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- NOTE:**
- a) The Council Committee Minutes Item numbers may be out of sequence. Please refer to Section 10 of the Agenda – Information Report - Committee Decisions Under Delegated Authority for these items.
 - b) Declaration of Councillors and Officers Interest is made at the time the item is discussed.

MINUTES OF THE SPECIAL COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET MUNDIJONG ON FRIDAY 2ND SEPTEMBER, 2005. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 11.00AM AND WELCOMED MEMBERS OF THE PUBLIC PRESENT IN THE GALLERY, COUNCILLORS AND STAFF.

1. ATTENDANCE & APOLOGIES:

IN ATTENDANCE:

COUNCILLORS: DL Needham Presiding Member
JE Price
AW Wigg
WJ Kirkpatrick
THJ Hoyer
KR Murphy
EE Brown
JC Star from 11.05am
JA Scott from 11.09am

OFFICERS: Ms J Abbiss Chief Executive Officer
Mr M Beaverstock Director Asset Services
Mrs E Cox Acting Director Corporate Services
Mr B Gleeson Executive Manager Planning & Regulatory Services
Mrs C McKee A/Executive Manager Strategic Community Planning
Ms M Kenny Senior Planner
Ms Kai Norrish Communications Officer
Mrs S Langmair Minute Secretary

APOLOGIES: Cr IJ Richards

GALLERY: 12

2. PUBLIC QUESTION TIME:

Nil

3. PUBLIC STATEMENT TIME:

Nil

4. PETITIONS & DEPUTATIONS:

Nil

5. PRESIDENT'S REPORT:

Nil

6. DECLARATION OF COUNCILLORS AND OFFICERS INTEREST:

Cr Wigg declared an interest of impartiality in item SCM02/09/05 PROPOSED TEMPORARY DEVELOPMENT OF HIGH SCHOOL ON RESERVE 30867 as he is a member of the SJ Grammar School Board and sought permission to leave the meeting whilst this item was being debated.

Cr Wigg left the meeting at 11.03am.

7. RECEIPTS OF MINUTES OR REPORTS AND CONSIDERATION FOR RECOMMENDATIONS:

SCM02/09/05 PROPOSED TEMPORARY DEVELOPMENT OF HIGH SCHOOL ON RESERVE 30867 (A1118) (RS0136)		
Proponent:	Serpentine Jarrahdale Grammar School Inc.	In Brief It is recommended that Council grant In Principle approval for the temporary co-location of the proposed high school with the existing Shire administration on Reserve 30867.
Owner:	Crown/Serpentine Jarrahdale Shire	
Officer:	Meredith Kenny, Senior Planner	
Signatures Author:		
Senior Officer:		
Date of Report	29 August 2005	
Previously	OCM01.4/01/05; SM020.7/10/04; SM05.12/08/04; SM04/08/04; SM024.4/12/03; SM017/10/03; SM050/04/03; SM043.11/02/03; SM075.1/06/02; SMC01/07/05	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Council	

Date of Receipt: 23 August 2005 (Draft concept only)
 Advertised: N/A
 Submissions: N/A
 Lot Area: 1.2 hectares
 L.A Zoning: Public and Community Purposes reserve
 MRS Zoning: Urban
 Vesting Purpose if reserve: Hall Site and Municipal Buildings
 Byford Structure Plan: N/A
 Rural Strategy Policy Area: N/A
 Rural Strategy Overlay: N/A
 Municipal Inventory: N/A
 Townscape/Heritage Precinct: Paterson Street
 Bush Forever: Nil
 Date of Inspection: 24 August 2005

Background

History of the proposal

Since 2002 Council has been actively supporting the community's vision to develop a high school in Mundijong. Primary school students currently have to travel out of the shire to attend over twelve (12) different government and non-government high schools. These range in location from Pinjarra and Mandurah in the south, Rockingham in the west and Armadale and Kelmscott in the north. This means long bus journeys for students and anecdotally is beginning to result in the loss of primary school students in years 6 and 7 as parents are enrolling their children in the feeder primary schools to ensure places are obtained in the private high schools for year 8. It is also believed that the lack of a high school in the shire has resulted in fragmentation of our youth and associated social problems.

After the Education Department and Anglican Schools Commission declined offers to establish a high school in the shire, a working group consisting of council and community

members continued to advance the high school vision resulting in the incorporation of the Serpentine Jarrahdale Grammar School (inc) in October 2004.

A feasibility study prepared for the Anglican Schools Commission and Council in 2003, identified the use of the shire administration site and building as a suitable location for the school. The shire administration building, carpark and hall are sited on Reserve 30867 located on the corner of Paterson Street and Mundijong Road, Mundijong. The study outlined the co-sharing of the Mundijong Oval located on A Class Reserve 4486 and the Shire library facilities on Reserve 4330.

The Hon. Alan Carpenter, the (then) Minister for Education, approved the Serpentine Jarrahdale Grammar School Board's community based high school concept on the 18th January 2005 with the school being able to open in January 2006 in the Shire offices.

In the absence of a formal proposal from the Board, the shire's administration met with officers from the Department of Planning and Infrastructure, and Council's legal advisers on the 29th June 2005 to discuss the proposed location of the school. It was understood that the Grammar School Board sought to use part of the car park and shire hall (being part of Reserve 30867) for the purposes of operating a high school from 1st January 2006 as the shire is still occupying the administration buildings. It was understood that the board would propose the use of transportable units located in the car park, as an interim arrangement, prior to occupying the shire buildings.

Discussions at the meeting of the 29th June 2005 indicated that council could not at this time enter into any contracts relating to the use of the land on which the administration building is sited without a change in vesting of Reserve 30867. The school could not use the property while vested under the current vesting orders.

As a proposal had not been received from the Board, council had not commenced the process required under s3.59 of the Local Government Act 1995 for the disposal of property. Community consultation and the preparation of business plans for the disposal of the property and the development of new administration facilities are required before council is able to make any resolution in relation to a proposal from the Board. The outcomes of the business planning process, and indeed the change in vesting requirements cannot be guaranteed. It is possible that the results of community consultation and business planning processes may cause the shire to resolve not to proceed with the proposal from the board.

As the Serpentine Jarrahdale Grammar School Board were to conduct interviews for a Principal on 2nd July 2005, it was essential that council and the board were made aware of the constraints.

A Special Meeting of Council was held on 5th July 2005 to inform council of the events to date and its obligations under the Local Government Act 1995. At the Special Council Meeting Council resolved:

Council advises the Serpentine Jarrahdale Grammar School Board that:

- a) (i) *The Council does not have the freedom to contract or dispose of any interest in Reserve 30867 without the consent of the Minister.*
- (ii) *Should the consent of the Minister be obtained for the change of vesting to fee simple, the Council must prepare and advertise for community consultation a business plan in accordance with the Local Government Act 1995 for the disposal of the Reserve 30867.*
- (iii) *The Council, prior to resolving to enter into any contract with the Board regarding Reserve 30867, will have to complete the following:*
 - (a) *obtain the necessary approvals for the new administration centre which may also involve the consent of the Minister,*
 - (b) *prepare and advertise for community consultation a business plan in accordance with the Local Government Act 1995.*

(iv) the outcomes of (i), (ii) and (iii) above cannot be guaranteed.

- b) i) *Council seek immediate change in vesting so that some of Reserve 30867 is available for purposes consistent with the high school proposal.*
- ii) *If this is achieved Council enter into negotiations with the School Board as to terms on which the school might occupy, exclusively or otherwise, the whole or some part of the hall and carpark on Reserve 30867 for a maximum of two (2) years, but on the clear understanding that such negotiations and any commitment arising out of them will not involve any further commitment by the Shire in respect of those facilities in the longer term.*

CARRIED 4/3

In accordance with council resolution part b) a request was sent in writing to the Minister for Planning and Infrastructure on 7th July 2005 requesting that the vesting of Reserve 30867 be amended to allow the site to be used for school purposes as well as the existing uses of hall and municipal buildings. A response was requested by the 30th July 2005 due to the need for Serpentine Jarrahdale Grammar School to order transportables and engage a Principal in time for opening in 2006, but a decision in this regard has not been received from the Minister.

Due to the lack of response from the Minister's office, the Chairman of Serpentine Jarrahdale Grammar School insisted on meeting with the Shire President, Deputy President and Chief Executive Officer on 11th August, 2005 where he requested the shire arrange a meeting of all relevant stakeholders.

On the 23rd August, representatives of the Serpentine Jarrahdale Grammar School Board, Department of Education, Department of Planning and Infrastructure, shire executive, Crs Needham, Price and Wigg, Kay Hallahan and MLA Tony Simpson attended a meeting at the shire offices to determine how the request for a change of vesting purpose could be moved forward.

During the meeting the Department of Planning and Infrastructure requested that shire planners complete an assessment of the proposal and forward it as soon as possible for their consideration.

A development concept for the co-location of the Shire's administration and temporary facilities for the school was submitted at the meeting for consideration by the shire. As this plan is conceptual and is not a formal application for planning approval, it is considered that the council should deal with the proposal as an in principle application in accordance with clause 6.5 of the Shire of Serpentine Jarrahdale's Town Planning Scheme No. 2 as follows:

6.5.1 *The Council's determination on an application for planning consent under the Scheme shall for all intents and purposes be an in principle decision, and shall not in any way be taken as an approval or an authority to commence any development in those cases where:*

- (a) *an applicant stipulates that his application for planning consent is made in principle or uses other words indicating that intention and the Council makes a determination thereon; or*
- (b) *the Council upon receiving an application for planning consent other than as set out in Clause 6.1.1, makes a decision thereon, but issues its decision otherwise than by the form referred to in Clause 6.4.4.*

6.5.2 *Any decision by the Council made pursuant to Clause 6.5.1 shall not in any way bind the Council or fetter its discretion when dealing substantially with an application concerning the same development.*

The subject application fits within the provisions of 6.5.1 (b) above because the application has not been made in the manner set out in the town planning scheme (ie a Form 1 application form was not submitted with the concept plans).

Site description

The subject site is located on the corner of Paterson Street and Mundijong Road in Mundijong. The site is 1.2 hectares in area and currently contains the shire administration building, council chambers, community hall and car parking areas. Vehicle access to the site is via Paterson Street.

The site is predominantly flat with mature vegetation around the boundaries of the site and in the car parking areas.

A 6.0 hectare "A" class reserve containing a football oval, cricket pitch and nets, tennis courts, netball/basketball courts, clubrooms and toilet/change room facilities abuts the western boundary of the site. An additional undeveloped 2 hectare area of freehold land that is currently reserved under the scheme for public recreation is located on the western side of the existing sporting reserve.

Civic buildings including the Shire library and telecentre, and emergency services facilities for the State Emergency Service and Fire Brigade abut the northern boundary of the site.

An aerial photo depicting the subject site and adjacent properties is with the attachments marked SCM02.1/09/05.

Paterson Street is part of the main public transport route for the district and contains both bus and train stops. Currently passenger train services are limited to the twice daily Australind service but the development of the Mundijong/Whitby urban area in future will most likely include the extension of the electric rail passenger service from Armadale.

District Context

The site is within the existing Mundijong townsite on the main street. The southern end of Paterson Street is mainly comprised of non-residential uses including shops, restaurants, offices and community buildings including a church, shire administration offices, library, telecentre, community meeting place and hall.

The locality of Mundijong and the adjoining locality of Whitby are designated in the state government's Network City Plan, Metropolitan Region Scheme and South East Corridor Structure Plan as a future urban area intended to ultimately provide for a population of approximately 30,000 people. Preparation of a district structure plan for the future Mundijong/Whitby urban area is to commence in 2005/2006.

The Proposal

Development of an independent secondary school on a site that currently contains the shire administration office. Shire administration will continue to operate from the existing offices on the site for the first two (2) years of the school development.

The concept plans submitted by the School Board for the interim co-location of the school and the Shire administration is with the attachments marked SCM02.2a/09/05 and SCM02.2b/09/05

Stage 1 (2006) comprises:

- * leasing of just over 50% of the subject site by the Serpentine-Jarrahdale Grammar School Inc. (SJGS).
- * Adaptation of the existing community hall for use as a canteen, indoor assembly and games area, administration, storage and toilet facilities.
- * Placement of three transportable classroom units on the site.

- * SJGS being granted a licence to use (non-exclusively) the existing sporting facilities on the “A” Class reserve abutting the western boundary of the school site during school hours.
- * 64 students – 2 streams of year 8
- * Principal plus 2.875 teaching staff

Stage 2 (2007) comprises:

- * Placement of three additional transportable classrooms on the site.
- * Placement of additional toilet facilities on the site.
- * 144 students – years 8 and 9.
- * Principal plus 5.9 teaching staff

Stage 3 (2008) comprises:

- * Relocation of shire administration to a new office building, potentially may be constructed on a reserve in Mundijong. Planning and construction of new shire administration building to occur during first two (2) years of school commencement.
- * Relocation of school into old Shire administration building.
- * 224 Students – years 8-10
- * Principal plus 9.0 teaching staff

Intended ultimate capacity of school:

By 2010: 384 students across years 8-12 & approx 25 staff
By 2020: 640 students across years 8-12 & approx 40 staff

Additional facilities:

The existing Mundijong library, on a reserve that abuts the northern boundary of the site, may be able to be used as a non-exclusive resource by the school whilst still remaining as a community resource. Eventually, the library and telecentre may relocate, which would potentially enable the school to expand onto the existing library site as well.

The existing Landcare office and community meeting place are currently located on the site of the original Mundijong school (Manjedal school) directly to the north of the development site. The new shire administration facility may also accommodate these existing uses, which would possibly enable Serpentine Jarrahdale Grammar School to use the existing Manjedal school buildings in the future, perhaps for arts or vocational studies.

The planned relocation of the Fire Brigade and State Emergency Service to a co-located facility (along with the local police station) in a few years time may also potentially provide additional land abutting the Serpentine Jarrahdale Grammar School site in the future.

Statutory Environment:

- Serpentine-Jarrahdale Town Planning Scheme No. 2
- Metropolitan Region Scheme
- Local Planning Policy LPP16 Paterson Street Guidelines
- Western Australian Planning Commission’s Development Control Policy DC 2.4 School Sites.
- Land Administration Act

Strategic Implications:

This proposal relates to the following Key Sustainability Result Areas:-

2. Environment

Objective 1: Protect and repair natural resources and processes throughout the Shire

Strategies:

1. Increase awareness of the value of environmental requirements towards sustainability.
3. Encourage protection and rehabilitation of natural resources.
4. Reduce water consumption.

5. Reduce green house gas emissions.
6. Value, protect and develop biodiversity.

Objective 2: Strive for sustainable use and management of natural resources

Strategies:

1. Implement known best practice sustainable natural resource management.
2. Respond to Greenhouse and Climate change.
3. Reduce waste and improve recycling processes

3. Economic

Objective 1: A vibrant local community

Strategy:

1. Attract and facilitate appropriate industries, commercial activities and employment.

4. Governance

Objective 3: Compliance to necessary legislation

Strategy:

1. Ensure development and use of infrastructure and land complies with required standards.

Community Consultation:

Community consultation is an integral component of the shire's Strategic Plan. The Council has community and legislative obligations to consult the local community on issues, plans and strategies that may directly or indirectly affect them. Consultation is essential if council is to respond to the needs and priorities of the community and is an integral component of informed decision-making. It is also well recognised that effective consultation can lead to significant time, resource and cost savings for council and ultimately the community (ie less staff time required to deal with customer complaints and compliance matters).

Community consultation and participation processes are a vital part of local democracy, are good business practice and critical to good government. Effective consultation results in an increased level of community ownership and acceptance of decisions made by Council.

Community consultation must be undertaken with regard to the Serpentine Jarrahdale Grammar School proposals to:

- * Initially lease and eventually buy the existing shire administration and community hall site to Serpentine Jarrahdale Grammar School.
- * The intention of the school to seek a non-exclusive licence over the Mundijong sporting reserve.
- * The intention of the school to use the existing library resource non-exclusively.

The methods of consultation recommended are:

- * Advertisements being placed in local and state-wide circulating newspapers and on local notice boards with regard to the above proposals.
- * The holding of a public meeting(s) or forum(s) to provide for specific exchange between all of the stakeholders in this matter (proponents, affected community members and Council).
- * An invitation for the public to make written submissions to the Council with regard to the proposals should be included in the former two (2) consultation processes.

It is necessary that business plans be prepared relating to the Serpentine Jarrahdale Grammar School's intention to lease and then buy the subject site, to seek a licence for the school to use the existing sporting and library facilities and the shire's subsequent need to construct a new shire administration building on an alternative reserve prior to the commencement of public consultation.

Sustainability Statement

Effect on Environment:

The plan submitted for the interim development of the school indicates some existing mature trees will be impacted and would probably require removal. It is recommended that all existing mature trees on site be required to be retained with the exception of two (2) white gums in the existing parking area which have caused considerable damage to the existing bitumen surface and are of a species that is prone to self-pruning. The proposed layout of the temporary transportable classrooms should be amended with regard to ensuring the preservation of all existing trees except the two white gums detailed above.

Alternative effluent disposal systems should be used for additional sanitary facilities on the site rather than septic tanks and leach drains.

Resource Implications and Use of local, renewable or recycled Resources:

The transportable buildings used to house the school in the early years can be recycled by removal to other sites or relocation on other parts of the school site for specific uses.

The provision of a secondary school within the shire will reduce greenhouse gas emissions by reducing the need for high school age children to travel outside the shire for schooling.

Economic Benefits:

The school has the potential to both directly and indirectly provide employment opportunities (ie teaching, administrative and maintenance jobs in the school and external jobs such as bus services).

Social – Quality of Life:

It is not considered that the development will have any negative impacts on the quality of life of any nearby residence. No residences abut the school campus site and only a single residence abuts the recreation reserve adjacent to the existing tennis courts. Therefore, no new potentially adverse facilities will be developed adjacent to any existing residence.

Vehicle access and carparking are to be located away from the existing residences in Paterson Street, thereby reducing the potential for the impact of traffic movement on occupants of any dwellings.

The school could provide opportunities for community use of school buildings after school hours providing local opportunities for night school and community meetings.

The provision of a secondary school within the Shire will mean that students will have a choice as to whether they go to school in the shire or have to travel outside the shire for secondary school.

Social Diversity:

The proposal will not directly impact on any particular social group. All buildings and facilities in the school should be designed to address disabled access and amenity requirements.

Comments

Compatibility with vesting purpose of Reserve 30867

The proposed development of part of the site for a school will require approval of a change of reserve purpose under the Land Administration Act.

Location Criterion

The Western Australian Planning Commission's *Development Control Policy DC 2.4 School Sites* details the location and site requirements for schools including government and non-government primary, secondary and technical schools.

Policy DC 2.4 encourages wherever possible the integration of schools within local communities and cooperation with local governments in the provision of a wide range of sporting, recreational and cultural facilities.

High schools, such as Serpentine Jarrahdale Grammar School, generally service larger catchments and rely more on public transport than primary schools. Therefore, the accessibility of the site is of great importance. The centrality of a high school site within its catchment, although desirable, is a secondary consideration to access because high schools are more reliant upon vehicle transport and cater for a large number of students. Accordingly, a high school should be located on a district distributor and close to a point where that road connects with a primary road. The Serpentine Jarrahdale Grammar School site's location on the corner of Paterson Street and Mundijong Road is ideal in terms of both accessibility and centrality within the Shire (the school's primary catchment).

Compatibility with surrounding land uses

The proposed development is classified as an Educational Establishment, which is defined under Town Planning Scheme No. 2 as:

Educational Establishment - means a school, college, university, technical institute, academy or other educational centre, but does not include a reformatory or institutional home.

Policy DC 2.4 provides the following criterion to be taken into consideration when assessing whether a site is appropriate for use as a school site with regard to the compatibility of the school with surrounding land uses:

- * Common boundaries with residential uses should be avoided whenever possible. As there are a number of activities conducted on school sites, including use of school facilities after hours, which can adversely affect the amenity of residential properties.
- * School sites should be surrounded by a combination of roads and amenities generally, including public open space and other compatible community, cultural recreation and sporting facilities.

The proposed Serpentine Jarrahdale Grammar School site has roads on three (3) sides. Only a small portion of the western boundary of the sporting facilities' reserve (containing the existing tennis courts and remnant vegetation) abuts a single residence. The portion of the site that will be used for the main campus of the school fronts Paterson Street with remnant bush and the South West Railway line on the opposite side of the street. Accordingly, the subject site is considered to more than adequately meet the criterion specified by policy DC 2.4.

The Mundijong town centre, in particular Paterson Street, contains a range of existing land uses that would be compatible with or complementary to the school site including the Landcare Centre, church, halls, passive recreation areas and shops.

Site Access

Policy DC 2.4 states that school sites should have frontage access to through roads constructed on at least two sides. The roads should have an appropriate carriageway width and traffic management devices to allow for the safe pick-up and set-down of students from both cars and public transport within the road reserve.

With a road reserve width of 40 metres, Paterson Street is more than adequately wide enough to incorporate both car and bus pick-up and drop-off embayments on the same side as the school site as well as allowing for longer term static parking spaces on the opposite side of the road.

Parking facilities (other than student pick-up/drop-off facilities) may be provided either within the school site or on adjacent reserves. This is dealt with in more detail in the section on parking contained in this report.

The school site also needs to be directly accessible to pedestrian and bicycle path networks. Paterson Street already contains good wide footpaths on the same side as the school and the width of the street and surrounding streets will easily enable the extension of the path network as the urban area grows. The necessary path network should be considered as part of the preparation of the district structure plan for the Mundijong/Whitby urban area (scheduled to commence in 2005/2006).

Site Area Requirements

Clause 3.3.1 of policy DC 2.4 states that a site area of 8-10 hectares has been determined by the Education Department to be the desirable size for a non-government secondary school such as is proposed.

Policy DC 2.4 details a number of factors that may influence the ultimate size requirement for a school such as:

- * Whether all of the land on the site is useable.
- * Whether additional facilities such as child care, pre-school, dental therapy centres are required on-site.
- * The need for on-site pick-up and set down areas where these cannot be provided on the street front.
- * co-location with public open space, community facility sites and other schools subject to agreements being reached between the various parties on the sharing of facilities.

Policy DC 2.4 recognises that there are significant benefits in terms of efficient use of land and physical resources in the joint use of school facilities with those of the general public. Under Clause 3.3.4, where a school site is co-located with public open space, that open space is fully utilised by the school and arrangements are in place to the satisfaction of the local government to provide long-term contributions from the education provider for the management of the open space, the land requirement for the school may be reduced.

In the case of the Serpentine Jarrahdale Grammar School, a site area of 8.59 hectares could potentially be ultimately available for use by the school comprising:

Reserve 30867 (current Shire office):	1.2 hectares possible exclusive use within 2 years
Reserve 4330 (library/telecentre/SES):	0.31 hectares possible exclusive use within 2-5 years
Reserve 4330 (Fire Brigade):	0.24 hectares possible exclusive use within 5+ years
Reserve 4486 (Public Recreation):	6.04 hectares non-exclusive use
Reserve 32180 (Manjedal school site):	0.8 hectares exclusive use within 2-5 years

There is also an undeveloped area of freehold land currently reserved under the scheme for the purpose of public recreation (2.7 hectares) to the west of the existing sporting oval (Lots 87 & 88 and Reserve 33413 Mundijong Road) which could potentially provide additional space for ancillary facilities such as sporting facilities for combined community and school use in the future. However, this land has previously been earmarked for the development of a co-located emergency services facility including Fire, Police, SES and Ambulance services.

Site characteristics

Policy DC 2.4 states that land designated for school sites should generally be level, although gently sloping sites may be acceptable. The area of the site designated for school buildings is generally level and so fits this criterion. There is a small area where there is a difference in level between the space occupied by the existing Shire Administration building and one

corner of the existing oval but this could easily be addressed through site layout so that pedestrian connections between the main campus area and the oval occur where both sites are level.

Building design and placement

Interim development (co-location of school and Shire administration)

In the first two (2) years of operation of the school it is proposed that the shire will retain use of the existing administration office and council chambers and that the school will establish six (6) transportable classrooms and a portable amenities building on the site in the existing shire staff car park area. The school will also have use of the existing community hall and hall toilet facilities during that time.

There are many examples of both government and non-government schools using temporary facilities (buildings built for other purposes or transportables) including:

- * Secret Harbour Primary School – operated out of a building built as a future shopping centre for the first 5 years of operation.
- * Clarkson Primary School – operated out of a group of houses for the first five (5) years of operation.
- * Dale Christian Primary School in Armadale – this school is entirely constructed of transportable classroom buildings.

Accordingly, it is not considered inappropriate that the school operate out of transportable classrooms for the first few years of operation.

Examples of the types of transportable classrooms to be used by the school are provided with the attachments marked SCM02.3/09/05. The standard colours of these transportables are zincalume roofing and beige coloured walls. Other custom colours could be used but these add to the cost of the buildings and as the transportables are to be a temporary measure it is considered that the standard colours are acceptable non-intrusive colours.

The classroom building will have verandahs attached. It is recommended that the buildings be required to have pitched roofs rather than flat roofs in the interests of visual amenity and compatibility with the existing Shire buildings on the site.

Future development of school buildings on site

It is proposed that once the shire relocates to new offices the school will relocate into the existing shire administration buildings.

Any expansion of the school buildings and new buildings will be required to comply with the requirements of LPP16 Paterson Street Guidelines.

Site Coverage

Town Planning Scheme No. 2 limits site cover and plot ratio for educational establishments to:

Site Cover:	Maximum 50% of site area
Plot Ratio:	Maximum of 0.5:1

Site cover is the maximum area of the site allowed to be covered with roofed structures and plot ratio is the net floor area of all buildings on site measured against the area of the site. Storage rooms, toilets, staff rooms, tearooms, plant rooms and the like are excluded from net floor area.

The interim development of the school will only comprise approximately 8% site cover when calculated as a proportion of the site to be occupied by the school, not including the current council buildings. The ultimate development of the school (approx. 600 students) has been

estimated by the architect to be 5850 square metres which would equate to approximately 48% of the school site (1.2 hectares).

Accessibility

All buildings within the school, including the initial temporary buildings and future buildings, should be required to be constructed to meet the requirements of Australian Standard AS1428.1 with regard to provision of facilities (ramps, toilets etc.) for disabled staff and students.

Covered walkways

It is recommended that covered walkways be provided between classroom, school administration and amenities buildings wherever possible.

Parking

It is necessary to do two (2) separation assessments of parking requirements for the development to cover the following development stages:

- * The first two (2) years when the school will be co-located with the shire administration building; and
- * The full development potential of the school – to determine the site's capacity for the ultimate development of the school.

Parking will be able to be provided in stages as the school grows.

Parking requirements under relevant statutory and policy documents

Town Planning Scheme: secondary school - 2 spaces per classroom.
Office – 1 bay per 40 square metres
Hall – 1 space per 4 persons accommodated

Based on the above the parking requirement for the two scenarios (co-location of shire and school and school only) would be:

Co-location Shire & School – first 2 years:	school (6 classrooms):	12 spaces
	Shire office (690m ²):	17.25 spaces
	<i>Daytime total:</i>	<i>29.25 spaces</i>
	Hall (180m ²):	45 spaces

It should be noted that the school parking requirement contained in the town planning scheme does not take into account event parking (school concerts etc.) or the current factor that many year 12 students drive to school.

LPP16 Paterson Street guidelines: parking bays in road reserve directly adjacent to a site may be included in the parking calculation for a development.

Town Planning Scheme No. 2 also allows for the Council to permit joint use of parking facilities for uses that operate at different times as per the provisions of clause 7.8 below:

7.8 JOINT USE OF PARKING FACILITIES

In the case of land uses operating at different times the Council may permit land uses to share parking facilities provided:

- (a) *the Council is satisfied that no conflict will occur in the operation of land uses for which the joint use of parking facilities is proposed; and*

- (b) *land owners requesting sharing of parking facilities enter into a legal agreement with each other land owner for reciprocal rights to parking facilities*

The school and the shire administration will generally require parking during the hours of 8am to 5pm (daytime), and the sporting facilities, council chamber, community hall will generally require additional parking after 5pm on weekdays and on weekends so there are opportunities for reciprocal rights of parking.

Parking Demand – number, time, frequency

During first 2 years (ie co-location of Shire offices and school)

Shire Vehicles: 12 on site - daily
 Shire Admin Staff: 32 adjacent to site - daily
 Shire Visitors: 6 on site - daily
 During Committee meetings - Councillors & public: 15 adjacent to site - occasional
 Council Meetings: 20 (night time use only)
 Community Hall: 60 (night use only)

Estimated on-site parking requirement: 18 bays

Parking required adjacent to site: 47 bays

Night-time parking events can use on-site & adjacent parking provided for day-time use

School Staff: 7 on site - daily
 School drop off/pick-up area for parents: embayed parking in road reserve
 Visitors parking day to day: 2 on site - daily
 Loading Bay: 1 (exists behind hall already)

Estimated on-site parking requirement: 9 car bays and 1 loading bay

Off-site parking requirements: events, drop-off/pick-up

School Only – Future Expansion to full capacity

School Staff: 40 approx.
 School drop off/pick-up area for parents: embayed parking on street front
 Year 12 students: 30% of year 12 students (120) = 35
 Visitors parking: 1 per class = 25

Estimated on-site parking requirements at full development: 100 bays

Adjacent to site: event parking and drop-off/pick up area

Comparison of statutory minimum parking requirements and demand based requirement

<i>Timeframe</i>	<i>Land use</i>	<i>Statutory requirement</i>	<i>Demand Based requirement</i>
First 2 years	School	12	9
	Shire Office	17.25	18
Full development of school	School	50	100

It can be seen from the table above that during the first two (2) years of development (ie the period of co-location) the statutory and demand based requirements are only marginally different. However, there are not any year 12 students at the school during the first few years and as detailed previously a considerable number of year 12 students drive to school which would generate a higher demand for parking when the school is fully developed.

It is recommended that parking be required based on the demand detailed above rather than basing it on the statutory minimum requirements.

There is capacity for parking to be provided for shire staff and sports oval uses on the periphery of the oval. In addition, the wide road reserves abutting the site allow adequate space for formal and informal on-street parking. In addition there is some capacity for

expansion of the existing library car park to accommodate some Council vehicles. There are also opportunities for alternative access to the shire vehicles' parking area at the rear of the Shire office via both the informal parking area on the northern side of the oval and where the library car park abuts the rear of the shire office.

It is recommended that a formal pick-up/drop-off embayment be constructed on the western side of Paterson Street adjacent to the school site prior to commencement of operation of the school.

Bicycle parking

Facilities need to be provided for the parking of bicycles for both students and staff. For schools Bikewest Department of Planning and Infrastructure recommends that Bicycle parking be provided at a rate of 1 space ("U" bar) per 5 students. Therefore, in the first two (2) years the school would require 29 bike parking spaces and at ultimate capacity the school would require 128 bike spaces.

Landscaping & Tree Preservation

LPP16 Paterson Street guidelines provides the following requirements for landscaping for non-residential developments:

- * 10% of site area to be landscaped.
- * A comprehensive landscaping plan is required as a condition of planning approval.
- * The Landscape Plan shall require that any trees specified shall have sufficient height to elevate their canopies above 3.0 metres (to provide visibility underneath), and any shrubs not exceed 1.0 metre in height when mature.

The existing site area already contains more than 10% landscaping.

The plan submitted for the interim development of the school indicates some existing mature trees will be impacted and would probably require removal. It is recommended that all existing mature trees on site be required to be retained with the exception of two white gums in the existing parking area which have caused considerable damage to the existing bitumen surface and are of a species that is prone to self-pruning. The proposed layout of the temporary transportable classrooms should be amended with regard to ensuring the preservation of all existing trees except the two white gums detailed above.

A modified site plan showing recommended modifications to the layout of the temporary school to address tree preservation and other issues discussed in this section is with the attachments marked SCM02.4/09/05.

Fencing

Under LPP16 Paterson Street guidelines the following requirements apply to fencing:

- * must be transparent
- * maximum 1.8 metre high

The existing fencing is 2.5 metres high to street fronts and 1 metre to oval. It is recommended that the existing fencing be retained and any additional fencing be required to conform with the requirements of LPP16.

Security lighting

Security lighting should be provided to all car parking areas and the entrances to all buildings. Lighting should be hooded and oriented so as not to cause nuisance for adjoining properties or glare for vehicles on adjacent roads.

Bin Storage

A secure, screened storage area should be provided for rubbish bins to protect against vandalism (fires) and provide an acceptable standard of visual amenity. Ideally the bin area should be located at the rear of the hall with solid fencing of colourbond or masonry in colours to match/complement the existing and proposed buildings.

Signage

Signage should be limited to:

- * Directional signs of maximum 0.2m² face area (ie for buildings inside the site and vehicle entrance and exit points).
- * A single sign identifying (as a maximum) the name, insignia, address and phone number of the school located on the front boundary of the site and with a maximum vertical dimension of 1.2m and a maximum area of 1.5m².

The above sign specifications are as per the exempted advertising signs contained in Town Planning Scheme No. 2. Any signage outside the above specifications requires the specific approval of the Council.

Conclusion:

It is considered that the proposed co-location of the high school on the shire administration site for the first two (2) years of development being Stage 1 in 2006 and Stage 2 in 2007 can be accommodated subject to conditions. It is recommended that subject to the Minister for Planning and Infrastructure granting a change of reserve purpose to incorporate education establishment that in principle approval be granted. A formal planning application would then have to be lodged.

Voting Requirements: Normal

Officer Recommended Resolution

Subject to the Minister for Planning and Infrastructure granting a change of reserve purpose to incorporate education establishment, the Council grant in principle approval, pursuant to the provisions of clause 6.5 of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, for the temporary establishment of a high school on portion of Reserve 30867 Paterson Street, Mundijong for a period of two (2) years subject to the following conditions:

1. The school entering into legal agreements with the shire for the non-exclusive use of the adjacent public recreation reserve, community hall and library including provision by the school towards the cost of maintaining these facilities.
2. A building licence is required to be obtained prior to the commencement of any development (including earthworks).
3. Development to be generally in accordance with the plan entitled Masterplan Proposal but modified to incorporate the following modifications as shown in red on the approved site plan:
 - a) relocation of proposed classrooms and amenity building to enable the **retention** of as many existing trees on site as possible
 - b) provision of a minimum of twelve (12) parking bays on site to the satisfaction of the Executive Manager Planning and Regulatory Services.
4. Notwithstanding the detailed specifications required to be submitted for a building licence approval, a separate schedule of colour and texture of the building materials shall be submitted and approved to the satisfaction of the Executive Manager Planning and Regulatory Services prior to the commencement of any work or use authorised by this approval.
5. All stormwater is to be disposed of within the confines of the property. This shall be achieved by either soakwells or spoon drains and the grading of driveways and paved areas onto lawns or landscape areas preventing direct discharge of stormwater onto the road, neighbouring properties. Relative to this condition, all earthworks and/or associated drainage shall be in accordance with plans and specifications submitted to and approved by Director Asset Services.
6. The applicant shall prepare to the satisfaction and specification of the Director Asset Services, and thereafter implement, a stormwater management plan, which utilises water sensitive urban design principles.

7. A landscape plan must be submitted (in triplicate) to Council's Planning Service and approved. For the purpose of this condition a detailed landscape plan shall be drawn to scale of 1:100 and shall show the following:
 - a) The location, name and mature heights of existing and proposed trees and shrubs;
 - b) Any lawn and paved areas to be established;
 - c) Any natural landscaped area to be retained; and
 - d) Those areas to be reticulated or irrigated or demonstrated to be designed using water sensitive principles.
 - e) Use of shade trees in the car parking areas at the rate of one tree per six parking bays.
 - f) Revegetation of the verge adjacent to the school site using locally indigenous species.
8. Revegetation/landscaping shall be implemented in accordance with Condition 7 and thereafter maintained within three (3) months of practical completion of works to the satisfaction of the Executive Manager Planning and Regulatory Services.
9. Construction of an embayment for drop-off and pick-up of students by bus or car on the western side of Paterson Street abutting the front of the school site.
10. The vehicle parking access(s) and crossover(s) shall be designed, constructed, sealed, kerbed, drained, line marked and thereafter maintained in accordance with the approved plan and specification to the satisfaction of the Director Asset Services prior to the occupation of the development for the use hereby permitted.
11. One disabled bay and statutory signs located convenient to the building **entrance** and with a minimum width of 3.2 metres, to be provided to the satisfaction of the Director Asset Services and Executive Manager Planning and Regulatory Services.
12. Parking bays shall be designed and constructed to accord with the dimensions specified in Appendix 11 of Town Planning Scheme No. 2.
13. Access onto the site from Paterson Street shall be restricted to the existing crossover closest to the existing hall.
14. The existing crossover near the intersection of Paterson Street and Mundijong Road shall be removed and the verge and kerb reinstated and made good to the satisfaction of the shire.
15. The provision of a minimum of twelve (12) on site car parking bays, in a location to the satisfaction of the Executive Manager Planning and Regulatory Services.
16. Buildings design to incorporate pitched roofs and verandahs and where possible classrooms and amenity buildings should be linked by covered walkways.
17. The development shall be designed and constructed to allow access and facilities for people with disabilities in accordance with the Building Code of Australia 1996 D3 and AS1428.1.
18. The provision of on-site bicycle parking facilities in a secure location at a rate of 1 "U" bar per five students.
19. Outdoor security lighting to the car park and entrances to buildings shall be provided to the satisfaction of the Executive Manager Planning & Regulatory Services and shall be located or shielded so that no additional light is cast on adjoining land or distract traffic.
20. The location and colour of external fans, air conditioners and the like shall be to the satisfaction of Council and installed to prevent loss of amenity to the area by its appearance, noise, emission or otherwise.
21. If the development, subject of this approval, is not substantially commenced within two (2) years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without further approval being sought and obtained from council.
22. Any new fencing shall be transparent and constructed to a maximum height of 1.8 metres to the satisfaction of the shire.
23. The provision of a screened and secure bin storage area in a location and of a design to the satisfaction of the Executive Manager Planning and Regulatory Services.
24. Signage to be limited to:
 - * Directional signs of maximum 0.2m² face area (ie for buildings inside the site and vehicle entrance and exit points.

- * A single sign identifying (as a maximum) the name, insignia, address and phone number of the school located on the front boundary of the site and with a maximum vertical dimension of 1.2m and a maximum area of 1.5m².
Unless otherwise approved in writing by the shire.
25. The school is to be responsible for all costs associated with the extension of power and water services to the subject site including the addition of sub-metres to the shire's existing electricity and water meters.
 26. The school to be responsible for all costs associated with the upgrade of existing sanitary facilities to be used by the school and any additional sanitary facilities required to support the proposed use.
 27. The building is not to be occupied until a Certificate of Classification has been issued by council. A person who uses or occupies, or permits the use or occupation, of a building without a Certificate of Classification in contravention of Building Regulation 20(4) or 22 is guilty of an offence.
 28. This approval is limited until the 31st December, 2007 and the extent of development depicted on the plan entitled Masterplan proposal attached to a forming part of this approval (including any amendments to the layout required by any other condition of this approval). A separate application for planning approval is required for any modification to or expansion of the school or the continued operation of the school from Reserve 30867 beyond the 31st December, 2007.
 29. If an extension of approval is not obtained by the 31st December 2007 then the proponent shall remove all structures and facilities associated with the school and the site shall be made good to the satisfaction of the shire within 90 days of the expiration of the approval.

Acting Executive Manager Strategic Community Planning left the meeting at 11.13am and returned at 11.14am

SCM02/09/05 COUNCIL DECISION

Moved Cr Price seconded Cr Murphy

Subject to the Minister for Planning and Infrastructure granting a change of reserve purpose to incorporate education establishment, the Council grant in principle approval, pursuant to the provisions of clause 6.5 of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, for the temporary establishment of a high school on portion of Reserve 30867 Paterson Street, Mundijong for a period of two (2) years subject to the following conditions:

1. **The school entering into legal agreements with the shire for Reserve 30867 and the non-exclusive use of the adjacent public recreation reserve, community hall and library including provision by the school towards the cost of maintaining these facilities.**
2. **A building licence is required to be obtained prior to the commencement of any development (including earthworks).**
3. **Development to be generally in accordance with the plan entitled Masterplan Proposal but modified to incorporate the following modifications as shown in red on the approved site plan:**
 - a) **relocation of proposed classrooms and amenity building to enable the retention of as many existing trees on site as possible**
 - b) **provision of a minimum of twelve (12) parking bays on site**
4. **Notwithstanding the detailed specifications required to be submitted for a building licence approval, a separate schedule of colour and texture of the building materials shall be submitted and approved to the satisfaction of the Executive Manager Planning and Regulatory Services prior to the commencement of any work or use authorised by this approval.**
5. **All stormwater is to be disposed of within the confines of the property. This shall be achieved by either soakwells or spoon drains and the grading of driveways and paved areas onto lawns or landscape areas preventing direct discharge of stormwater onto the road, neighbouring properties. Relative to**

- this condition, all earthworks and/or associated drainage shall be in accordance with plans and specifications submitted to and approved by Director Asset Services.**
- 6. The applicant shall prepare to the satisfaction and specification of the Director Asset Services, and thereafter implement, a stormwater management plan, which utilises water sensitive urban design principles.**
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 - e) Use of shade trees in the car parking areas at the rate of one tree per six parking bays.**
 - f) Revegetation of the verge adjacent to the school site using locally indigenous species.**
 - 8. Revegetation/landscaping shall be implemented in accordance with Condition 7 and thereafter maintained within three (3) months of practical completion of works to the satisfaction of the Executive Manager Planning and Regulatory Services.**
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29. If an extension of approval is not obtained by the 31st December 2007 then the proponent shall remove all structures and facilities associated with the school and the site shall be made good to the satisfaction of the shire within 90 days of the expiration of the approval.

CARRIED 7/1

Cr Hoyer voted against the motion.

Council Note: The Officer Recommended Resolution was changed as a point of clarification in Part 1 by adding the words Reserve 30867.

Cr Wigg did not vote and did not return to the meeting.

8. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

9. CHIEF EXECUTIVE OFFICER'S REPORT

10. URGENT BUSINESS:

11. COUNCILLOR QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:

12. CLOSURE:

There being no further business the Presiding Member closed the meeting at 11.42am