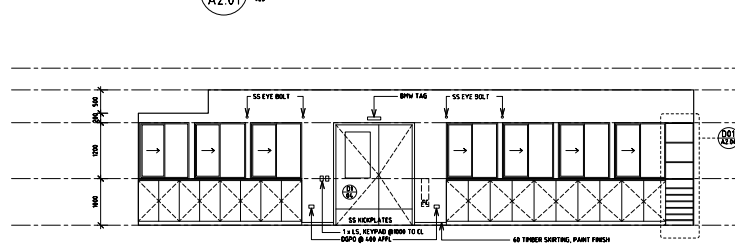
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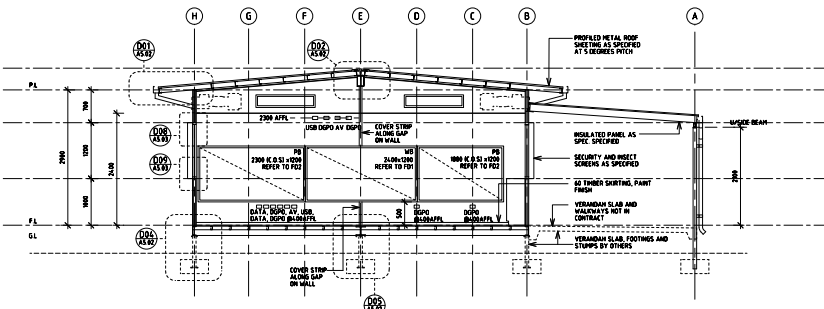
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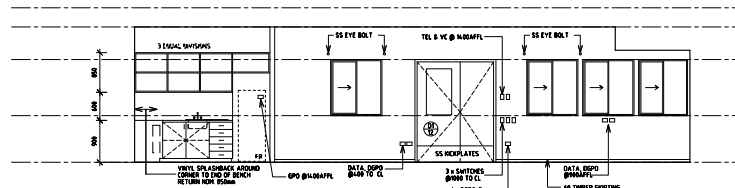
D ROOM ELEVATION D
A2.03 150



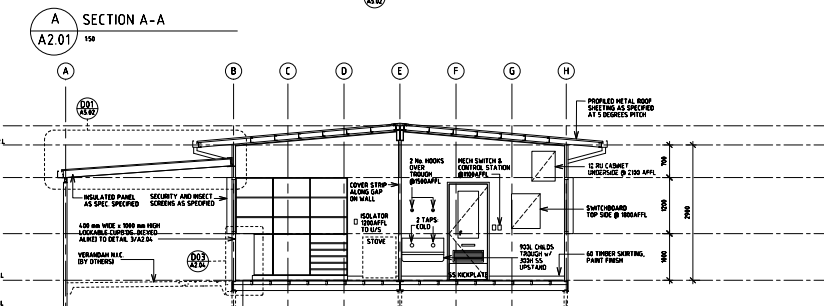
6 INTERNAL ELEVATION
A2.01 150



A SECTION A-A
A2.01 150



7 INTERNAL ELEVATION
A2.01 150



B SECTION B-B
A2.01 150

NOTES

1. THE VERANDAH IS TO BE FABRICATED TO ALLOW FOR ATTACHMENT TO TRANSPORTABLE IN EACH ALTERNATIVE LOCATION AS SHOWN ON THE DRAWINGS
2. LOCATION OF TRANSPORTABLE ONSITE & SITE WORKS IS NOT IN SCOPE OF WORKS
3. REFER TO DOOR & HARDWARE SCHEDULE FOR EXTENT OF THRESHOLD PLATES & HARDWARE
4. THIS TRANSPORTABLE BUILDING HAS BEEN DESIGNED TO BAL-19

LEGEND			
P.L	FLOOR LEVEL	LB	GRAB BAR, TYPE 1
GL	GROUND LEVEL	LS	LIGHT SWITCH
AP	ACCESS PANEL	LM-1	LOCKMASTER - SECURITY
ACC	ARM CONTROL	MC	NOT IN CONTRACT
AV	AV WALL PLATE	MB	PIBMOD
DATA	DATA WALL PLATE	PA	PANADOLIC INSOR
PD	POD WINDOW SASH	PH	PAPER TOWEL DISPENSER
EFS	EXHAUST FAN SWITCH	PHV	RAINWATER DRAINPIPE
EFSD	EXHAUST WINDOW SASH	SD	SLIDING WINDOW SASH
F	EXHAUST FAN	SO	SOAP DISPENSER
FE	EXHAUST FANET	SS	STAINLESS STEEL
FE	FE EXTINGUISHER	TE	TELEPHONE WALL PLATE
FR	FRIDGE (MIC)	TH	THERMOSTAT
FWS	FLOOR WASH GULLY	T/H	TOILET ROLL HOLDER
GPO	DOUBLE GPO WALL PLATE	URS	UNDERSIDE
GPO	SINGLE GPO WALL PLATE	UP	UPPER WALL PLATE
DGPO	DOUBLE GPO WALL PLATE	WS	WASH BASIN
		VB	VOLUME CONTROL

METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2024
RECEIVED

NO	REVISION	DATE	BY
0	ISSUE FOR TENDER	12-04-19	SPM


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www.iredalepedersenhook.com
email@iredalepedersenhook.com



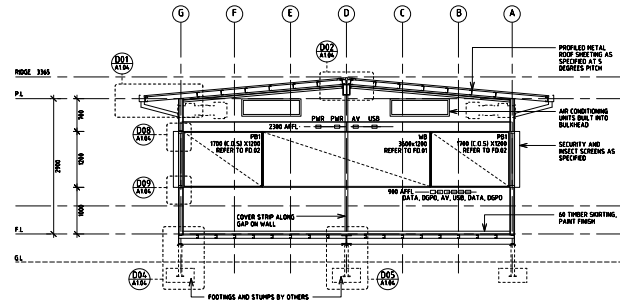
Government of **Western Australia**
Department of **Finance**
Building Management and Works

TENDER
TRANSPORTABLE SCHOOL BUILDINGS
WESTERN AUSTRALIA
PRE-PRIMARY CLASSROOMS

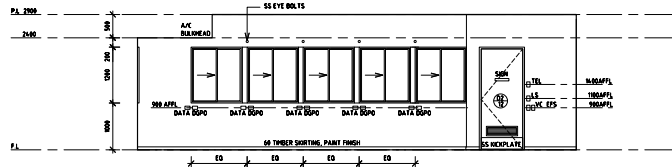
PP- ROOM LAYOUTS, INT ELEVATIONS & SECTIONS

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CHECKED	AI	PRINCIPAL		
APPROVED	AI	ADRIAN IREDALE		
SCALE 1:50 1:100	@A1 @A3	DATE	APRIL 2019	DRAWING No
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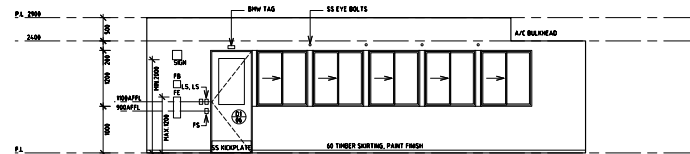
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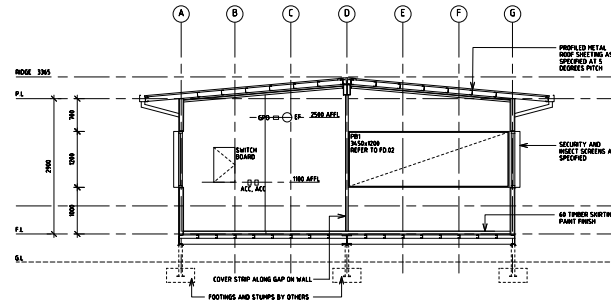
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A1.01
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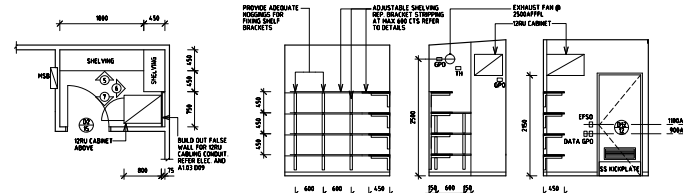
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A1.01
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06
A1.01
150

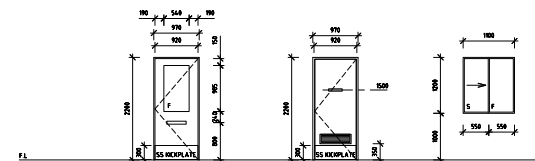


B
A1.01
150



07
-
150

08
-
150



DOOR or WINDOW TYPE:	D1	D2	W1
OPENING NUMBER:	06	12	01, 02, 03, 04, 05, 07, 08, 09, 10, 11
LOCATION:	EXTERNAL	STORE	EXTERNAL
FRAME:	ALUMINIUM	STEEL 12 ZINCALUM	ALUMINIUM
REMARKS:	SOLID CORE DOOR HEAVY DUTY DOOR HARDWARE HOLD OPEN DOOR CLOSURE MECHANISM SET AT 180° PAINT FINISH TO ALL SIDES OF DOOR 1 OFF DOOR SASH - 'GLASS' SIDE DOOR IS INCORPORATED TO BOTH SIDES REFER TO SPECIFICATIONS FOR SECURITY AND PROTECT AGAINST FULL WEATHER SEALS TO ALL SIDES	SOLID CORE DOOR HEAVY DUTY DOOR HARDWARE HOLD OPEN DOOR CLOSURE MECHANISM SET AT 90° PAINT FINISH TO ALL SIDES OF DOOR 1 OFF DOOR SASH - 'TONE MIRROR' DOOR IS INCORPORATED TO BOTH SIDES DOOR ORIBLE TO MECHANICAL ENG DETAIL	REFER TO SPECIFICATIONS FOR GLAZING, SECURITY AND PROTECT AGAINST FULL WEATHER SEALS TO ALL SIDES OF WINDOW DOOR ORIBLE TO MECHANICAL ENG DETAIL

NOTES

1. THE VERANDAH IS TO BE FINISHED TO ALLOW FOR ATTACHMENT TO TRANSPORTABLE IN EACH ALTERNATIVE LOCATION AS SHOWN ON THE DRAWING.
2. LOCATION OF TRANSPORTABLE DRUGS & SITE WORKS IS NOT IN SCOPE OF WORKS.
3. REFER TO DOORS & HARDWARE SCHEDULE FOR EXTENT OF THRESHOLD PLATES & HARDWARE.
4. THIS TRANSPORTABLE BUILDING HAS BEEN DESIGNED TO BAL-10.

LEGEND

P.L	PLATE LEVEL	GR1	GRAB RAIL, TYPE 1
F.L	FLOOR LEVEL	LS	LIGHT SWITCH
GL	GROUND LEVEL	LUP-S	LOWWARE - SECURITY
AP	ACCESS PANEL	HC	HOT IN CONTACT
ACC	AIR CON CONTROL	PB	PARABOLIC WINDOW
AV	AV WALL PLATE	PM	PAPER TOWEL DISPENSER
DATA	DATA WALL PLATE	PTD	PAPER TOWEL DISPENSER
EP	FIXED WINDOW SASH	PMW	PARABOLIC WINDOW
IFS	EXHAUST FAN SWITCH	S	SLIDING WINDOW SASH
EPD	FIXED WINDOW SASH	SD	SOAP DISPENSER
F	EXHAUST FAN	SS	STAINLESS STEEL
FB	FIRE BLANKET	TEL	TELEPHONE WALL PLATE
FE	FIRE EXTINGUISHER	TH	THERMOSTAT
FR	FROST INGL	TIN	TIN ROLL HOLDER
FWG	FLOOR WASTE GULLY	UFS	UNDERSE
GRD	SINGLE GPO WALL PLATE	USB	USB WALL PLATE
DGP	DOUBLE GPO WALL PLATE	WB	WHITEBOARD
		VC	VOLUME CONTROL



NO	REVISION	DATE	BY
1	ISSUE FOR CONSTRUCTION	25.06.19	BN
2	ISSUE FOR TENDER	02.04.20	BN

DOCUMENTATION BY Iredale Pedersen Hook Architects

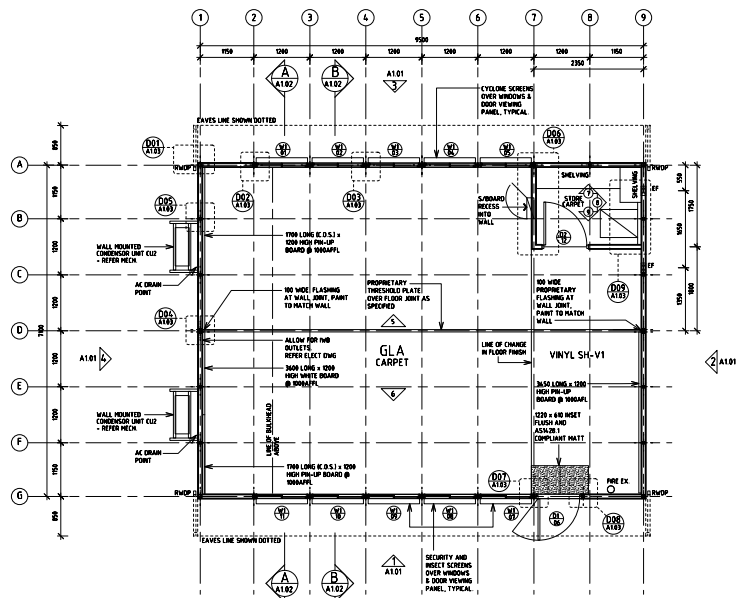
Perth, South Australia 6000
PO Box 442, Leederville 6003
www.iredalepedersenhook.com.au



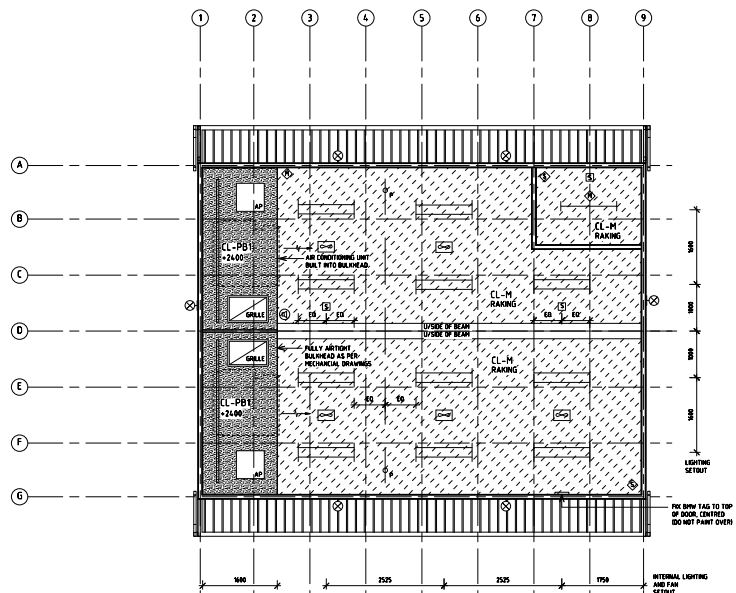
CONSTRUCTION
TRANSPORTABLE SCHOOL BUILDINGS
WESTERN AUSTRALIA
GENERAL LEARNING AREA CLASSROOMS

GLA SECTIONS, INT. ELEVATIONS, D/W SCHEDULE				
DRAWN	BN	DESIGNED	AI	REDUCED
CHECKED	AI	PRINCIPAL		
APPROVED	AI	ADRIAN IREDALE		
SCALE	1:50	DATE	APRIL 2019	DRAWING No
UNW PROTECT	1:100			
UNW TENDER	1:100	BN	09/09/19	

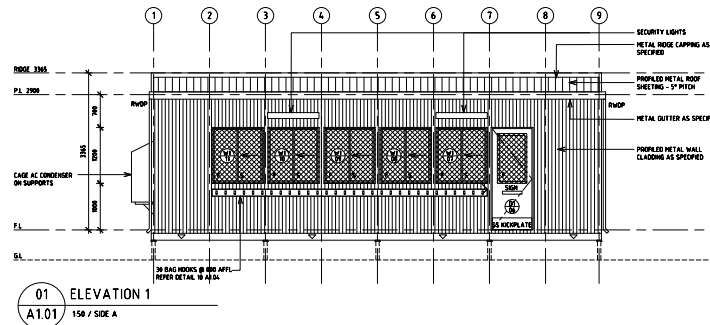
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DO NOT LAMINATE MANUALLY



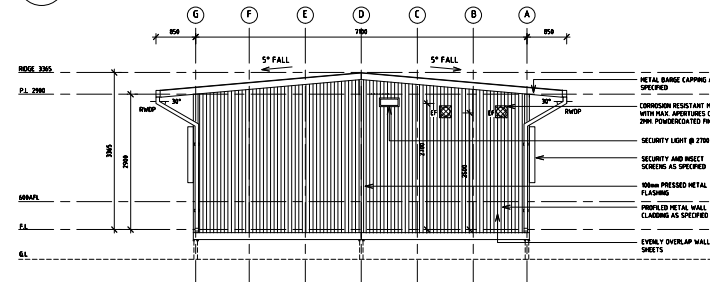
- FLOOR PLAN
A1.01 150



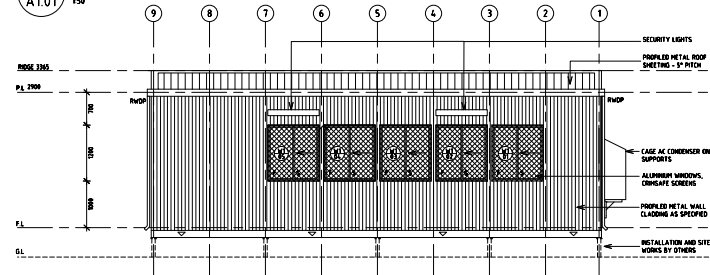
CEILING PLAN



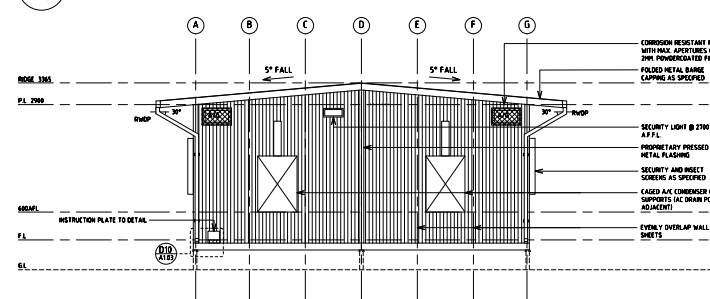
01 ELEVATION 1
A1.01 150 / SIDE A



02 ELEVATION 2



03 ELEVATION 3
A1.01 150



04 ELEVATION 4
A1.01 150

NOTES




1. THE VERANDAH IS TO BE FABRICATED TO ALLOW FOR ATTACHMENT TO TRANSPORTABLE IN EACH ALTERNATIVE LOCATION AS SHOWN ON THE DRAWINGS
2. LOCATION OF TRANSPORTABLE ONSITE & SITE WORKS IS NOT IN SCOPE OF WORKS
3. REFER TO DOOR & HARDWARE SCHEDULE FOR EXTENT OF THRESHOLD PLATES & HARDWARE
4. THIS TRANSPORTABLE BUILDING HAS BEEN DESIGNED TO BAL-19

LEGEND

- | | | | |
|------|--------------------------|-------|----------------------|
| P1 | PLATE LEVEL | GR1 | GRASS RAIL TYPE 1 |
| F1 | FLOOR LEVEL | LS1 | LIGHT SWITCH |
| GL | GROUND LEVEL | LMH-5 | LUMINAIRE - SECURITY |
| ACC | ACCESS PANEL | NC | NOT IN CONTRACT |
| ALL | AIR CON CONTROL | PR | PRISMADO |
| AV | AV WALL PLATE | PR | PARABOLIC REFLECTOR |
| DATA | DATA WALL PLATE | PD | PAPER TUBE DESPENSER |
| WASH | WASH DOWN SASH | RD | ROUNDER |
| EFS | EXHAUST FAN SWITCH | SD | SLIDING WINDOW SASH |
| EFSD | EXFSD WINDOW SASH | SO | SOP DESPENSER |
| F | F EXHAUST FAN | SS | STAINLESS STEEL |
| FE | FE FAN INLET | TS | TELEPHONE WALL PLATE |
| FE | FE EXHAUST FAN | TH | THERMISTAT |
| FR | FR FROGE (MJK) | TRN | TOILET ROLL HOLDER |
| FWG | FLOOR WASTE GALLY | URS | UNDERSIDE |
| SG | SINGLE GROUND WALL PLATE | USW | USD WALL PLATE |
| DGPD | DOUBLE GROUND WALL PLATE | WB | WHITEBOARD |
| | | VC | VOLUME CONTROL |

CEILING LEGEND

- CL-PB1
P/BOARD BULKHEAD, FLUSH JOINED
- CL-PB2
IMPACT RESISTANT P/BOARD, 1/4" MOULD JOINTS
- CL-M
PERFORATED METAL ACOUSTIC CEILING.
- TWIN SURFACE MOUNTED LUMINAIRE
WITH PRISMATIC DIFFUSER
- SINGLE SURFACE MOUNTED LUMINAIRE
WITH PRISMATIC DIFFUSER

- AP CEILING ACCESS PANEL LOCKABLE 600x600mm
WITH DROP CHAIN
-  WHITE CEILING FANS WITH CLEAR
POLYCARBONATE BLADES
-  PROVIDE CONDUIT AND DRAWWIRE FOR SMOKE
DETECTOR, AND ENGRAVED BLANK PLATE OVER
FIT OFF SMOKE DETECTOR
-  SURFACE MOUNTED EXTERNAL SECURITY
LUMINAIRE

-  **SPEAKER**
-  **THERMOSTAT**
-  **DAYLIGHT SENSOR**
-  **MOTION SENSOR**
-  **SECURITY MOTION SENSOR**

METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2024
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ID.	REVISION	DATE	BY
1	ISSUE FOR CONSTRUCTION	25.06.19	BPH
0	ISSUE FOR TENDER	12.04.19	BPH

DOCUMENTATION BY: iredale pedersen hook architects

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Government of Western Australia
Department of Finance

Building Management and Works

CONSTRUCTION
TRANSPORTABLE SCHOOL BUILDINGS

TRANSPORTABLE SCHOOL BUILDINGS
WESTERN AUSTRALIA
GENERAL LEARNING AREA CLASSROOMS

GLA PLANS AND ELEVATIONS

DRAWN	IPH	DESIGNED	AI	REDUCED
CHECKED	AI	PRINCIPAL		8 1250
APPROVED	AI	ADRIAN WREDALE		
SCALE 1:50 1:100	                 	DATE APRIL 2019	DRAWING No. A1.01	
BHW PROJ No. 16185		BHW TENDER No. 0051519 / 0051619		

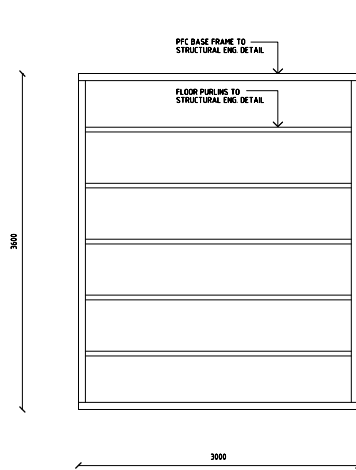
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NOTES

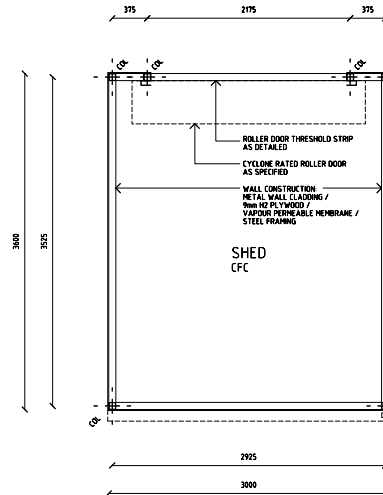
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2. LOCATION OF TRANSPORTABLE ON SITE & SITE WORKS IS NOT IN SCOPE OF WORKS.
3. REFER TO DDO & HARDWARE SCHEDULE FOR EXTENT OF THRESHOLD PLATES & HARDWARE.
4. THIS TRANSPORTABLE BUILDING HAS BEEN DESIGNED TO BAL-19.

LEGEND

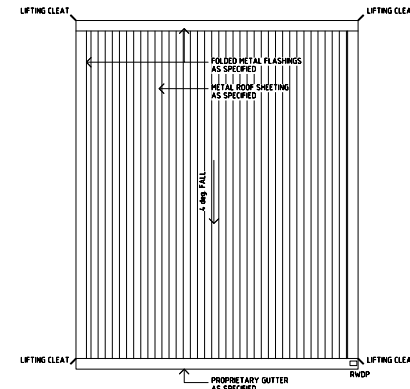
PL	PLATE LEVEL	GR1	GRAB RAIL TYPE 1
FL	FLOOR LEVEL	LS	LIGHT SWITCH
GL	GROUND LEVEL	LUM-S	LUMINAIRE - SECURITY
AP	ACCESS PANEL	NE	NOT IN CONTRACT
ACC	AIR CON CONTROL	PD	PANEDOR
AV	AV WALL PLATE	PM	PARADISE MIRROR
DATA	DATA WALL PLATE	PTD	PAPER TOWEL DISPENSER
EF	FIXED WINDOW SASH	RWD	RAINWATER DOWNPIPE
EFB	EXHAUST FAN SWITCH	S	BLINDING WINDOW SASH
EPD	FIXED WINDOW SASH	SD	SOAP DISPENSER
F	EXHAUST FAN	SS	STAINLESS STEEL
FB	FIRE BLANKET	T	TELEPHONE WALL PLATE
FE	FIRE EXTINGUISHER	TM	TELEPHONE
FR	FRIDGE UNIT	TR	TOILET ROLL HOLDER
FWG	FLOOR WASTE GULLY	US	UNDER SINK
GPD	SINGLE GPD WALL PLATE	WB	WHITEBOARD
DGPD	DOUBLE GPD WALL PLATE	VC	VOLUME CONTROL



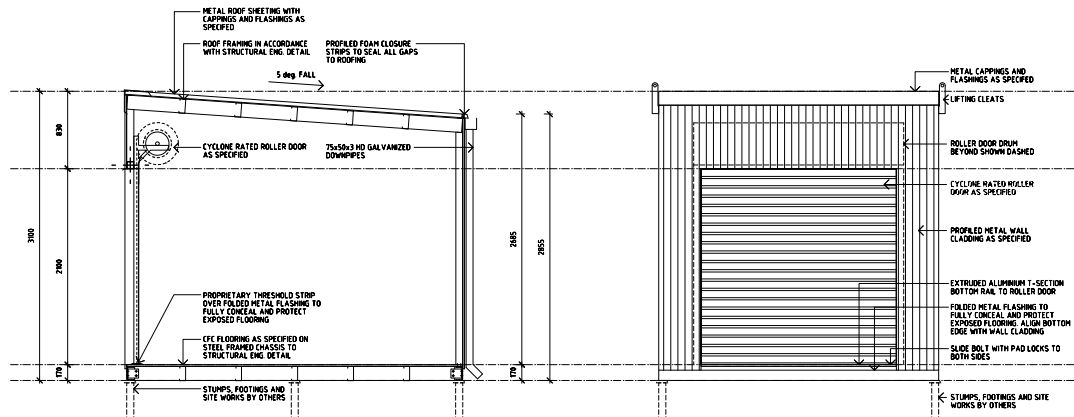
01 BASE-FRAME PLAN
- 125



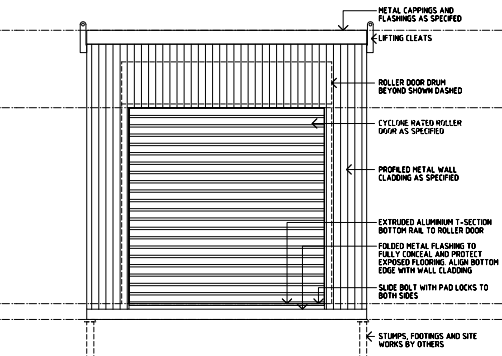
02 FLOOR PLAN
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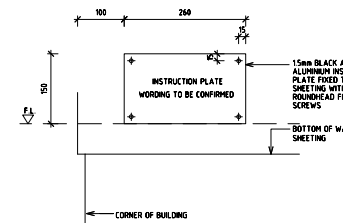
03 ROOF PLAN
- 125



04 SECTION
- 125



05 FRONT ELEVATION
- 125



06 DETAIL ELEVATION
- 125

NO	REVISION	DATE	BY
1	ISSUE FOR TENDER	12.04.19	PM

DOCUMENTATION BY iredale pedersen hook architects

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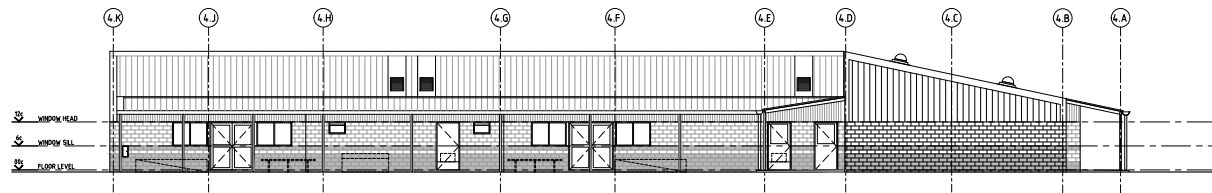
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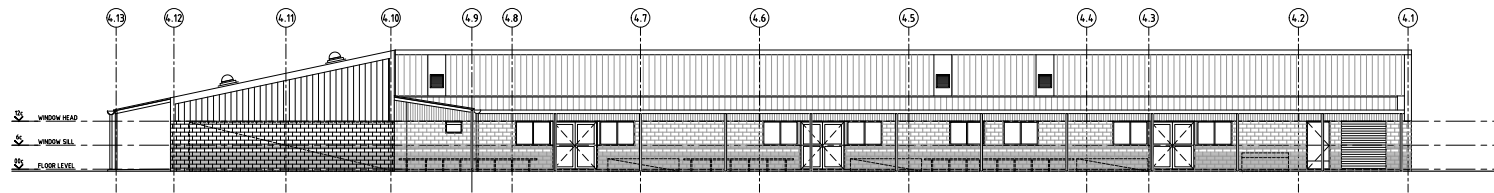
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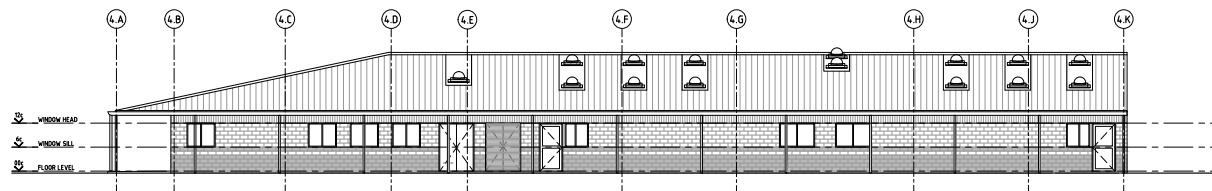




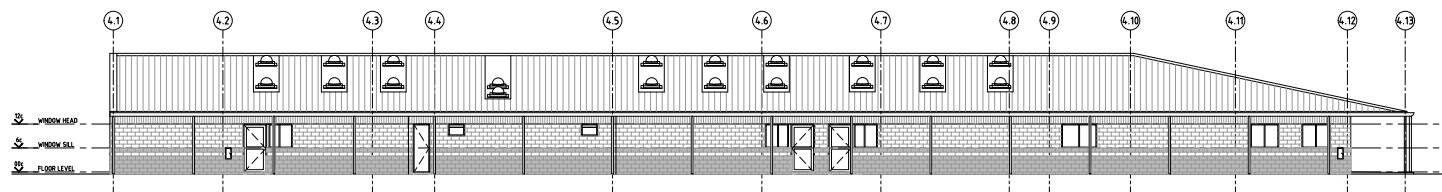
1 ELEVATION
A4.10 1:100



2 ELEVATION
A4.10 1:100



3 ELEVATION
A4.10 1:100



4 ELEVATION
A4.10 1:100

METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2024
RECEIVED

19/01/2024	C	ISSUED FOR DESIGN DEVELOPMENT	SN
08/12/2023	B	ISSUED FOR CONSULTANTS	HB
19/10/2023	A	ISSUED FOR SCHEMATIC DESIGN	AJB
Date:	No.	Revision/Issued To	By

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ARCHITECTURAL
WUNGOONG (PRECINCT 1) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
TEACHING BLOCK 1
ELEVATIONS

DRAWN		DESIGNED	REDUCTION
CHECKED	AJB	PRINCIPAL	
APPROVED	SN		
	PB		
SCALE	DATE	DRAWING No.	
1:100 @A1; 1:200 @A3	JANUARY 2024	A4.20	
DF PROJ No. XXXXX	DF FILE No. XXXX		

PRELIMINARY

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1. ALL DIMENSIONS ARE IN METRIC MILLIMETERS.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONING.
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS, AUTHORITY OF THE PROJECT AND THE DRAWINGS.
5. ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT & ACQUAINT HIMSELF WITH ALL VISIBLE SITE CONDITIONS & ACCESS TO THE SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS AND DETAILS.
9. PAYING LAYOUT REFER TO LANDSCAPE SITE PLAN DRAWING.
10. REFER TO SPECIFICATION & REVISIONS SCHEDULE FOR DETAILS OF ALL MATERIALS & FINISHES.
11. REFER COLLING PLAN FOR CONTINUOUS WALLS TO UP TO US OF ROOF OR ROOF TO ROOF TO FINISH.
12. EXTENT OF COMMON BENCH GENERALLY TO INTERNAL TALKS THAT ARE TO BE COVERED BY THE RESIDENTIAL CHAIR.
13. REFER STRUCTURAL DRAWINGS FOR MASSCONY WALL CONTROL JOINTS.
14. REFER LANDSCAPE DRAWINGS FOR CONCREE/PAVING/PAVING JOINTS PAVING EXTERIOR.

ALL INTERNAL WALLS TO FINISH MINIMUM 100MM ABOVE CEILING LEVEL UNLESS OTHERWISE NOTED OR INDICATED AS FULL HEIGHT WALLS.

 GREY FILLED WALLS DENOTE FULL HEIGHT WALLS TO UNDERSIDE OF ROOF SHEETING.

CODE	DESCRIPTION
FE	2.5 KG ABC DRY POWDER FIRE EXTINGUISHER REFER TO SPEC.
FB	FIRE BLANKET. REFER TO SPEC.
FC	MSG CO2 FIRE EXTINGUISHER. REFER TO SPEC.
FE-WC	2.5 MT CHEMICAL FIRE EXTINGUISHER. REFER TO SPEC.
CD	CLEAN OUT/INSPECTION HOOPER. REFER HYD ENG
CMD	MULTIPLE COLD WATER DRAIN. AS PER ENG DETAILS
FW	FLOOR WAST. AS PER ENG DETAILS
GH	GAS ROOM HEATER AS PER ENG DETAILS
HNT	HOSE TAP CONNECTION IN RECESSED STEEL BOX AS PER ENG DETAILS
INT	INDUSTRIAL WASTE OR PLASTER TRAP
SCJ	5.0% CONTR. JNT.
SCWD	SMALL COLD WATER DRAINING UNIT AS PER ENG DETAILS
MSW	MILDED SHEET VINYL

Figure 10 illustrates various symbols used in architectural drawings to denote door and window types and structural elements. The symbols include:

- DOOR/WINDOW TAG:** A circle containing the letter 'D'.
- UPPER LINE - DOOR/WINDOW TYPE:** A solid line.
- LOWER LINE - OPENING NUMBER:** A dashed line.
- STEEL COLUMN, REFER STRUCTURAL DRAWINGS:** A circle containing the number '20' and the text 'AM57'.
- DETAIL MARKER:** A diamond shape containing the letter 'I' and the number '130'.
- SECTION MARKER:** A diamond shape containing the letter 'I' and the number '130'.
- WALL TYPE MARKER:** A rectangle.
- GRID:** A crosshair with circles containing the letters 'A' and '10' at the intersections.
- LINE OF DIFFERENT WALL TYPES:** A line with arrows at both ends.

METROPOLITAN REDEVELOPMENT
AUTHORITY

13 March 2024

RECEIVED

19/01/2024	E	ISSUED FOR DESIGN DEVELOPMENT	SN
08/12/2023	D	ISSUED FOR CONSULTANTS	MB
09/11/2023	C	ISSUED FOR CONSULTANTS	SN
20/10/2023	B	ISSUED FOR SCHEMATIC DESIGN	SN
11/10/2023	A	ISSUED FOR CONSULTANTS	MB
Date:	No.	Revision/Issued To	By

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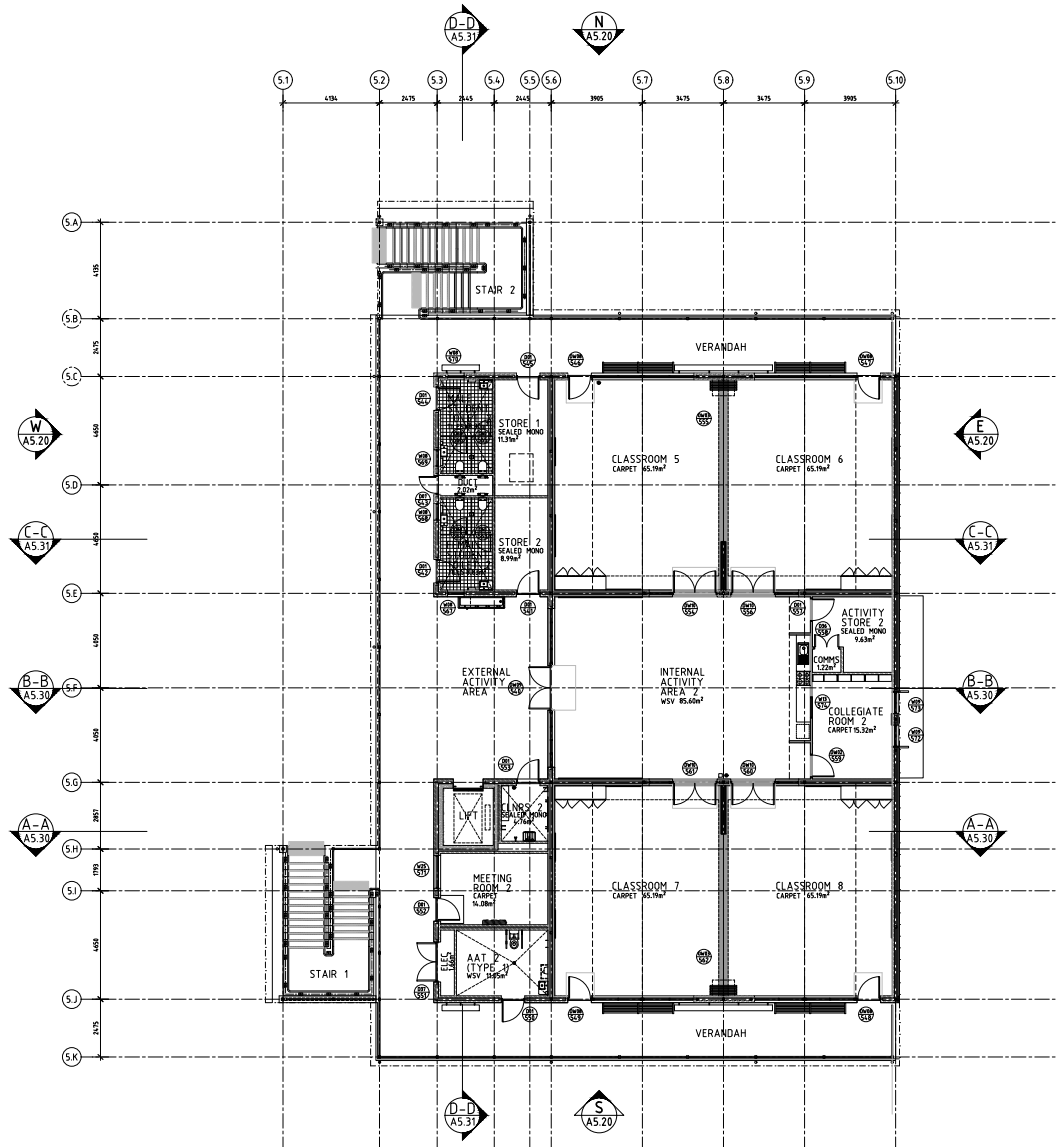


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Department of Finance
Buildings and Contracts

ARCHITECTURAL
WUNGONG (PRECINCT F) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
TEACHING BLOCK 2
FLOOR PLAN

DRAWN	AB	DESIGNED		REDUCION
CHECKED	SN	PRINCIPAL		
APPROVED	PB			
SCALE	DATE		DRAWING No.	
1:100 @A1; 1:200 @A3	JANUARY 2024			
DE PROF No.	DE FILE No.		A5.10 E	
XXXXX	XXXXX			

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TB2 FIRST FLOOR PLAN
1:100

GENERAL NOTES

- ALL DIMENSIONS ARE IN METRIC HELLMETERS.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- LAKE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE CODES & LOCAL AUTHORITY REQUIREMENTS.
- ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT & ACCOUNT HIMSELF WITH ALL VISIBLE SITE CONDITIONS & ACCESS TO THE SITE.
- FIXED DIMENSIONS LAYOUT - REFER TO FORM LAYOUTS AND DETAILS.
- PAVING LAYOUT - REFER TO LANDSCAPE SITE PLAN DRAWING.
- REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF ALL FINISHES & MATERIALS.
- REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF ALL FINISHES & MATERIALS.
- EXTENT OF COPING BRICKS GENERALLY TO INTERNAL WALLS THAT ARE TO BE PAINTED OR RECEIVED INWP, GLASS FACED RENDER OR SAND FINISH RENDER.
- REFER STRUCTURAL DRAWINGS FOR MASONRY WALL CONTROL Joints.
- REFER TO LANDSCAPE DRAWINGS FOR CONCRETE PAVING/MASONRY PAVING EXTENT.

WALL LEGEND

REFER WALL TYPES LEGEND DRAWINGS, A5.10 TO A5.14, FOR WALL TYPES.

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.

ALL INTERNAL WALLS TO FINISH FROM 100MM ABOVE CEILING LEVEL UNLESS OTHERWISE NOTED OR INDICATED AS FULL HEIGHT WALLS.

GREY FILLED WALLS DENOTE FULL HEIGHT WALLS TO UNDERSIDE OF ROOF SHEETING.

NOTE LEGEND

CODE	DESCRIPTION
FL	1.5 HS ARE DRY POWDER FIRE EXTINGUISHERS. REFER TO SPEC.
FB	FIRE BLANKET. REFER TO SPEC.
FE-CD	WALL COT FIRE EXTINGUISHER. REFER TO SPEC.
FE-MS	3. MET. CUPBOARD, FIRE EXTINGUISHER. REFER TO SPEC.
CD	CLEAN OUT INSPECTION OPENING. REFER HYD ENG.
CDMS	MULTI-TEMP COLD WATER DRINKING UNIT AS PER ENG DETAILS.
FW	FLOOR WASTE AS PER ENG DETAILS.
OP	CAS ROOM WATER AS PER ENG DETAILS.
HT	HOSE TAP CONNECTION IN RECESSED STEEL BOX AS PER ENG DETAILS.
INT	INDUSTRIAL WASTE OR PLASTER TRAP.
SCJ	SLAB CONTROL JOINT.
SCWD	SINGLE COLD WATER DRINKING UNIT AS PER ENG DETAILS.
WV	WELDED SHEET. W/VAL.

MARKER LEGEND

	DOOR/WINDOW TAG
	UPPER LINE - DOOR/WINDOW TYPE
	LOWER LINE - OPENING NUMBER
	STEEL COLUMN. REFER STRUCTURAL DRAWINGS.
	DETAIL MARKER
	SECTION MARKER
	WALL TYPE MARKER
	GRID
	LINE OF DIFFERENT WALL TYPES

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AUTHORITY
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17/04/23	A	ISSUED FOR CONSULTANTS	SN
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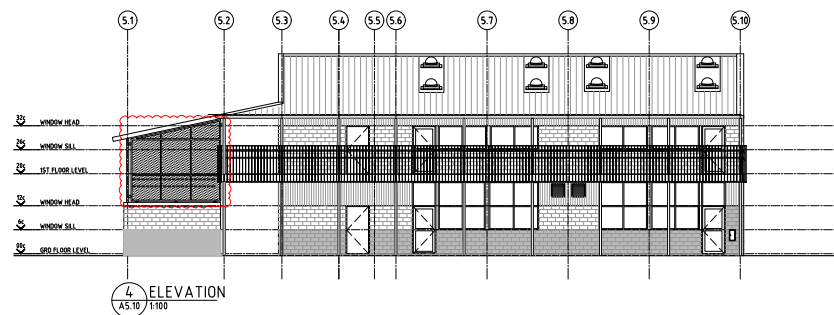
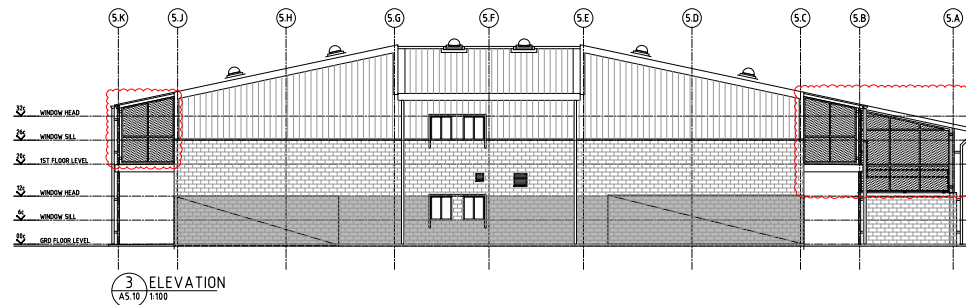
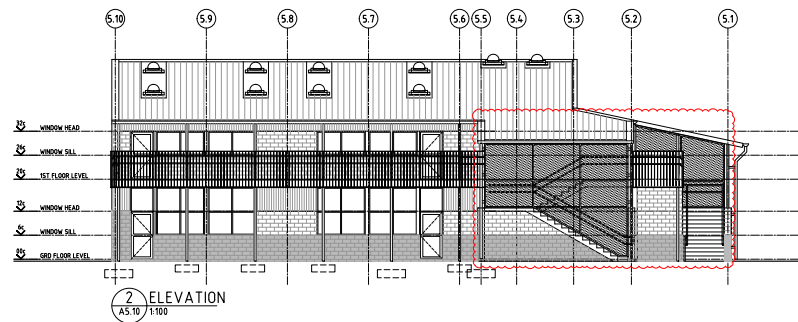
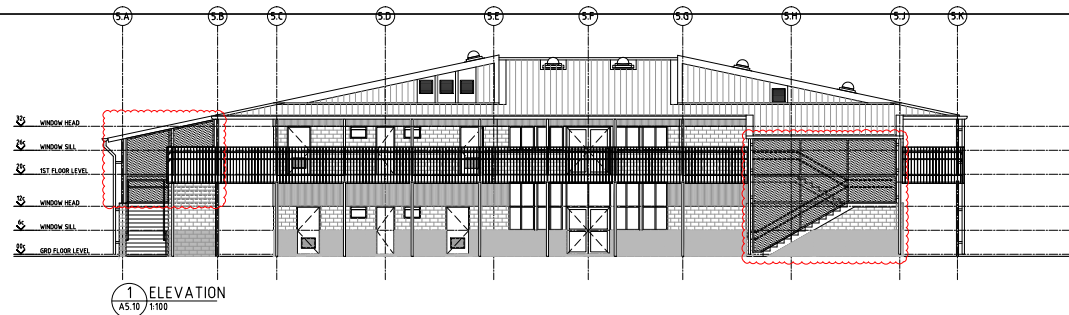
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Department of Finance
Buildings and Contracts

ARCHITECTURAL
WUNGOONG (PRECINCT) PRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
TEACHING BLOCK 2
FIRST FLOOR PLAN

DRAWN	AB	DESIGNED		REDUCED
CHECKED	SN	PRINCIPAL		
APPROVED	PB			
SCALE	1:100 @ A4 - 1:200 @ A3	DATE	JANUARY 2024	DRAWING No.
DP PROJECT	XXXXXX	OFFICE	XXXX	A5.11

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19/01/2024	C	ISSUED FOR DESIGN DEVELOPMENT	SN
08/12/23	B	UPDATED ELEVATIONS / ISSUED FOR CONSULTANTS	HB
19/02/23	A	SD REPORT	AJB
Date:	No.	Revision/Issued To	By

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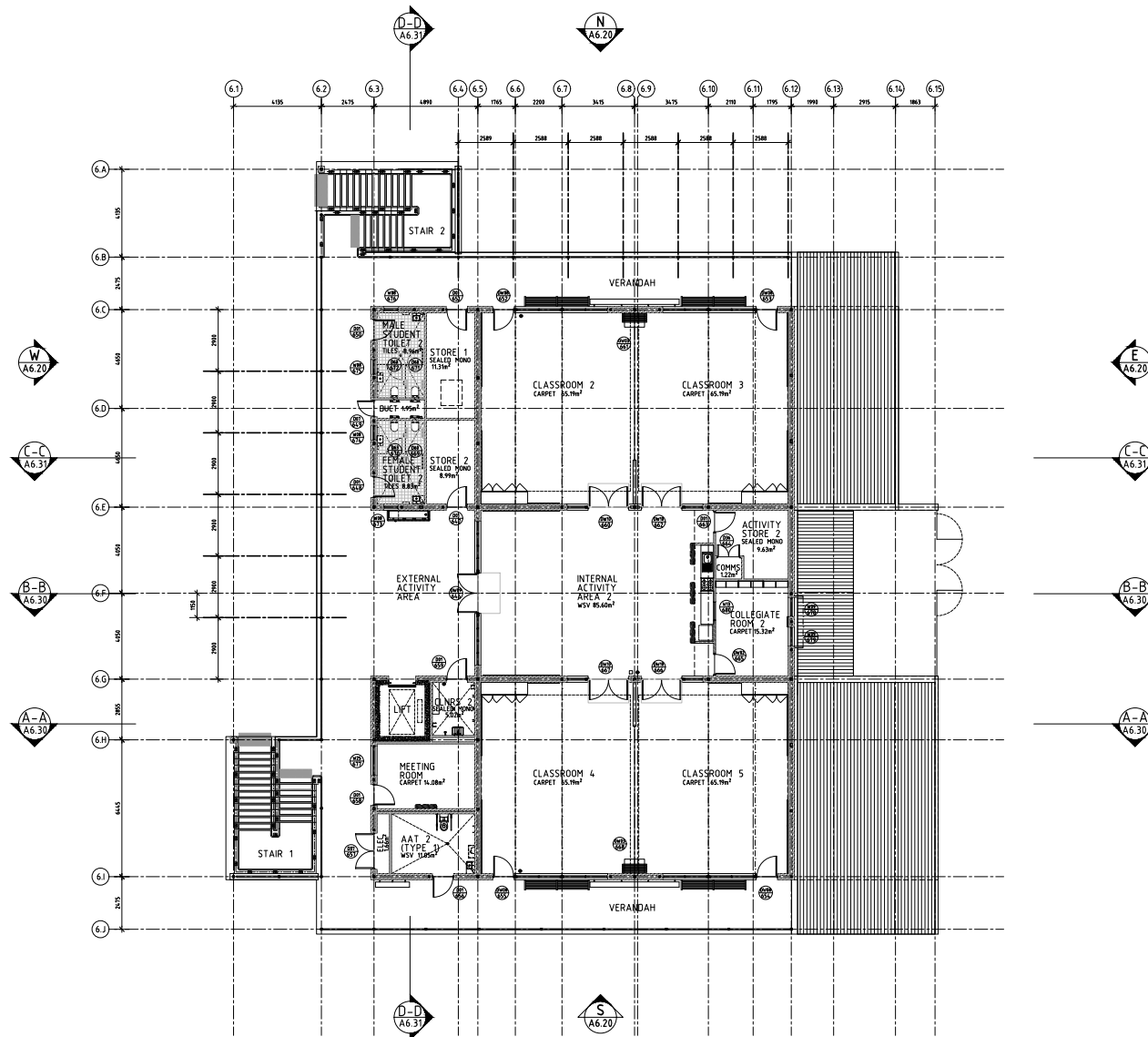
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WUNGONG TPRECINCT FIPRIMARY SCHOOL
BRIGHSTONE AVENUE, HILBERT WA 6112
TEACHING BLOCK 2
ELEVATIONS

DRAWN	AJB	DESIGNED	REDUCED
CHECKED	SN	PRINCIPAL	
APPROVED	PB		
SCALE	DATE	DRAWING No.	
1:100 @ A1: 1:200 @ A3	JANUARY 2024		
TPF PROJECT No. XXXXX	OFFICE No. XXXX		

PRELIMINARY

A5.20 c

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⊖ TB3 FIRST FLOOR PLAN
⊖ 1:100

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRIC MILLIMETERS.
2. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SMALLER SCALE DIMENSIONS.
3. LARGE SCALE DRAWINGS SHALL TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE REQUIREMENTS, AUTHORITY AND INSTRUCTIONS OF THE ENGINEER.
5. ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ADEQUATE HANDLING WITH ALL VISIBLE SITE CONDITIONS & ACCESS TO THE SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ADEQUATE DETAILS.
9. PAVING LAYOUT - REFER TO LANDSCAPE SITE PLAN DRAWING.
10. REFER TO SPECIFICATION & FINISHES SCHEDULE FOR DETAILS OF ALL FINISHES & MATERIALS.
11. REFER CEILING PLAN FOR CONTINUOUS WALLS TO UP TO US OF ROOF OR DOWN TO DOWN TO ROOF.
12. EXTENT OF COMMON BENCH GENERALLY TO INTERNAL WALLS THAT ARE TO BE USED FOR RECEIVING LOADS FROM ROOF OR LANDSCAPE.
13. REFER STRUCTURAL DRAWINGS FOR MASSCONY WALL CONTROL JOINTS.
14. REFER TO LANDSCAPE DRAWINGS FOR CONCRETE/PAVING/PAVING PAVING EXIST

WALL LEGEND

REFER WALL TYPES LEGEND DRAWINGS, A11.10 TO A11.14, FOR WALL TYPES.

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.

ALL INTERNAL WALLS TO FINISH MINIMUM 100MM ABOVE CEILING LEVEL UNLESS OTHERWISE NOTED OR INDICATED AS FULL HEIGHT WALLS.

GREY FILLED WALLS DENOTE FULL HEIGHT WALLS TO UNDERSIDE OF ROOF SHEETING.

NOTE LEGEND

CODE	DESCRIPTION
FE	2.5 KG AIR DRY POWDER FIRE EXTINGUISHER. REFER TO SPEC.
FB	1.0 FIRE BLANKET. REFER TO SPEC.
FC	MSG (02) FIRE EXTINGUISHER. REFER TO SPEC.
FE-WC	2.5 LIT. WET CHEMICAL FIRE EXTINGUISHER. REFER TO SPEC.
CD	CLEAN OUT/INSPECTION EQUIPMENT. REFER HYD ENG
CNDU	MULTIPLE COLD WATER DRAINING UNITS AS PER ENG DETAILS
FW	FLOOR WASTES AS PER ENG DETAILS
GH	GAZ ROOM HEATER AS PER ENG DETAILS
HT	HOT/ TAP CONNECTION IN RECESSED STEEL BOX AS PER ENG DETAILS
INT	INDUSTRIAL WASTE OR PLASTER TRAP
SC	5.0 KG CONTING. JAR
SCDU	SINGLE COLD WATER DRAINING UNIT AS PER ENG DETAILS
MSV	MILDEEL SPEC. VENT

MARKER LEGEND

Diagram illustrating various symbols used in structural drawings:

- DOOR/WINDOW TAG**: A circle with a diagonal line and a dot.
- UPPER LINE - DOOR/WINDOW TYPE**: A circle with a diagonal line and a dot.
- LOWER LINE - OPENING NUMBER**: A circle with a diagonal line and a dot.
- STEEL COLUMN REFER STRUCTURAL DRAWINGS**: A circle with a diagonal line and a dot.
- DETAIL MARKER**: A circle with a diagonal line and a dot.
- SECTION MARKER**: A diamond shape with a diagonal line and a dot.
- WALL TYPE MARKER**: A rectangle with a diagonal line and a dot.
- GRID**: A crosshair symbol.
- LINE OF DIFFERENT WALL TYPES**: A line with a crossbar.

METROPOLITAN REDEVELOPMENT
AUTHORITY
13 March 2004
RECEIVED

19/01/2024	F	ISSUED FOR DESIGN DEVELOPMENT	SN
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09/11/2023	D	ISSUED FOR CONSULTANTS	SN
20/10/2023	C	ISSUED FOR SCHEMATIC DESIGN	SN
17/10/23	B	ISSUED FOR CONSULTANTS	SN
11/10/23	A	ISSUED FOR CONSULTANTS	MB
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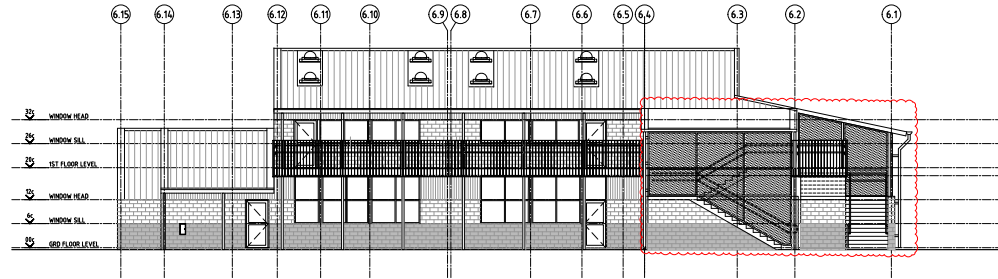
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BRIGHSTONE AVENUE, HILBERT WA 6112
TEACHING BLOCK 3
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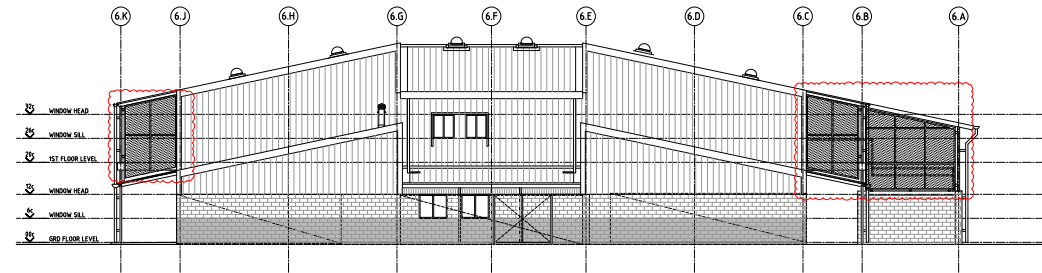
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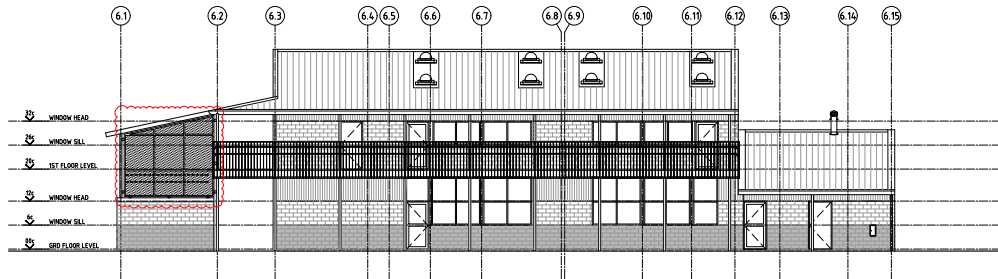
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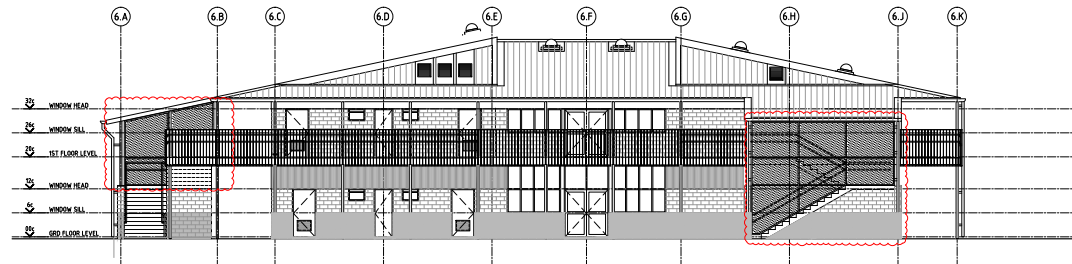
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TEACHING BLOCK 3
ELEVATIONS

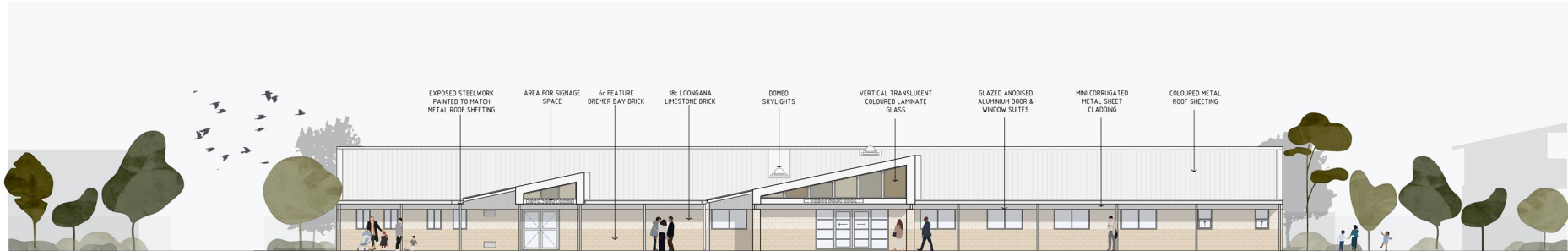
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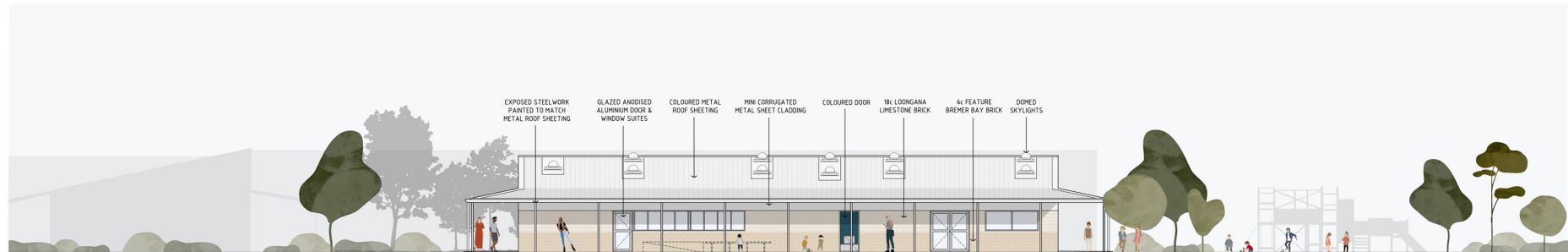
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ADMINISTRATION - SOUTH ELEVATION



LIBRARY - EAST ELEVATION



COVERED ASSEMBLY - SOUTH ELEVATION



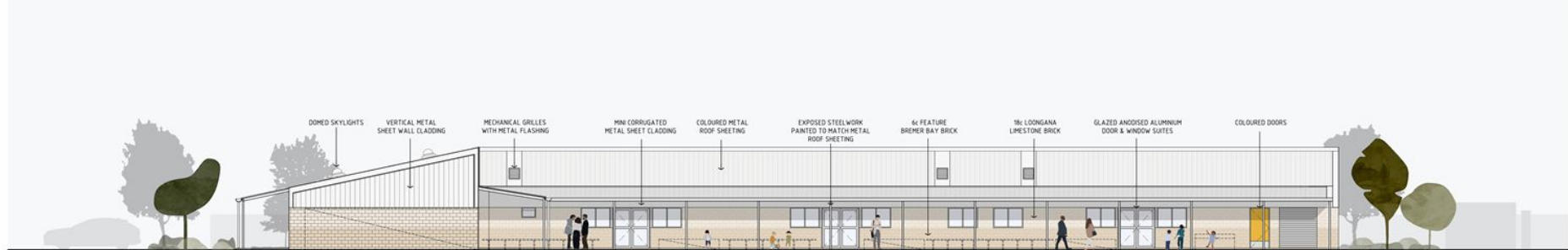
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/ REV B - COLOURED ELEVATIONS SCALE: 1:200@A3

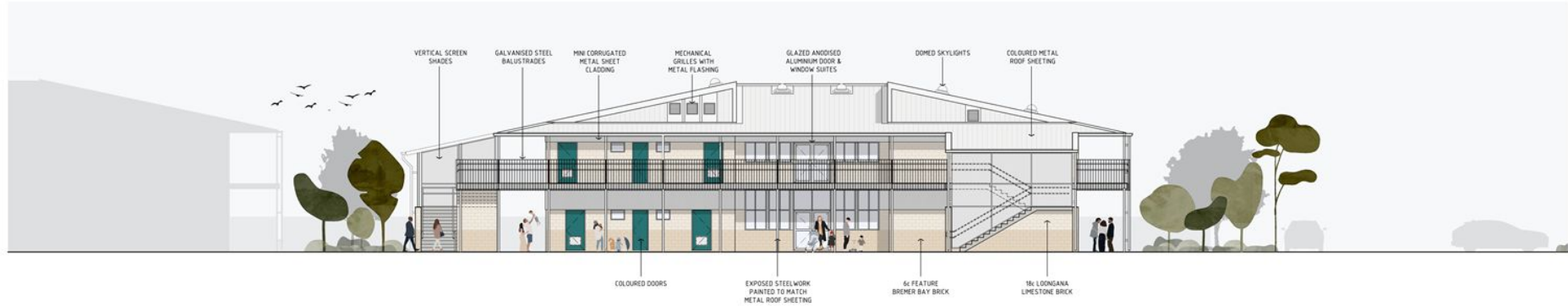
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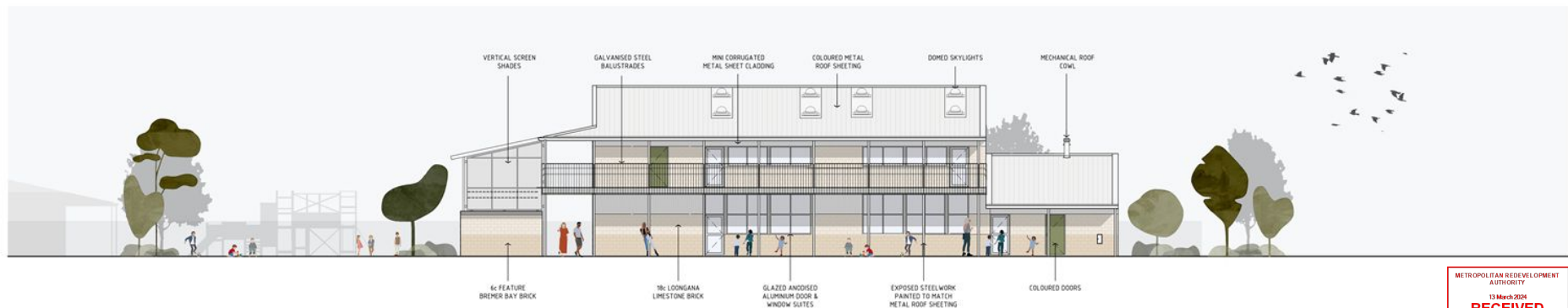
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TEACHING BLOCK 2 - WEST ELEVATION



TEACHING BLOCK 3 - SOUTH ELEVATION



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/ REV A - COLOURED ELEVATIONS SCALE: 1:200@A3

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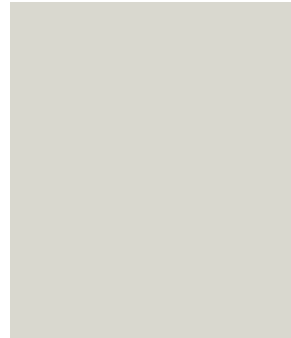
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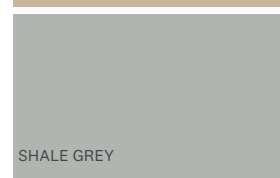
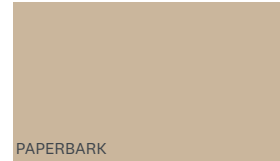
MIDLAND FACEBRICK
LOONGANA + BREMER BAY



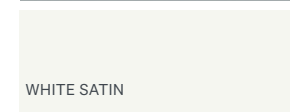
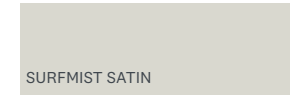
COLUMNS
GALVANIZED STEEL



ROOF SHEETING / WALL CLADDING
COLORBOND SURFMIST



PREFINISHED COATED STEEL
COLORBOND



POWDERCOAT COLOUR
DULUX POWDERCOAT



0797

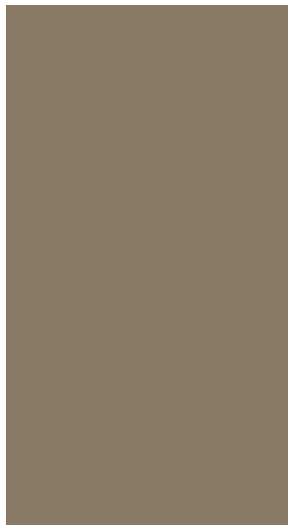


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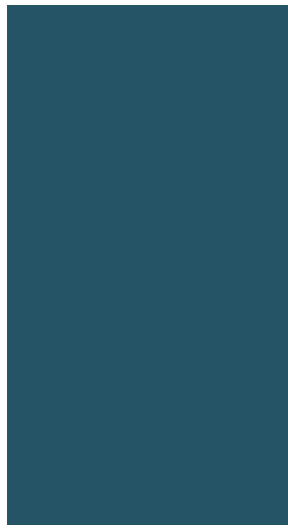


0979

COLOURED LAMINATED GLASS
VANCEVA



ADMIN PAINT COLOUR
DULUX Home Brew SN3H3



LIBRARY PAINT COLOUR
DULUX Juggernaut S34C8



TB1 PAINT COLOUR
DULUX Golden Rule S14G7



TB2 PAINT COLOUR
DULUX Whaling Waters S31C6



TB3 PAINT COLOUR
DULUX Green Coconut



TB4 PAINT COLOUR
DULUX Hot Ginger S10F9

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04

DESIGN DEVELOPMENT- SITE PLAN

LEGEND

- 01 CENTRAL ACCESS PATHWAY WITH FEATURE UNIT PAVING TO FORM CLEAR WAYFINDING
- 02 PROPOSED DFES PATHWAY WITH TRAFFICABLE FEATURE UNIT PAVING BLEND
- 03 PROPOSED FEATURE UNIT PAVING WITH 3 COLOUR TONES PATHWAYS - ORGANIC FORMS TO PROVIDE SOFTENING TO SITE & REFLECT NEARBY LANDSCAPES.
- 04 SPILL OUT AREA TO ASSEMBLY WITH FEATURE UNIT PAVING, TURF TERRACES WITH NATURAL EARTH BLOCK RETAINING WALLS & SHADE TREES FOR OUTDOOR GATHERING.
- 05 CULVERT CROSSING OVER LIVING STREAM.
- 06 INSITU GREY CONCRETE PAVEMENT TO BUILDING SURROUNDS
- 07 OPEN TURF AREAS FOR FLEXIBLE USE & FUTURE STAGE BUILDING LOCATIONS.
- 08 MULCH ONLY AREAS TO FUTURE TRANSPORTABLES
- 09 PROPOSED SITE FENCING WITH NARROW SCREENING TREES TO SOFTEN LOOK OF FENCE FROM STREETSCAPE.
- 10 SHADE TREES TO CARPARKS
- 11 SCREENING TALL NARROW SHRUBS IN FRONT OF FENCELINE
- 12 KINDY PLAY AREA WITH SAND PIT, LOOPING BIKE TRACK, SHADED PLAY AREAS, SENSORY GARDENS & OPEN FLEXIBLE USE TURF SPACE.
- 13 MAIN CENTRAL PLAY AREA WITH SAND PIT & SHADED PLAYGROUND, PRODUCTIVE GARDENS, SURROUNDED BY SHADE TREES & NATURE PLAY AREAS WITH BALANCING LOGS & BOULDERS
- 14 SPILL OUT AREA TO LIBRARY WITH COLOURED CONCRETE AREA, RAISED PLANTER, SEATING ELEMENTS & OPEN TURF.
- 15 PROPOSED FEATURE BREAKOUT SPACES WITH RAISED PLANTERS AND/OR SEATING WALLS, INFORMAL NATURE PLAY ELEMENTS, SEATING & SHADE TREES.
- 16 GARDEN BEDS WITH MIX OF NATIVE & SENSORY PLANTINGS
- 17 GROUPS OF NATIVE SHADE TREES IN MULCH AREAS
- 18 PROPOSED ENTRY TO ADMIN BUILDING WITH FEATURE UNIT PAVING BLEND
- 19 FEATURE PLANTINGS IN FRONT OF ADMIN BUILDING WITH LOW SEATING WALLS FOR WAITING/ DROP OFF ZONE
- 20 CURVED SEATING ELEMENTS AND SHADE TREES AT EDGE OF OVAL FOR SPECTATOR VIEWING
- 21 MEDIUM NATIVE SHRUB PLANTINGS & TREES TO SCHOOL PERIMETER EDGE TO SOFTEN FENCE LINE
- 22 PROPOSED SPORTS OVAL
- 23 EXISTING TREES TO BE RETAINED & PROTECTED
- 24 EXISTING VERGE ALONG BRIGHTSTONE AVENUE TO BE RETAINED & PROTECTED
- 25 RETAIN & PROTECT EXISTING LIVING STREAM

--- PROPOSED FENCING
 --- SITE BOUNDARY



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WUNGONG PRIMARY SCHOOL
 PREPARED FOR CARABINER ARCHITECTS
 FEBRUARY 2024

DD.106

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SCALE: 1:1000 @ A3



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 ©PLANE

04

DESIGN DEVELOPMENT- DETAIL PLAN

LEGEND

- 01 CENTRAL ACCESS PATHWAY & MAIN ENTRIES WITH UNIT PAVING MIX - WITH 'AUTUMN BLEND' PAVING COLOUR
- 02 UNIT PAVING BLEND TO INTERNAL PATHWAY NETWORK- WITH 'AUTUMN BLEND/CAPPUCCINO/SILVER' PAVING COLOUR
- 03 EXTENSION OF GREY CONCRETE PAVEMENT TO BUILDINGS TO CREATE FLUID, CURVED FORMS
- 04 LOOPING BIKE PATH WITH BANDS OF COLOURED CONCRETE PAVEMENT & LINE-MARKINGS
- 05 SHRUB PLANTINGS IN MULCH OVER UNDERGROUND TANK
- 06 LATERITE BLOCK SEATING WALLS
- 07 RAISED GARDEN BEDS WITH FEATURE PLANTINGS WITH LATERITE BLOCK WALLING AND SECTIONS OF TIMBER SEATING TO TOP
- 08 LOW LATERITE BLOCK SEATING RETAINING WALLS OUTSIDE ASSEMBLY BUILDING
- 09 SAND PIT PLAY AREA WITH LATERITE BLOCK EDGE WALL
- 10 MULCH SOFTFALL TO PLAY AREA WITH SHADE STRUCTURE OVER
- 11 INFORMAL NATURE PLAY ELEMENTS SUCH AS BALANCING LOGS, BOULDERS & TIMBER STEPPERS IN MULCH SOFTFALL, SURROUNDED BY SHADE TREES
- 12 SHADE TREES TO CARPARK
- 13 INFORMAL CROSSING THROUGH GARDEN BEDS WITH STEPPING STONES
- 14 INFORMAL LOG SEATING & BOULDERS IN GARDEN BEDS
- 15 COLOURED CONCRETE PAVEMENT FOR OUTDOOR GATHERING, WITH CURVED OFF-THE-SHELF CURVED BENCH ELEMENTS & FEATURE TREES
- 16 SCREENING TALL NARROW SHRUBS IN FRONT OF FENCELINE
- 17 LONG CURVED OFF-THE-SHELF BENCHES WEAVING BETWEEN SHADE TREES FOR SPECTATOR SEATING TO EDGE OF OVAL, IN CONCRETE PAVEMENT
- 18 RAISED STEEL HERB PLANTER WITH SURROUNDING FRUITING & BUSHTUCKER PLANTS
- 19 CONCRETE STAIR & RAMP ACCESS WITH INTEGRATED PLANTER TO NAVIGATE LEVEL CHANGE
- 20 FLEXIBLE OPEN TURF AREAS
- 21 MULCH AREAS TO OVAL WITH NATIVE TREE PLANTINGS
- 22 BIKE RACKS WITH SHADE ELEMENT
- 23 POSSIBLE ARTWORK ELEMENTS AS WAYFINDING/ STORYTELLING ELEMENT- IE. CARVED TIMBER TOTEM/ ANIMAL SCULPTURE
- 24 POSSIBLE FLAG POLE LOCATION
- PROPOSED FENCING



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05

TREE SPECIES PLANT

LEGEND



TREE PLANTING TO CAR PARKS - SPECIES TO HAVE DEEP ROOTS (AVOID ALL TREES WITH SHALLOW OR INVASIVE ROOT SYSTEMS - MIX OF EVERGREEN AND DECIDUOUS)
Cupaniopsis anacardioides 'Tuckeroo'; Melaleuca viridifolia; Pistacia chinensis; Melaleuca quinquenervia; Zelkova green vase



TREE PLANTING IN MULCH TO OVAL - LARGER NATIVE SHADE TREES TO PROVIDE HABITAT TO LOCAL BIRDS. MIX OF EUCALYPTUS & MELALEUCA TREES - USE OF MELALEUCA TREES IN LOW POINTS TO ASSIST IN TAKING UP OF GROUND WATER
Eucalyptus lane-poolie; Eucalyptus rudis; Eucalyptus torquata; Eucalyptus Victrix Snow Queen; Melaleuca leucadendra; Melaleuca quinquenervia; Melaleuca viridifolia



TREE PLANTING ADJACENT TO LIVING STREAM - NATIVE SCREENING PLANTING TO SCHOOL FROM STREET -
Melaleuca leucadendra; Melaleuca quinquenervia; Melaleuca viridifolia



TREE PLANTING TO MAIN PEDESTRIAN PATHWAYS - TREES WITH DEEP ROOTS TO PREVENT ISSUES WITH PAVEMENT TO PROVIDE SHADE TO MAIN PATHWAYS/ AREAS OF LARGE PAVING AND REDUCE HEAT ISLAND EFFECT
Brachychiton acerifolia x populneus 'Bella Donna'; Gleditsia 'Shademaster'; Cupaniopsis anacardioides; Pyrus calleryana 'Aristocrat'; Pistacia chinensis; Trisanopsis laurina 'Luscious'



TREE PLANTING IN GRASS; MULCH; GARDEN BEDS THROUGH CENTRE OF SCHOOL TO PROVIDE SHADE AND MIX OF FLOWERING TIMES THROUGHOUT YEAR
Melaleuca quinquenervia; Melaleuca viridifolia; Brachychiton acerifolia x populneus 'Bella Donna'; Backhousia citrifolia; Waterhousia floribunda 'Weeping Lilly Pilly'



FEATURE TREE PLANTING TO BREAKOUT NODES - SMALL TREES SPECIES - MAX GROWTH OF 3-4M TO ALLOW FOR OFFSETS FROM BUILDINGS.
Tibouchina 'Alstonville'; Lagerstroemia indica 'Tuscarora'; Cercis canadensis 'Merlot'; Corymbia ficifolia 'Baby Orange'; Citrus Trees

TREES		
Key	Botanic Name	Pot
Babe	Brachychiton acerifolia x populneus 'Bella Donna'	500L
Baci	Backhousia citrifolia	100L
Ceca	Cercis canadensis 'Merlot'	100L
Cili	Citrus limon 'Meyer'	45L
Cina	Citrus 'Nagami Kumquat'	45L
Cita	Citrus 'Tahitian Lime'	45L
Cuan	Cupaniopsis anacardioides 'Tuckeroo'	200L
Cofi	Corymbia ficifolia 'Baby Orange'	100L
Eula	Eucalyptus lane-poolie	100L
Euru	Eucalyptus rudis	100L
Euto	Eucalyptus torquata	100L
Euvi	Eucalyptus Victrix Snow Queen	200L
Gish	Gleditsia 'Shademaster'	200L
Latu	Lagerstroemia indica 'Tuscarora'	100L
Mele	Melaleuca leucadendra	100L
Mequ	Melaleuca quinquenervia	100L
Mevi	Melaleuca viridifolia	100L
Pich	Pistacia chinensis	200L
Pyar	Pyrus calleryana 'Aristocrat'	200L
Trlu	Trisanopsis laurina 'Luscious'	200L
Tial	Tibouchina 'Alstonville'	100L
Wafi	Waterhousia floribunda 'Weeping Lilly Pilly'	100L
Zegr	Zelkova serrata Green Vase	100L



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PLANTING PALETTE - TREES



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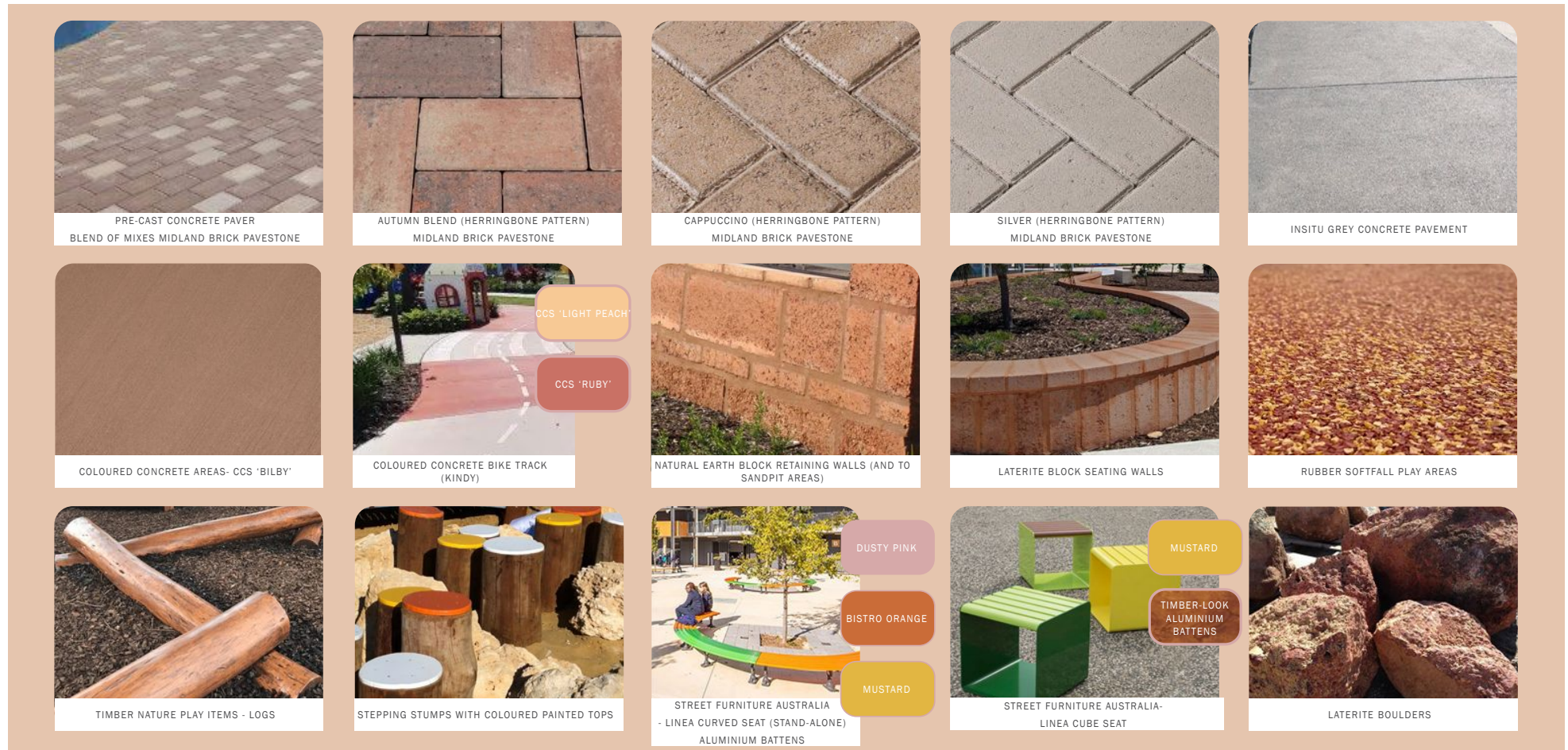
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05

MATERIAL PALETTE



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ADVICE NOTE – URBAN DESIGN REVIEW 1

Review attendance	
Subject	Lot 1000 Brighstone Avenue, Hilbert – Educational Establishment (Primary School)
Design endorsement	
Urban Design Review	 David McLoughlin, Design Manager 9/4/2024

Design Quality Evaluation
<p>Principle 1: Context and Character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ol style="list-style-type: none"> Noting that there is limited scope for amending building designs, there are sensible functional and CPTED considerations governing the location of the buildings as well as the strategy for car parking to directly abut the Brighstone Ave foreshore reserve. The orientation of the school entry to the Brighstone Ave foreshore reserve is appropriate, however that does present an opportunity to present an improved interface toward the residential cell across Leighfield Road through detailed architectural, landscape and detailed site planning strategies. Limited existing established place character with the exception of recently built single residential development, however reference to local indigenous themes could inform a strategy of integration of public art in the buildings and site planning and reinforce the proposed landscape approach to contribute to the creation of a sense of place.
<p>Principle 2: Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ol style="list-style-type: none"> Landscape approach proposed is very well considered in terms of the creation of attractive and functional spaces to support a diverse range of activities. It is noted that tree selection should prioritise early creation of shaded play and circulation areas
<p>Principle 3: Built form and scale <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ol style="list-style-type: none"> Building massing is not inappropriate for this area, being a maximum of 2-storey design with adjacent residential development being single storey. The arrangement of buildings on site contributes to the creation of a range of outdoor spaces between them which are sheltered and easily surveyed by supervisors and capable of supporting a range of passive and active uses
<p>Principle 4: Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <ol style="list-style-type: none"> The proposal seems well conceived, applying pattern primary school buildings to a staged design which allows the interim use of transportable buildings as well as an eventual replacement of transportables with permanent buildings within the framework established by stage 1.



Principle 5: Sustainability *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

1. Proposal incorporates some sustainability initiatives such as solar panels. The configuration of a masterplan which can be expanded in the short term via the use of transportable buildings and then in the longer term with permanent buildings whilst continuing to build on the underlying organising principles and spaces created is also a sustainability approach.
2. The provision for car parking (241 bays) does appear possibly excessive, which might be considered to represent a sustainability concern as the provision of excess parking is known to induce an increased demand for its use. Noting the need to accommodate future expansion of the school there is a potential to restrict car parking to that required for each stage and to ensure that minimum rather than maximum ratios are adopted. However it is understood that the oval and other sports facilities may be available for community use outside school hours which may justify the proposed provision of parking.
3. The provision of bicycle and scooter parking (110 bikes and 42 scooters) is a sustainable element and consideration could be given to planning for the further expansion of this aspect if demand exists in the future

Principle 6: Amenity *Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

1. It is noted that the buildings proposed are 'pattern' primary school buildings with little opportunity to explore alternative design approaches, however in that context there are no obvious substantial shortcomings.
2. The site and landscape plans indicate a good level of amenity will be achievable for users noting comments elsewhere in relation to the early establishment of shade.

Principle 7: Legibility *Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

1. The site is well laid out and allows for legible movement within the proposed school.
2. The school entries (main entry and dental therapy entry) may benefit from some additional consideration in terms of the use of architectural elements and/or signage strategy to reinforce legibility and building hierarchy.

Principle 8: Safety *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

1. Some concern regarding safety of car parking to Brighstone Avenue given the primary school environment, and it is recommended this is reviewed to ensure the school provides an appropriately safe environment.
2. Additional consideration could be given to a range of detailed design considerations to ameliorate possible conflict between carparking users and the users (and kids) accessing the parking embayments to Brighstone Ave

Principle 9: Community *Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*

1. The proposal does not specifically address whether the various sports facilities (oval, hard courts, turf areas) will be available for general community use outside school hours. However this is extremely desirable if possible and it is understood that this may be intended.
2. Given that Hilbert is an emerging suburban area with limited established community infrastructure, any possibility for community (bookable) use of building facilities outside school hours should be considered, possibly including the library and covered assembly areas.



Principle 10: Aesthetics *Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

1. It is noted that there are limited opportunities to modify the underlying 'pattern' building designs so accordingly every advantage should be taken to elevate the proposal such that it meets a good standard of design.
2. The landscape approach is considered to be high quality and substantially contribute to the aesthetics of the proposal. The proponent may consider employing varied and interesting materiality, recognisable architectural elements signifying hierarchy or building use, bold application of colour, integration of public art, and other devices to enhance the proposal and ameliorate what may otherwise risk appearing to be a monotonous aesthetic.



Appendix 4

Summary of Stakeholder Comments

Stakeholder	Comments	DevelopmentWA Consideration
City of Armadale (the City)	<p>The City notes that a tree survey and protection plan was to be prepared identifying the existing trees on site and their values (species, location, size) and opportunities for their protection. The applicant should aim for tree retention wherever possible.</p> <p>There are two large Eucalyptus trees on the site that would fit the description of a Potential Nesting Tree under the referral guidelines for three species of black cockatoo. Any proposal to remove these trees could be considered as an “impact” in accordance with the <i>Environment Protection and Biodiversity Conservation Act 1999</i> due to Matters of National Environmental Significance.</p>	<p>The development has identified existing on site and verge planting to be retained as part of the development. To facilitate the necessary facilities for the ultimate student capacity of the school, some tree removal is required as part of the development. As detailed on the landscaping plan, the proposal introduces additional shrub and tree planting for the site to provide urban greening, shade and landscape screening. A final landscaping plan is to be provided at conditions clearance (working drawings) stage.</p> <p>The two Eucalyptus trees are to be retained as part of the development, and the application is conditioned accordingly to ensure their protection and retention.</p>
	<p>Proposed pedestrian connectivity to the external street network and surrounding residential areas is very poor. The school creates the need for the school paths to connect to the existing path network. It is recommended that pedestrian access points are adequately offset from adjoining road intersections and additional access points be considered, particularly along the Leighfield Road frontage to improve pedestrian accessibility to the school.</p>	<p>A continuous footpath is to be provided around the school perimeter and a new raised pedestrian crossing proposed across Leighfield Road. The applicant will be responsible for the construction of the pedestrian network directly adjacent to the site, which is to be completed prior to the school opening.</p> <p>Required upgrade works to the pedestrian network around the school is well established, with the exception of Eleventh Road, which is subject to a separate widening and upgrade process.</p> <p>The Wungong Development Contribution Plan (DCP), identifies road upgrades to Eleventh Road. The works are fully costed under the DCP and DevelopmentWA will liaise with the City of Armadale to prioritise the delivery of the upgrades.</p>



	<p>The submitted Traffic Management Plan does not take into account consideration the very high reliance on vehicle trips, noting the current road network and pedestrian network are not fully developed and the school will draw students from a large catchment area (being the only school serving Hilbert and Haynes in the immediate future). It is recommended expansion of the proposed 'kiss 'n' ride' and provision of parking bays in the road verge of Leighfield Road be considered.</p> <p>Car parks are to have modified exit points to permit left exit only to ensure traffic flow is maintained.</p>	<p>The proposal provides sufficient car, bicycle and scooter parking measures which meet the Scheme and Design Guideline requirements. The applicant has also given due consideration to the future bus route which is to be integrated within the pedestrian networks. Expansion of the kiss and drive bays would limit the number of parking bays along Brighstone Avenue and the ability for visitors to park to collect their children while additional car parking along Leighfield Road is limited by the stormwater easement accommodating the living stream.</p> <p>Left exit points are provided for the crossovers along Brighstone Avenue. A left exit only for the carpark on Leighfield Road limits the servicing access to the site. The applicant proposes a painted median, signage and pavement as an alternative solution which is to be resolved with the City at conditions clearance (working drawings) stage.</p>
	<p>The City has had issues with car parking shortfalls, traffic management and amenity once additional transportables were established at Piara Waters Primary School and Harrisdale Primary School. The additional transportable classrooms have also created detrimental streetscape outcomes, eroding the local amenity of the area, with placement forward of the main entrance/administration building does not harmonize with the architectural style of the surrounding school buildings or the overall design intent of the area.</p> <p>The City recommends that Wungong Primary School is future-proofed by providing sufficient on-site and on-verge car parking to accommodate the anticipated student and staff numbers, with additional two-storey buildings planned in lieu of transportable classrooms.</p>	<p>Challenges arising from existing primary schools are duly noted. The staggered approach of development (student numbers and development) accounts for the expansion of the school and the additional teaching, car parking and bicycle facilities required. The applicant has submitted a Transport Impact Assessment by Shawmac to support the provision and management of parking and traffic generated from the school.</p> <p>The site has been designed to consider the future staged development of the site. Transportable classrooms are required to cater for short term fluctuations in student numbers that do not warrant capital investments in permanent buildings.</p>



	<p>Placements of the transportables reduces the available space for landscaping and vegetation buffers for shade and visual relief.</p> <p>Despite proposed 'Classroom Block 2 & 3' being two storey (which is fully supported by the City), there is still an over-reliance on future transportable classrooms identified for this site. The City advocates for the use of additional two storey buildings to prevent the future placement of unsightly transportables on the subject site.</p>	<p>Landscaping is provided along Leighfield Road between the Living Stream and the school site to reduce the visual impact of structures within the urban streetscape. Planting of additional trees within the transportable zone would compromise the ability to accommodate future permanent buildings as part of Stage 2 works.</p> <p>Three additional permanent 2-storey buildings are proposed as part of future Stage 2 works to accommodate student expansion, once capacity has increased to replace the temporary transportables. Landscaping screening and the neutral colour scheme and design of the transportable structures ensures development ties in with the permanent structures.</p>
Main Roads Western Australia (MRWA)	Main Roads raised no objections to the development proposal and requested a copy of the final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au .	Support is Noted. A copy of the final determination will be provided to all stakeholders.
Water Corporation	<p>Water Corporation raised no objections and offered the following comments -</p> <p><i>Water</i> - Reticulated water is available to the lot.</p> <p><i>Wastewater</i> - Reticulated sewerage is available to the lot.</p> <p><i>Drainage</i> - The developer will need to compensate any additional flows on their own land, as no adverse discharge or runoff from the subject land would be allowed into our drainage system.</p> <p>Any works carried out in proximity to Water Corporations Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA).</p>	Support is Noted. Relevant conditions and advice notes have been recommended on the approval where considered appropriate, informing the applicant of their drainage obligations.
Department of Biodiversity, Conservation and Attractions (DBCA)	DBCA raised no objections to the proposal, assessed the application on behalf of the Trust against State Planning Policy 2.10: Swan-Canning River System and Swan Canning Development Control Area policies.	Support is Noted.



Western Power	Western Power raised no objections to the proposal, and advised that any additional advice for distribution assets will be provided when an application is lodged for power requirements.	Support is Noted.
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Appendix 5

Public Consultation Comments and Consideration

No.	Location (street, suburb)	Support/Objection	Comments	Consideration
1.	Burham Road, Hilbert	Support	<p>I am a resident of the area and live a few meters away from Lot 1000 Brighstone Avenue. The development of a school will be a great addition to the area.</p> <p>Please find my comments and questions below:</p> <ol style="list-style-type: none"> 1. Flood lights for the sports facilities and oval for public use after school hours. 2. Security cameras for car parks 3. What will be the impact to homes on Leighfield road or adjacent streets? (noise, view, solar, etc.) 4. Any public transport stops planned for close to the school? 	<p>A condition of approval is proposed which requires details of lighting arrangements for the shared facilities to be provided, demonstrating that the proposal enhances safety while maintaining appropriate lighting levels for the residential context in accordance with the relevant Australian Standards.</p> <p>There are no current plans for car parking surveillance cameras, however a Crime Prevention Through Environmental Design (CPTED) Statement is conditioned as part of the proposal to ensure safer development by design.</p> <p>Construction and operations of the school are required to be in accordance with the <i>Environmental Protection (Noise) Regulations 1997</i>. The primary school provides sufficient on-site parking and multiple access points to mitigate traffic flows around the school site and to abutting residential streets. The maximum two storey height and compliant setbacks of the school buildings ensures the development will not impact the solar access or view lines of neighbouring developments and unduly impact on established residential development.</p> <p>Initial advice from the Public Transport Authority (PTA) has confirmed a new bus 'Route 248' is planned along Eleventh Road, which will facilitate public access to the school in future.</p>

Appendix 6

Recommended Conditions and Advice Notes

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, details of which are to be provided at conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, prior to commencement of works. The approved plans and documents of development are listed as follows:

Plan / Document Name	Ref.	Date Received
<i>Reports</i>		
Transport Impact Assessment	2310002-TIA-001	13 March 2024
Bushfire Management Plan Wungong Primary School	EP23-096(02)—001 SPL	13 March 2024
<i>Plans</i>		
Location Plan- Aerial	A0.01	13 March 2024
Feature Survey	23564-1F	13 March 2024
Site Masterplan	A1.01	13 March 2024
Fencing and Setout Plan	A1.02	13 March 2024
Pedestrian Crossing Markup	A1.01	18 June 2024
Stage 2 Plan	Rev D	13 March 2024
Library and Staff Building Elevations	A3.20	13 March 2024
Administrative Building Floor Plan	A2.10	13 March 2024
Administration Block Elevations	A2.20	13 March 2024
Covered Assembly Ground Floor Plan	A7.10	13 March 2024
Covered Assembly Elevations	A7.20	13 March 2024
Library Floor Plan	A3.10	13 March 2024
Library and Staff Building Elevations	A3.20	13 March 2024
Transportable Buildings Pre Primary Plans And Door / Window Schedule	A2.01	13 March 2024
Transportable Buildings Pre Primary Elevations	A2.02	13 March 2024
Transportable Buildings Pre Primary PP Room Layouts, Elevations & Sections	A2.03	13 March 2024
Transportable Buildings GLA Sections, Elevations, D/W Schedule	A1.02	13 March 2024
Transportable Buildings GLA Plans and Elevations	A1.01	13 March 2024
Transportable Buildings Sheds Unit Drawings	A3.01	13 March 2024
Teaching Block 1 Floor Plan	A4.10	13 March 2024
Teaching Block 1 Elevations	A4.20	13 March 2024
Teaching Block 2 Floor Plan	A5.10	13 March 2024
Teaching Block 2 First Floor Plan	A5.11	13 March 2024
Teaching Block 2 Elevations	A5.20	13 March 2024
Teaching Block 3 Floor Plan	A6.10	13 March 2024
Teaching Block 3 First Floor Plan	A6.11	13 March 2024
Teaching Block 3 Elevations	A6.20	13 March 2024
Coloured Elevations	Rev B	13 March 2024
Coloured Elevations	Rev A	13 March 2024
Landscaping Site Plan	Rev D	13 March 2024
Landscaping Detail Plan	Rev D	13 March 2024
Tree Species Plan	Rev D	13 March 2024
Planting Palette – Trees	Rev D	13 March 2024

2. Elevations and specification detailing high quality materials, finishes and colours for the development, including "colour swatches" or material samples, are to be provided prior to condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. The applicant is encouraged to review opportunities to incorporate additional materiality upon detailed design considerations for the development.
3. A final Landscape Plan detailing both "soft" and "hard" landscape elements, the retention of significant Eucalyptus Marginata – Jarrah trees, additional planting of shrubs for screening along Leighfield Road and Brighstone Avenue, and the associated maintenance strategy, is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note b)
4. All piped and wired services and service related infrastructure and hardware (such as service meters, fire booster cabinets, exhaust systems, air conditioning units, antennae and satellite dishes) are to be designed as an integral component of the development or screened from public view, to minimise any detrimental impact on the architectural quality of the building, the streetscape and neighbouring developments, details of which are to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note c)
5. Windows and glazed areas are not to be provided with dark or reflective tinting, obscured glazing, visually obtrusive signage or with roller shutters/security blinds or other such devices, details of which are to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note d)
6. Public art is to be provided in accordance with Development Policy 4 — Providing Public Art, details of which are to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note e)
7. All fencing and gates abutting the public realm are to be of a high quality design, compatible with the design, character, materials and colour scheme of the proposed building, are to remain visually permeable, details of which are to be provided prior to planning condition clearance (working drawings stage) to the satisfaction of DevelopmentWA. (Refer to Advice Note f)
8. A Car Parking and Traffic Management Plan is to be submitted at the planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer Condition g)
9. A Sustainable Design Assessment Report prepared by a suitably qualified professional, demonstrating that the development has been designed to achieve a minimum 4 Star Green Star rating, or equivalent, in accordance with Development Policy 1 — Green Building, is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note h)
10. A detailed report from a suitably qualified professional is to be submitted to DevelopmentWA at practical completion stage and prior to occupation of the building confirming that all initiatives identified in the design certification and

integral to the achievement of the minimum 4 Star Green Star rating (or agreed alternative) have been implemented, to the satisfaction of DevelopmentWA.

11. A Lighting Strategy, detailing how the location and design of lighting will enhance the safety of the general public, amenity of the locality and function of the public realm (buildings and recreational space), is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note i).
12. A final Delivery and Waste Management Plan is to be submitted at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Armadale (Refer to Advice Note j).
13. A Wayfinding and Signage Strategy, detailing the proposed location and size of all external signage consistent with Development Policy 6 – Signage, is to be provided at conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note k).
14. A Stormwater Management Plan is to be submitted at conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer to Advice Note l).
15. All vehicle parking, access and circulation areas are to be sealed, kerbed, drained and line marked in accordance with the approved plan to the satisfaction of DevelopmentWA (Refer to Advice Note m).
16. All outdoor storage areas, including bin storage areas, are to be screened from public view, to the satisfaction of DevelopmentWA. (Refer to Advice Note n).
17. Buildings are to be constructed in-accordance with the requirements as set out in the Bushfire Management Plan and Bushfire Emergency Evacuation Plan submitted by Emerge Associates dated March 2024 EP23-096(02)--001 SPL, which is to be implemented including site preparation and establishment of the Asset Protection Zone prior to occupation of the buildings (Refer Advice Note o).
18. A Construction Management Plan is to be submitted at the planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer Advice Note p).
19. A Crime Prevention Through Environmental Design (CPTED) Statement, prepared by a suitably qualified person, confirming the design of the development is in accordance with CPTED principles, is to be submitted at planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note q)
20. Crossovers, driveways, car parking, vehicle manoeuvring spaces, circulation areas and loading/unloading areas are to be constructed, sealed, kerbed, marked, drained and maintained in accordance with the approved plans, to the satisfaction of DevelopmentWA in consultation with the City of Armadale.
21. Any damage caused to the footpaths, kerbs, roads, drainage infrastructure and open space areas adjacent to the site is to be made good at the applicant's expense prior to occupation of the development, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale.

22. The development must be substantially commenced within four (4) years from the date of this approval, to the satisfaction of DevelopmentWA. (Refer to Advice Note v).

ADVICE NOTES:

- a) A covering letter, final working drawings and a colour and materials schedule is to be submitted to DevelopmentWA and must be cleared prior to the commencement of any works on site. Working drawings are to comply with all of the above conditions and any variations from the approved drawings and documentation are required to be clearly identified.

In accordance with section 62(3) of the *Metropolitan Redevelopment Authority Act 2011* no works are to be undertaken prior to obtaining development approval or in contravention of any condition to which the approval is subject.

Following satisfactory assessment of the working drawings, DevelopmentWA will provide a clearance letter and a digital copy of the plans to the City of Armadale.

- b) With regard to Condition 3, the landscaping plan should demonstrate compliance with Section 5.9 of the Wungong Urban Water Design Guidelines. The landscaping is to be installed prior to occupation and maintained thereafter, with all trees to be semi-mature at the time of planting.

A fully automated, sacrificial irrigation system is recommended to be installed and used to irrigate all planting for a period of two years, to allow the planting time to establish. Any planting that dies, is removed, or becomes seriously damaged or diseased within a period of five years from the date of the completion of the development, is to be replaced in the next planting season with planting of similar size and species.

- c) With regard to Condition 4, all mechanical service systems (such as air conditioners) should be designed, located and maintained such that they are not visible from the street and to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the *Environmental Protection (Noise) Regulations 1997*.

Services and service related infrastructure includes but is not limited to all piped and wired services, car parking areas and associated ventilation, roof plant / plant areas, bin storage areas, service meters and related infrastructure, fire booster cabinets, exhaust systems, air-conditioning units, antennae and satellite dishes.

Fire booster hydrants and service meter boxes should be designed, located, oriented and finished to minimise any visual impact on the adjacent streetscape and maximise visual interaction between the development and the street. The applicant is advised to liaise with service authorities to rationalise and consolidate service infrastructure, where possible. Where service infrastructure adjacent to the street cannot be avoided due to service authority requirements, landscaping should be designed and implemented to reduce the visibility of the infrastructure from the public realm.

- d) With regards to Condition 5, Development Policy 5 – Additional Structures requires the protection of street level windows from the sun or for privacy and security to be achieved through passive solar design and architectural devices, rather than through the use of reflective coatings or roller shutters/security blinds to enable visible indoor activity and facilitate passive surveillance of the public realm.

- e) With regard to Condition 6, Development Policy 4 —Providing Public Art, with a minimum contribution of \$366,600 based on the development value of \$36.66 million. Indigenous themes are to inform the public art to contribute to the creation of a sense of place.
- f) With regards to Condition 7, fencing is to be installed in accordance with Development Policy 5 – Additional Structures and should demonstrate the following:
 - i. are well designed, installed in a professional manner and constructed from durable, quality materials that are compatible with the building and locality; and
 - ii. designed and located to ensure there is no detrimental impacts on the amenity enjoyed by adjoining places or neighbours.
- g) With regard to Condition 8, the Car Parking and Traffic Management Plan should include details on the following, and be reflected in the working drawings:
 - i. identification and management of ACROD bays in accordance with AS2890.6;
 - ii. effective and safe management of traffic movements to, from and within the car parking areas, including traffic calming measures;
 - iii. the dimensions and numbering of all car parking bays, loading bays, vehicle entrances, crossovers, aisle widths and circulation areas complying with Australian Standard (AS) 2890.1, AS2890.2, AS2890.3 and AS/NZS2890.6;
 - iv. identification of clear, safe and accessible pedestrian paths through car parking and delivery areas;
 - v. provision of wheel stops in bays perpendicular to other bays;
 - vi. bicycle parking areas that comply with Australian Standard 2890.3 and be designed in accordance with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles;
 - vii. consideration of expanded bicycle parking/scooter bays areas in the progression of future stages;
 - viii. Explore opportunities to implement time limitations to parking embayments along Brighstone Avenue during school peak periods;
 - ix. No direct vehicle access is permitted to, or from, Eleventh Road; and
 - x. Establish a Kiss and Drive Operational Plan for the western car park
- h) With regard to Condition 9, where an alternative rating system to Green Star is proposed, the applicant should demonstrate that the rating system and the design of the development is generally equivalent to or better than the Green Building Council of Australia (GBCA) 4 Star Green Star rating.

Details for preparing a Sustainable Design Assessment Report (SDAR) or equivalent are set out in Appendix 1 of Development Policy 1 — Green Building. The SDAR or equivalent is required to provide an assessment of the proposed design against the following 10 Key Sustainable Building Categories:

- indoor environmental quality;
- energy efficiency;
- water efficiency;
- stormwater management — integrated water management;
- building materials;
- transport — green travel plans;
- waste management;
- urban ecology;
- innovation; and

- construction/building management.

The SDAR must also identify relevant sustainability targets and performance standards and document the means by which the appropriate target or performance is to be achieved. The applicant is encouraged to incorporate electric vehicle charging stations as a sustainability initiative to achieve the relevant Green Star rating.

A suitably qualified professional refers to an Environmental Engineer or equivalent and may include a person certified by the Green Building Council of Australia.

- i) With regard to Condition 11, the external lighting should achieve the following:
 - i. illumination of the building to highlight architectural features;
 - ii. highlight and enhance entry points to the building to assist with wayfinding;
 - iii. assist safe access between the building/s and car park/s, and within the car park/s including loading bays and pathways;
 - iv. meet the Australian Standard 1158 (Public Lighting Code) and Australian Standard 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting) in order to ensure that any nuisance light to adjoining properties and passing vehicular traffic is at an acceptable level;
 - v. incorporate Crime Prevention Through Environmental Design (CPTED) principles;
 - vi. lighting fixtures and fittings are to be vandalism resistant; and
 - vii. sensor security lighting is encouraged for the rear of the development.
- j) With regard to Condition 12, the final Delivery and Waste Management Plan is to ensure all deliveries and collections occur within the development, including the provision of adequate loading, storage and vehicle manoeuvring space for such functions. The applicant is advised to liaise with the City of Armadale regarding the City's standards for waste management.
- k) With regard to Condition 13, the Signage Strategy should provide an indicative plan of all proposed signage, including location and dimensions, demonstrating that such signage will be complementary to the design of the building and not obscure architectural detail and materiality.

Development Policy 6 – Signage requires signage to demonstrate restraint in scale, size and collective amount of signage installed, in order to minimise visual clutter, protect amenity, and support a safe, attractive and legible public realm.

- l) With regard to Condition 14, all stormwater is to be retained onsite as per City of Armadale stormwater policy and guidelines. Where it is considered not possible to retain stormwater onsite or a connection to and/or any upgrades of existing City stormwater drainage systems are required and flood alleviation addressed in accordance with the City's Design and Construction Notes.
- m) With regard to Condition 15, all car bay dimensions, ramps, crossovers, driveways and circulation aisles should be constructed in accordance with Australian Standard AS 2890.1 and the City of Armadale's parking design and access requirements. Disabled bays are to comply with Australian Standard AS 2890.6.

- n) With regard to Condition 16, screening of outdoor storage areas, including bin storage areas, from public view is to take the form of either:
- i. a maximum 1.8 metre high solid wall or obscured fencing constructed in materials or colours compatible with the main built form; or
 - ii. mature landscaping that has the same effect as a 1.8 metre high wall
- o) With regard to Condition 17:
- the Bushfire Management Plan and Bushfire Emergency Evacuation Plan prepared by Emerge Associates dated March 2024 is to be updated, as required, to align with DPLH's 'A Guide to developing a Bushfire Emergency Evacuation Plan'(October 2019); and
 - Compliance with Firebreak Notices issued by the City's Ranger & Emergency Services under the *Bush Fires Act 1954* is required. An application to vary the requirements of the Fire Break Notice may be required. Further information is available from the City of Armadale's website.
- p) With regard to Condition 18, the Construction Management Plan should address the following matters, which are to address all phases of development including demolition and construction:
- i. construction operation days / hours, with consideration for surrounding premises and residents;
 - ii. management of dust, noise, vibration and other construction activities;
 - iii. details of construction deliveries, collections and on-site storage;
 - iv. workers car parking arrangements;
 - v. traffic management, including management of all construction works traffic, loading and unloading of vehicles and all measures to minimise disruption to traffic and pedestrian movements within the vicinity of the site;
 - vi. details of construction signage and fencing, including high quality site hoardings;
 - vii. community consultation plan and details to notify surrounding premises of the works and outlining procedures to manage enquiries and complaints;
 - viii. measures to limit the impact of disturbance to the operation and amenity of surrounding buildings;
 - ix. protection of verge infrastructure including street trees; and
 - x. any other matters deemed appropriate by DevelopmentWA and/or the City of Armadale.
- q) With regard to Condition 19, the CPTED Statement should address the safety of external and internal areas of the development, as well as CCTV locations and management. The CPTED Statement should inform the final Landscape Plan and Lighting Strategy.
- r) Active transport travel to and from the school is encouraged via a Parent Education Program to provide traffic management and car parking advice to parents, including:
- i. Promoting, and identifying the procedures for the use of available parking facilities, including the on-site kiss and drive area;
 - ii. Promoting the use of alternative modes of transport including walking, cycling and public transport; and
 - iii. Reminding parents of the need to comply with all relevant parking restrictions and to be mindful of not obstructing access to adjoining residential properties.

- s) Any works carried out in proximity to Water Corporation Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA) to assess whether the proposed development will require and APRA details of the Prescribed Proximities and relevant legislation are available in the guidelines.
- t) Premises, particularly with regards to the school canteen, must comply with the Food Act 2008 and the Food Standards Code.
- u) Any works within the existing road reserves must be supported with a Works In Road Reserve permit lodged with the City of Armadale.
- v) Should the development not be substantially commenced within the period specified, the approval shall no longer be valid and no development shall be undertaken without further approval of DevelopmentWA having first been sought