

SUMMARY OF SUBMISSIONS
Watkins Road, Mundijong (L9) 182801 - Secondary School - PA23/388

Submitter	No	Submitter Comments	Applicant's Comments	Officer Comments
Department of Education		This proposal is noted, and it is not anticipated that it will impact the school site planning currently underway in the area. The Department has no in principle objections to the proposal.	No response.	Comments noted.
DFES		<p>This advice relates only to State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p> <p><u>Assessment</u></p> <ul style="list-style-type: none"> • The decision maker has confirmed this to be intensification of land use and the application of SPP 3.7 is triggered. • Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below. <p>1. Policy Measure 6.5 a) Preparation of a BAL assessment</p>	<p>No response.</p> <p>*Note that applicant amended Bushfire Management Plan to address concerns raised by DFES.</p>	<p>The applicant submitted a revised Bushfire Management Plan to address concerns raised by DFES. Further, the shed determined to have a BAL Flame Zone rating has been relocated to reduce the required BAL rating. Note that a Bushfire Emergency Plan (BEEP) has been submitted with the application given that the secondary school is classified as a vulnerable use.</p>

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		<p>Recommendation – compliance with Acceptable Solutions not demonstrated - modification required.</p> <p>It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire.</p> <p>1. The development design has not demonstrated compliance to –</p> <p>Element 1: Location and</p> <p>Element 2: Siting and Design.</p>		
A195910		<p>We object to the location of the proposed Secondary School at Lot 9 Watkins Road Mundijong.</p> <p>The letter dated 12 June from Shire of Serpentine Jarrahdale suggests "please find enclosed plans and accompanying information for your perusal". There was a single plan enclosed showing the proposed school, however no accompany information that would provide any context to the development. There was no information on the school, such as the number of students, the type of school etc. The plan enclosed provided a diagram of the proposed school plan but did not sufficiently show its location in relation to main feeder roads so that residents could have some context regarding its location. It is only because I have investigated the surrounding lot numbers that I have identified the proposed location.</p> <p>Suggest that the consultation and referral letter should be re-issued with a second plan included showing the planned location of the school in relation to Wright Road, Paterson Street as main feeder roads to Watkins Road. This would provide surrounding residents some context as to the proposed school location.</p> <p>Increased traffic volumes</p> <p>Has a traffic impact study been conducted to determine the potential traffic impact on Watkins/Mundijong Road once the Tonkin Highway extension is completed.</p>	<p>The full development application with the supporting appendices was available on the Shire's website during advertising. These documents addressed the comments made.</p>	<p>The submitted Traffic Impact Assessment (TIA) includes plans showing the local / regional road network and concludes that TIS concludes that the proposed development of the educational establishment is unlikely to result in any substantial impact on the surrounding road network; where the background traffic is relatively low when compared with the overall road and intersection capacity.</p>

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		<p>We need to consider the futuristic traffic implications once these developments have matured.</p> <p>There appears to be insufficient parking allocated. 16 bays does not appear sufficient for teachers, staff, maintenance personnel, outgoing and incoming deliveries, visitors, students and/or parents and guardians.</p> <p>Has a traffic management plan been developed, particularly for school commencement times (0730 hours - 0900 hours) and school finishing times (1430 hours - 1600 hours). It is expected that there will be a higher volume of traffic in the area during those times. As Watkins Road is single lane in both east/west direction, high levels of traffic congestion is expected during these times.</p> <p>There is no turn around (or loop) in the carpark, allowing cars to enter the carpark, turn around or follow a loop and exit the carpark efficiently.</p> <p>There is no separate entry and exit to the carpark so it is expected that vehicles will be both entering and exiting the carpark using the single exit which will result in traffic congestion on Watkins Road.</p> <p>The traffic plan needs to consider the main feeder roads (Paterson Street, Wright Road) into Watkins Road and the train line which can also cause traffic congestion and delays.</p> <p>Surrounding Properties</p> <p>The location of a school directly next to and opposite residential/commercial properties, resulting in increased traffic volume and other education based activities will potentially reduce the market value of these properties.</p> <p>The town planning scheme for the proposed location of the school seems to include:</p> <ul style="list-style-type: none"> • Commercial Premises (Mundijong Garden Supplies and Hire) on the west boundary of the proposed school. 		<p>The submitted planning report states that there will be a maximum of 50 students.</p> <p>The provision of onsite car parking spaces exceeds the scheme requirements. Nonetheless, it is recommended that a condition of approval require amended plans showing removal / relocation of workshop from the car parking area and vehicle to enter and exit the site in a clockwise direction.</p> <p>The subject site is considered to be a suitable location for a secondary school given the site is located on a main road and easy walking distance of the Mundijong town centre. Also, the</p>

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		<ul style="list-style-type: none"> • Residential properties located opposite the school (directly south of the school) • Residential properties located on the eastern boundary of the school • And then the school/education activities located in the middle. <p>Does introducing a school at this location meet the Shire of Serpentine Jarrahdale town planning guidelines or has this area been re-zoned?</p> <p>Emergency Management</p> <p>Has a detailed emergency management plan been developed for the proposed school?</p> <p>In the event of evacuation due to bushfire or other emergency, what is the plan for the students/teachers etc, where will they be relocated to?</p> <p>Ablutions</p> <p>Are the ablutions suggested on the development concept plan sufficient for the proposed number of users of the school?</p> <p>There is only one abluion block? Will this be used by all students, teachers, visitors etc who are at the school?</p>		<p>school has a maximum of 50 students and therefore have less impact on the amenity and character of the local area.</p> <p>As stated above, a BEEP has been submitted with the application.</p> <p>It is recommended that a Condition of approval require amended plans. Change room and shower facilities including a floor and elevation plans.</p>
A18260		We strongly support this proposal	Noted with thanks.	Comments noted.
A193600		<p>We established a home and hobby farm some thirty years ago to enable us to have a peaceful life of quite enjoyment. The establishment of a school for non-mainstream students flies in the face of our entitlement of quiet enjoyment.</p> <p>The risk of having non-mainstream students that are subject to Court Orders and Persistent Serious Juvenile offenders is extreme to the local residents in the immediate vicinity and Mundijong Township as a whole. (Student particulars obtained from the applicants current website).</p>	The establishment of a school on the subject site will not impact on the amenity of the area as the school only caters for 50 students with strong student management practices in place.	Comments as above while concerns regarding the attendance of juvenile offenders is not considered to be a

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		<p>It is inappropriate to establish an educational facility of this type in an area currently used for small semi-rural living and proposed future urban development (there are no immediate plans for urban development of this area). A more appropriate zoning for this type of education facility would be Industrial/Commercial area.</p> <p>Wastewater discharge from a facility occupied by 55 students and staff in a non-scheme water and non-sewage area is an environmental and unsafe health risk.</p> <p>The estimate additional daily traffic movements from the proposed education facility of 110 movement per week day is extremely high. AM current vehicle movement is 176 adding an additional 55 equates to an increase of approximately 31% and PM current vehicle movement is 228 adding an additional 55 equates to an increase of approximately 24% (data is from the applicants own proposal).</p>	<p>Further, the school has an exemplary track record at their current campus in Kelmscott.</p> <p>The school has a focus on reengaging youth with education by providing an alternative and individualised approach.</p> <p>An educational establishment is an acceptable use under the Shire of Serpentine Jarrahdale's Town Planning Scheme on the subject site.</p> <p>The Site and Soil Evaluation prepared by Bayley Environmental confirms that the proposed development is capable of accommodating effluent disposal on site.</p> <p>This is based off a worst case scenario, assuming that all students will arrive to school via a private vehicle. There are also no</p>	<p>valid planning objection.</p>

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			known traffic issues along Watkins Road, with it unlikely the traffic generated by this proposal will result in any substantial impact on the surrounding road network.	
A195200		<p>This school apparently also has juvenile offenders attending and will be capped at 50 students.</p> <p>This area is supposed to be defined housing, are these students housed here or be transported in each day.</p>	<p>The school provides an important alternative service for students who have lost interest in the schooling system or have been unable to attend for various reasons. All classes are run by experienced teachers ensuring appropriate student management.</p> <p>The students will arrive on campus each day via public or private transport. The proposed school will operate as mainstream schools do- it just offers an alternative way of learning.</p>	Comments as above. Note that the Urban Development Zone does not prohibit the use of an Educational Establishment and Council may use its discretion by granting development approval.
A182400		NO not a good idea.	A Traffic Impact Assessment has been	Comments as above.

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		<p>Watkins Road will become a complete hazard, especially with the railway and South Western Highway.</p> <p>We moved to Mundijong to enjoy. If a school is built it will change the dynamics.</p> <p>Maybe find an alternate site out of town.</p>	<p>completed to support the application which concluded that the development is unlikely to result in any substantial impact on the surrounding road network. Further, the school only caters for 50 students, resulting in negligible increase in traffic.</p>	
A195100		<p>We strongly oppose the application for a Secondary School, namely Sowilo Community school, for several reasons.</p> <p>As landowners that live close by to the proposed school, we are concerned about the nature and type of students that this school will attract and the resulting impact it will have on the township. You can read about the types of students that this school caters for online, some even serious offenders of the law.</p> <p>The school caters for students up to 20 years old so that will involve students driving. We believe that it will attract anti-social behaviour and even the possibility of more hoons on Watkins Road. Our son walks home school on the footpath past the proposed school.</p> <p>Mundijong is a country town and known for its rural atmosphere, we fear that this will change the dynamics and image of the town and may impact future developments in the area. We believe that an industrial location is more fitting for this type of school, not a residential area, and perhaps in a more rural location.</p> <p>It will also make the intersection much busier near the railway line which is already becoming much busier since the Transfer station has been opened.</p>	<p>The school has a focus on reengaging youth with education by providing an alternative approach. This includes students who have lost interest in the mainstream system or have been unable to attend school due to extenuating circumstances. Please see previous comments outlining the good management of students that will take place.</p> <p>An educational establishment is an acceptable use under the</p>	<p>Comments as above. Also, the use of water tanks is considered to meet sustainability objectives while Council's Health Department does not object to onsite wastewater effluent disposal.</p>

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		<p>We are also concerned about the fact that there are 50 students and staff who have no water connection but will rely on water tanks. How will several water tanks service the school of 50 students, teachers, animals, gardens and lawns?</p> <p>This also relates to the need for sewerage and why does it not need to be connected to main sewerage with such a volume of people.</p> <p>We realise the need for this type of school and the benefits that it provides to the students but the location is wrong.</p> <p>We also find it strange that most residents in Mundijong did not receive this letter and had no idea it was being proposed.</p>	<p>Shire of Serpentine Jarrahdale's Town Planning Scheme on the subject site.</p> <p>The Site and Soil Evaluation prepared by Bayley Environmental confirms that the proposed development is capable of accommodating effluent on site.</p>	
A105700		<p>I have no objection to the school.</p> <p>However, I feel very strongly that the black cockatoo feeding / breeding areas should be protected at all costs.</p>	No response.	Comments noted. Areas of black cockatoo foraging will be protected from development.