



# St Joseph's School

## Application for Development Approval

FEBRUARY 2025

HATCH

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### **Acknowledgement Of Country**

Hatch Urban Solutions, and the Project Team, acknowledge the Whadjuk people of the Noongar Nation as the Traditional Custodians of the land on which Edward Millen Heritage Precinct is located and we pay our respect to the Elders, past, present and future.

*Image Credit: Awarnekenhe Ayeye (Amenda Gorey, 2022)*

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# 1. Executive Summary

On behalf of St Joseph's Secondary School, Hatch Urban Solutions in association with Santelli Chong Architects and the project's consultant team has prepared the following report in support of a development application for Stage 14 redevelopment of the Campus.

The works comprise:

- The first-floor redevelopment of the existing Ablution/Science/Language laboratories, involving four new classrooms, a new Home Economics laboratory and toilet facilities.
- The redevelopment of an existing classroom into a third Science facility.
- The refurbishment of the existing Design and Technology (D&T) classroom and a minor extension to the canteen.
- Temporary approval for a period of 5 years of two transportable classrooms to facilitate the building works proposed in this application.

The development has been designed by Santelli Chong Architects and is highly compliant with the Shire of Northam Local Planning Scheme No.6, the Shire of Northam Planning Strategy and relevant Local Planning Policies. The design of the buildings has been carefully considered to respond to the Schools' historic character and the context of the area.

This proposal is supported by relevant technical reporting including a Heritage Impact Assessment, a Traffic Assessment and a Geotechnical Report that demonstrates the development will make a positive contribution to the amenity of the area for surrounding residents, students and visitors.

**Figure 1:** Architectural Elevation Render of St Joseph's Secondary School







## 2. Development Context

St Joseph's Secondary School is located at 77 Wellington Street, Northam. Situated in the core of the town, the School is centrally positioned within walking distance of key community facilities, shopping centres and services.

Established in 1889, the School is an institution within Northam with many notable buildings on the site. Development of the School has occurred in parallel with that of the Town. The School has continued to grow and evolve in

response to the needs of the school community, whilst continuing to respect its context and maintaining a consistent aesthetic that respects the significant heritage values of the site.

**Figure 2:** St Joseph's Secondary School





## 2.1 Site Details

The proposed development is located on Lot 54 on Deposited Plan 54724, in the Shire of Northam. The development is legally described in Table 1 below.

**Table 1:** Site Details

Lot	54
Plan	54724
Certificate of Title - Volume	2647
Certificate of Title - Folio	100
Owner	Roman Catholic Archbishop of Perth

## 2.2 Site History

The Sisters of St Josephs of the Apparition established the first Catholic School in Northam in 1889. The Marist Brothers opened St Pauls, a boy's college, in 1948. The two schools were combined in 1971, to become a coeducational primary and secondary school on two separate campuses. The Primary School is located at 1 Lance Street, whilst the Secondary School is located at 77 Wellington Street (the subject site), respectively.

The School has provided the community of Northam and the wider Avon region with a Catholic education centred in Christ for 127 years. A number of the significant buildings are listed on Northam's Municipal Heritage Inventory (MHI).



## 2.3 Local Context

The Secondary School sits in a prime location within the town, in close proximity of the main street, Fitzgerald Street. Surrounding development is a mix of commercial, residential and community activities.

The Schools' primary frontage is to Wellington Street, which is a key neighbourhood connector street. Opposite the School in this location is the Northam Boulevard Shopping Centre, which hosts key retail stores and local businesses.

Development south-east of the site on Duke Street is a mix of residential homes and small local businesses. Duke Street is a characteristic Northam residential street with established landscaping and street trees, character homes and large setbacks from the street.

To the south of the school are a range of key community and government facilities such as the Northam Town Hall, Potters House Northam Church, Northam Village Square, Juniper Bethavon Aged Care facility and the Northam Mosque.

**Figure 3:** Local Context Plan



### Key

- Mixed Use
- Commercial
- Public Purposes
- Residential
- 500m walkable catchment



## 2.4 Site Context

The Secondary School Campus currently comprises 11 classrooms, with one of these being a transportable classroom. The school operates as a two-stream school and is proposing to become a third-stream school for Years 7 to 10. This will allow for an increase in student numbers to meet local demand and an improved range of subject selections to better service the local community. To facilitate this the School requires at least an additional five classrooms for core learning and two tutorial rooms for electives, which is the purpose of this application.

Currently, the school classrooms and facilities are consolidated towards the northern portion of the site. The Duke Street frontage comprises the Schools' sport facilities including two school ovals and two basketball courts, as well as more recent development of the administrative building and four classrooms block.

St Joseph's Church and its associated parking areas are situated along the western boundary of the site, with access from Wellington Street. The parking lot contains ninety two (92) perpendicular parking spaces and two (2) universal parking bay which are available for the use of the School.

Three buildings of heritage significance are located on the site. The presbytery is located along the southern boundary adjacent to Gordon Street. The Church sits directly north of this building, whilst the Design and Technology building is nestled within the core of the School.

There is significant level change across the site from south to North, with the school sporting facilities sitting at the upper level and the majority of the existing campus sitting lower where the site interfaces with Wellington Street. The change in topography requires considered treatment of on-site hydrology and drainage.

# 3. Proposed Development

## 3.1 Development Need

St Joseph’s School currently enrolls 756 students from Kindergarten to Year 12. The School campus services the broader regional community as it is the only non-government secondary schooling option between Midland and Kalgoorlie. Student intake includes surrounding areas such as Tammin, Dowerin and Beverley.

The Secondary School has seen a steady increase in student numbers over recent years, with approximately ninety-seven new students between 2017 and 2024. Interest in the School has grown consistently over this period, and there are now waitlists for Years 2 to 10.

The School is currently restricted to a two-stream school, limiting the number of enrolments significantly. The Secondary School is currently denying thirty student enrolments for Year 7 every year. In May 2022, St Joseph’s School applied to Catholic Education of Western Australia (CEWA) for the addition of a third stream at the Secondary Campus. This was approved in August 2024 to begin in 2026. The additional stream will allow for the enrolment of up to thirty-two extra students per year.

With the continued growth of the Shire of Northam, infrastructure and services, including education, must keep up with the demand. The current application provides the basis for the School to continue to evolve to meet these new opportunities.

## 3.2 Pre-Lodgement Consultation

**Table 1:** Pre-Lodgement Consultation

Stakeholder	Date	Summary
Shire of Northam	September 2024	<ul style="list-style-type: none"><li>• Provided an overview of upcoming Stage 14 development at the School.</li></ul>
		<ul style="list-style-type: none"><li>• Shire noted its general support recommending that a Traffic Impact Assessment, Stormwater Management Plan and Construction Management Plan.</li></ul>
Shire of Northam	December 2024	<ul style="list-style-type: none"><li>• Presented via email the Site Establishment Plan for the Shire’s consideration and feedback.</li></ul>
Shire of Northam	January 2025	<ul style="list-style-type: none"><li>• Discussion of transportable classrooms and potential screening options.</li></ul>

### 3.3 Development Description

The proposed development comprises Stage 14 of the Campuses progressive development. This new phase of development follows previous major work on the Campus (Stage 11) completed in 2021. Works will result in a total of five new classrooms including tutorial rooms, laboratories and associated school facilities and amenities.

A detailed description of works is as follows:

#### 3.3.1 Stage 14

Stage 14 of the proposed development involves additions and alterations to the Science and Library building, and Design and Technology building. This results in an additional four new classrooms, one Home Economics laboratory, new toilet facilities and a converted Science laboratory. A transportable toilet block is required for use during the construction phase.

Stage 14 is proposed to commence in November 2025 and works are estimated to continue until November 2026.

##### Element 1

- Stage 14 principally involves the development of a first-floor extension over the existing Ablution, Science and Language laboratories. This includes two replacement classrooms (GLA 1 and GLA 6), two new classrooms (GLA 11 and GLA 12), a new Home Economics laboratory and toilet facilities.

##### Element 2

- Element two of Stage 14 sees the conversion of existing GLA 6 into a third Science laboratory.

##### Element 3

- Element 3 involves the refurbishment of the existing Design and Technology classroom and a minor extension to the existing canteen.



### 3.3.2 Transportable Classrooms

To minimise disruption to school function during the construction process, the school requires the installation of two temporary, single-storey transportable classrooms whilst works are ongoing on the site. These are expected to be required for a period of at least five years while works are ongoing and would be removed once the School has a full complement of classrooms in operation. If there are delays to the construction program it may be necessary to seek re-approval to extend the temporary use.

The classrooms are proposed to be situated on the School Oval, adjacent to Duke Street and north of the Administration Centre. Due to the level change on the site, the proposed classrooms sit at a lower level to the adjacent Administration Building and relative to Duke Street.

Moderate screening of the temporary classrooms is proposed by the addition of landscaping. This includes the use of fast-growing screen planting within the site to screen views of the facility.

**Figure 4:** Architectural Render of Proposed Elevation from Duke Street








### 3.4 SPP 7.0 - Design of the Built Environment

The design responds to each of the ten design principles of the State Planning Policy 7.0, achieving the goal of design excellence of the built environment.

Design Principle	Response
<div></div> <div><b>01. Context and Character</b></div> <div>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</div>	<ul style="list-style-type: none"><li>• Stage 14 comprises 2 built elements: 1st floor extension over existing Language &amp; Science Block and refurbishment of existing Design and Technology.</li><li>• The architectural language of the 1st-floor extension is a continuation of recent additions to the school as part of Stage 9 and Stage 11 works, where newer elements such as flat fibre cement sheet wall cladding were introduced as a method to create distinction between buildings of different periods on the campus. In particular, the existing Church, Convent and current D&amp;T building which are listed as a group of buildings with cultural significance in Shire of Northam’s Heritage List. The first-floor extension follows this approach of honesty, being the latest addition to the school campus, reflected in its contemporary built form and material selection.</li></ul>

**Figure 5:** Architectural Render of Stage 14 1st Floor Extension





## Design Principle

## Response



### 02. Landscape Quality

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

While this phase of development does not comprise extensive landscaping works, it is noted that:

- Stage 9, completed in January 2020, added 7 new street trees along Duke Street and 3 new street trees along Gordan Street with native planting nature strips. Part of this stage also included a series of ramps overcoming level differences between the Church, Upper Campus and Lower Campus.
- Stage 11, completed in April 2021, refurbished the existing central courtyard into an interactive outdoor learning area finished with connecting pathways, lawns, raised garden beds, seating and shade sails. The design response sought to interconnect pre-existing active spaces between buildings.
- Stage 14, at the interface of Duke Street adjacent the proposed two transportable classrooms, the existing garden bed will be extended and planted with shrub species which match the existing (lillypillies).



**Design Principle****Response**

### 03. Built Form and Scale

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.

- The 1st floor extension takes advantage of the existing level differences where the FFL of the extension is linked directly to the level of the upper campus where the Administration Building is now located. This improves the interconnectivity between the upper and lower campuses.
- In the context of the 1st floor extension, the existing ground floor building fabric of exposed red brick is retained. The overall result maintains the material balance within the scale of the school campus. The first-floor extension has no immediate street frontage.
- The 1st floor extension breaks away from the common steep pitch roof characterising previous development and features an unequal shallow pitch roof between 5 and 10 degrees, to lower the overall height of buildings on the site. This is a conscious design decision with a few benefits including:
  - i. New development will not visually compete with the Church.
  - ii. Provides the opportunity to incorporate a series of skylights
  - iii. Increasing the level of safety for long-term maintenance.
- The building also features a hip-roof on the south-western end to reduce visual bulk and promote visual connection between the campus and the Church.
- The proposed transportable classrooms are rotated to have a shorter frontage to Duke Street. The site topography also assists with the finished floor level of the transportable classrooms being between 400 - 600mm lower than the adjacent street level.



### 04. Functionality and Build Quality

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.

The 1st floor extension features:

- A suitably sized main entry and entry link to the upper campus to improve interconnectivity.
- A suitably sized main corridor with glazed ends for visual connectivity to the rest of Campus and internal windows to classrooms.
- A series of skylights for daylighting.
- Operable walls, particularly between GLA 1, GLA 6 and GLA 11 to create the opportunity to form a large space as the school does not have a school hall or space for larger gatherings.

**Design Principle****Response****05. Sustainability**

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

The 1st floor extension features:

- Light coloured roofs with overhangs where feasible to reduce heat gain.
- Windows with sun shading where feasible
- Series of skylights for natural lighting.
- Use of sustainably sourced timber for the framing of internal and external walls.
- Provision for installation of future photovoltaic (PV) solar panels and the use of energy-efficient and long-lasting LED lighting with motion sensors throughout, interfaced with a security system.
- Mechanical service – heat recovery capability within selected heating and cooling systems.
- Hydraulic services – use of lead free and water-efficient tapware.
- Reduce reliance of gas – use of electrical hot water system, instead of gas. The stoves in the Home Economics laboratories will be 50% electrical as opposed to the current 100% gas.

**06. Amenity**

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

The 1st floor extension features:

- GLA 1, GLA 6 and GLA 11 are fitted with operable walls allowing them to form a large gathering space which the school is currently lacking.
- Toilets areas that are accessible on the same floor which further service classrooms on the Upper Campus.
- Inclusion of height adjustable benches, one in Science 3 and the other in Home Economics for inclusive education opportunities.
- Rooms are visually connected to the common corridor as much as possible through windows and glazed doors.

**07. 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.

- The main entrance to the 1st floor extension is linked into existing external circulation footpaths of the Upper Campus. The main entrance is provided with a canopy for weather protection and easy identification.
- With the Design and Technology being of cultural and historical significance, the refurbishment aims to uphold the legibility of the building on campus.



## Design Principle

## Response



### 08. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use

- The 1st floor extension features:
- External windows providing visual connection to the Upper Campus as well as the rest of the school increasing safety for students.
- Internal design that includes internal transparency between the main corridor and classrooms.
- In the Design & Technology refurbishment:
  - i. Separated Woodwork and Metalwork rooms significantly improve safety compared to the current combined facility.
  - ii. Internal transparency between rooms improves the supervision while machinery is in use.
  - iii. Other safety related aspects such as new emergency stop buttons, eyewash and non-slip flooring to be brought up to current codes.
- New external lighting integrated with the security system.

**Figure 6:** Architectural Render of Stage 14 Development



## Design Principle

## Response



### 09. 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.

- Education is a key community need which is furthered by the improvements proposed in this application.
- The capability of combined GLAs, using operable walls, to form a larger gathering space provides the opportunity to host community-based events outside school hours.
- D&T refurbishment will retain and highlight the original architectural fabric which is of cultural heritage significance without compromising the new intended use.



### 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.

- The 1st floor extension is scaled to marry into the campus architecture with the composition of the external façade particularly having regard for the existing, adjacent buildings. The design is modest and restrained while incorporating elements of new visual interest such as the use of different colours and a circular window.
- The focus of the D&T refurbishment is on retaining and highlighting the original architectural fabric which is of cultural heritage significance, as much as possible.



# 4. Planning Assessment

**The development is highly compliant with the requirements of the Local and State planning framework.**

The proposed development achieves this with each component being designed to fit comfortably with its respective context. This is demonstrated by the assessment below which identifies that each portion of the development aligns with the objectives of the Scheme and the local planning framework.

## 4.1 Local Planning Scheme No. 6

Most of the site is identified as 'Public Purposes - Church' with the northern portion zoned 'Mixed Use' in the Shire of Northam Local Planning Scheme No.6 (LPS6).

The objectives of the mixed-use zone are as follows:

- *"Provide for the development of a range of residential, office, commercial and other compatible uses that enhance the local amenity to a high standard and provide for the safe and efficient movement of pedestrians and vehicles."*
- *"Provide a compatible interface and transition between commercial, light industrial and residential areas."*
- *"Provide for grouped and multiple dwellings only where such uses are combined with a non-residential use."*

Although no portion of the current development is located within the mixed-use zone, it nonetheless meets these objectives as a continuation of the existing educational establishment use.

Within the mixed-use zone the existing use of Educational Establishment is a Discretionary Use (D) meaning that the use is not permitted unless the Council has granted planning approval.

Per LPS6, the site's "Public Purposes - Church" designation requires that "a person must not commence or carry out development on a Local Reserve without first having obtained planning approval under Part 9 of the Scheme."












The Scheme states that in determining an application for planning approval of a reserve the local government is to have due regard to:

- "The matters set out in clause 10.2; and
- The ultimate purpose intended for the Reserve."

The proposed development is consistent with the current, long standing educational establishment land use approval for the land satisfying the applicable requirements of LPS6 for the Public Purposes reservation.

LPS6 does not specify any other specific development controls or requirements, including car parking, that affect the proposed development.



- |                                                                                     |                               |                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------|
|  | St Joseph's Secondary School  |  | Public Purposes: Kindergarten |
|  | Public Purposes: Church       |  | Major Road                    |
|  | Public Purposes: School       |  | Commercial                    |
|  | Public Purposes: Reserve      |  | Mixed Use                     |
|  | Public Purposes: Fire Station |  | Light Industry                |
|                                                                                     |                               |  | Residential                   |

## 4.2 Shire of Northam Local Planning Strategy

The Shire of Northam Local Planning Strategy (LPS) was originally endorsed in 2013 and recently amended in 2024. The LPS aims to promote economic diversification and investment, revitalisation and growth of settlements and to provide for a wide range of community needs and infrastructure to support development, while preserving natural, landscape and heritage values.

The site is located within the “Northam Townsite” Precinct, and within the area designated as the “Northam CBD.”

### 4.2.1 Northam Townsite

According to the Local Planning Strategy, the School site is situated in the “Northam Townsite” Precinct. The overall objective for the Precinct is to “Maintain and reinforce the Northam townsite’s function and role as a sub-regional centre which is the main commercial and service hub of the Avon sub-region and for much of the Wheatbelt region with a distinct and recognisable town centre.”

One of the directions outlined in the planning strategy is to “facilitate redevelopment and revitalisation in the town centre, and infill and mixed-use development.” The actions proposed by the strategy involve “rezoning the Northam Town Centre from the existing Commercial and Mixed-Use zones to a more flexible zone to allow a broader mix of uses and activities reflecting Northam’s role as the key commercial centre in the Avon sub-region and servicing the Central Wheatbelt.”

The strategy also outlines that the Shire encourages “partnering with key stakeholders to help prepare and implement plans and proposals for the following areas and sites in the Northam townsite: Minson Avenue, Fitzgerald Street, Wellington Street East and the West End in the town centre area.”

The Shire of Northam has outlined the importance of encouraging development within the Northam Townsite. The Stage 14 development proposal aligns with the LPS for the Precinct as it aims to facilitate growth and economic development within the townsite.

### 4.2.2 Northam Central Business District

Within the “Northam Townsite” Precinct, the School site is located within the area designated as the “Northam CBD” (Central Business District). This area is the key focus area for the administration and commercial activity in the town to support Northam’s sub-regional centre role.

According to the LPS, the key objectives for the “Northam CBD” Precinct are as follows:

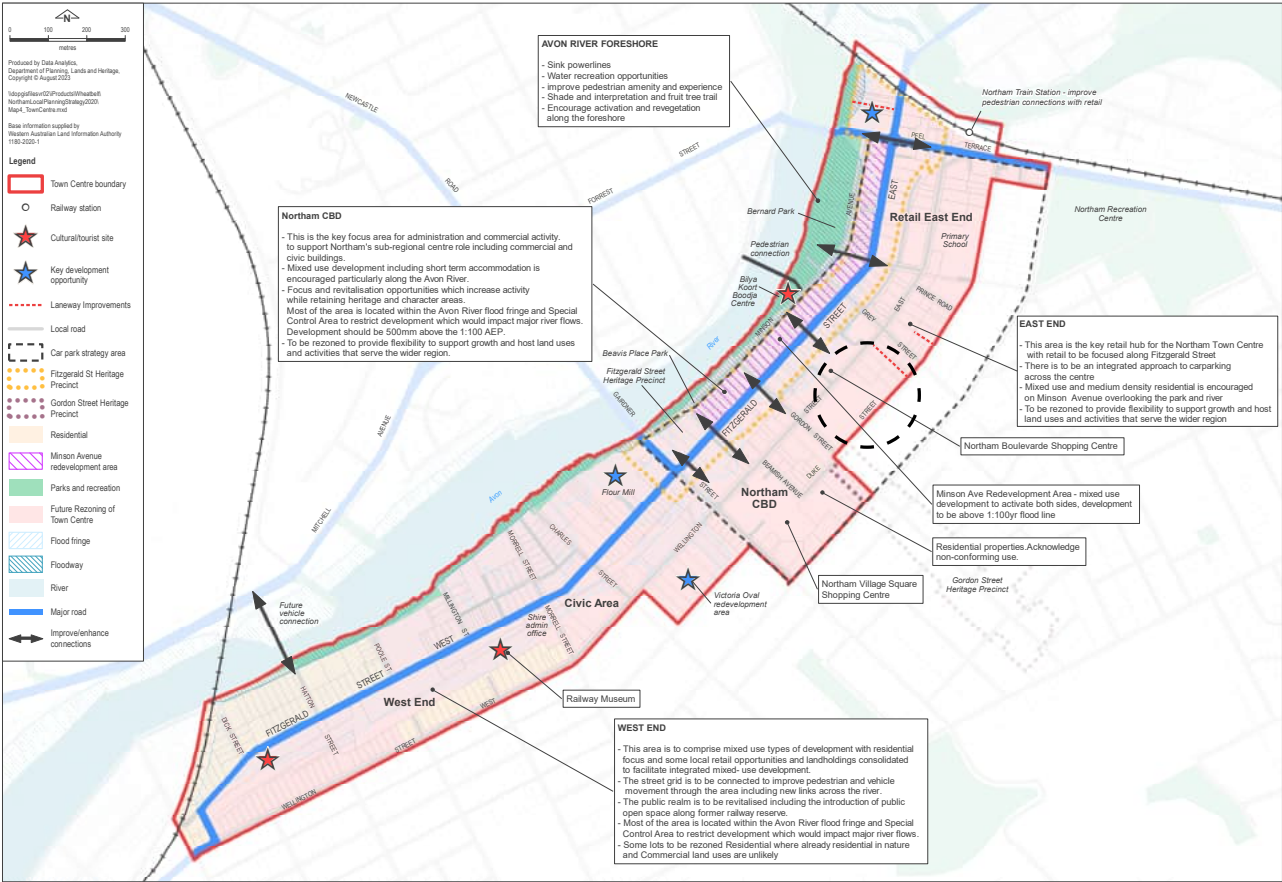
“Mixed use development including short term accommodation is encouraged particularly along the Avon River.

Focus and revitalisation opportunities which increase activity while retaining heritage and character areas.

To be rezoned to provide flexibility to support growth and host land uses and activities that serve the wider region.”

The proposed development aligns with the CBD objectives as it comprises the revitalisation of an important local education facility and the sensitive and thoughtful adaptation of existing heritage.

**Figure 8:** Shire of Northam Local Planning Strategy - Northam Town Centre





## 4.3 Local Planning Policies

Review of the Shire's Policy framework indicate two policies which may be relevant to development of the site.

### 4.3.1 Local Planning Policy No. 2 – General Development Guidelines

The General Development Guidelines planning policy aims to ensure that no development adversely impacts upon the amenity of the area or upon vistas from public roads.

One of the controls states that “No building shall be so constructed, finished or left unfinished so that its external appearance would, in the opinion of the Shire, create glare or in any other way whatsoever significantly detract from the amenity of the locality. All premises shall be so used and maintained so as to preserve the local amenity to the satisfaction of the Shire.”

The proposed development conforms with this control.

### 4.3.2 Local Planning Policy No.18 – Heritage Precincts

The primary purpose of the Local Planning Policy is to ensure that additions or alterations to existing buildings and new development maintains and complements the traditional streetscape character of the Fitzgerald Street and Gordon Street Heritage Precincts.

This policy was reviewed for relevance due to the heritage significance of some of the buildings on the site. However, the School is not located within the Fitzgerald Street and Gordon Street Heritage Precincts, and therefore the specific requirements of the policy do not apply to this development application.

Nonetheless, the application has high regard for the character and significance of heritage buildings on the site, with a specific architectural response that builds on these qualities. The Heritage Impact Assessment provided as a technical report confirms that the proposed development will not impact on the identified heritage values of the relevant buildings.

## 4.4 Temporary Use

The development proposal requests the temporary development approval of two single-storey transportable classrooms to be utilised throughout the construction process.

These are required to limit disruption to student classes whilst the construction process is ongoing on the site. The development proposal requests a temporary approval for five years which aligns with the building program. If required due to delays to the construction program, the applicant may seek a modest extension to any initial approval that is granted.

Clause 72 of the Deemed Provisions in the Planning and Development (Local Planning Schemes) Regulations 2025, outline the use of Temporary Development Approvals. The clause states that “the local government may impose conditions limiting the period of time for which development approval is granted.” LPS6 does not include any specific guidance for the consideration of temporary approvals.

The classrooms are proposed to be situated on the School Oval, adjacent to Duke Street and north of the Administration Centre. Due to the level change on the site, the proposed classrooms sit at a lower level to the adjacent Administration Building and relative to Duke Street.

Moderate screening of the temporary classrooms is proposed by landscaping. This includes the use of fast-growing screen planting within the site to screen views of the facility while it is in operation.

## 4.5 Parking Assessment

LPS6 and the Shire's local policy framework do not include parking standards for educational establishments. Notwithstanding this, the Traffic Assessment includes consideration of both on-site and off-site parking to ensure that parking provision is fit for purpose and the proposed development will not impact the amenity of surrounding residents, businesses and visitors.

In the absence of Scheme requirements a base case for parking is established by reference to the recently published "WA Planning Manual Non-Residential Car Parking Rates in Perth and Peel (November 2024)". Appendix A of this Manual provides guidance to minimum and maximum parking rates for 'Educational Establishment' in Local and Neighbourhood Centres, Urban Corridors and Mixed Use Precincts at the rate of:

- 10 spaces per 100 students (minimum).
- 25 spaces per 100 students (maximum).

These rates result in following minimum and maximum parking requirements per Table 1 below.

Presuming maximum student and staff levels by 2030, a minimum of 52 and a maximum of 129 car parking bays are recommended. With 93 carparking bays provided on-site and 441 off-site bays accessible adjacent the site, current and future parking requirements are considered to be adequately catered for.

**Table 2:** St Joseph's School (Secondary Campus) Population and Parking Table (PJA)

Year	Projected Total Student Number	Projected Total Staff Number (Full time equivalent)	Minimum Parking	Maximum Parking
2019	282	24	28	71
2025	330	34	33	83
2026	375	36	38	94
2027	408	37	41	102
2028	438	38	44	110
2029	468	39	47	117
2030	515	39	52	129

## 4.6 Compliance Matrix

The below table demonstrates that the proposal is compliant with the applicable requirements of the local planning framework.

**Table 3:** Compliance Matrix

Requirements & Objectives	Proposed Development	Compliance
<b>Local Planning Scheme No.6</b>		
<p>Zoning and Land Use:</p> <p>Mixed Use</p> <p>"Unless otherwise specified on the Scheme map, residential development in the 'Mixed Use' zone shall be in accordance with the R40 Code and shall satisfy the mixed use requirements of the Residential Design Codes."</p>	<p>The development proposal is a continuation of the existing Educational Establishment use which is a Discretionary Use (D) in the mixed-use zone. This may be granted considering this is an extension of the existing use, the high degree of compliance with applicable planning requirements and the lack of impacts to adjacent properties.</p>	✓
<p>Local Reserve - Public Purposes - Church</p> <p>"A person must not commence or carry out development on a Local Reserve without first having obtained planning approval under Part 9 of the Scheme."</p>	<p>Existing Educational Establishment use is consistent with the historic use of the land and its reservation.</p>	✓
<b>Car Parking Requirements</b>		
<p>Car Parking</p>	<p>No parking standards specified in LPS6 for Educational Establishment.</p> <p>93 spaces are provided on-site which falls within the min/max range of 52 to 129 parking bays recommended by the WAPC for Education Establishment.</p> <p>441 off-site carparking bays in immediate proximity of the site.</p>	✓
<b>Northam Local Planning Strategy</b>		
<p>Northam Townsite</p> <p>Maintain and reinforce the Northam townsite's function and role as a sub-regional centre which is the main commercial and service hub of the Avon sub-region and for much of the Wheatbelt region with a distinct and recognisable town centre."</p>	<p>Aligns with the objectives for the Precinct as it will facilitate growth and economic development within the townsite.</p>	✓

Requirements & Objectives	Proposed Development	Compliance
<p>Northam Central Business District</p> <p>"This is the key focus area for administration and commercial activity. to support Northam's sub-regional centre role including commercial and civic buildings."</p>	<p>Aligns with the CBD objectives as it comprises the revitalisation of an important local education facility and the sensitive and thoughtful adaptation of existing heritage.</p>	✓
<b>Local Planning Policies</b>		
<p>LPP 2: General Development Guidelines</p> <p>"No building shall be so constructed, finished or left unfinished so that its external appearance would, in the opinion of the Shire, create glare or in any other way whatsoever significantly detract from the amenity of the locality. All premises shall be so used and maintained so as to preserve the local amenity to the satisfaction of the Shire."</p>	<p>The development proposes a comprehensive design solution that will ensure there are no impacts on the amenity of the locality.</p>	✓
<p>LPP 18: Heritage Precincts</p> <p>"The purpose of this Local Planning Policy is to ensure that additions or alterations to existing buildings and new development maintains and complements the traditional streetscape character of the Fitzgerald Street and Gordon Street Heritage Precincts."</p>	<p>This Local Planning Policy is not specifically applicable as the site is not located within one of the designated heritage precincts, however the proposal has high regard for the heritage significance of the site and buildings specified on the Municipal Heritage Inventory.</p>	✓



# 5. Technical Assessment

A series of technical assessments have been undertaken to inform and support the proposed development. The conclusions are summarised below.

## 5.1 Heritage

Griffiths Architects conducted a Heritage Impact Assessment (HIA) to assess the potential impact of the proposed works on the existing heritage-listed buildings on the site.

St Josephs Catholic Group is part of a complex that includes the parish church on a separate adjacent site, and St Joseph's School. The site includes a teaching block from 1912 that is currently used for Design and Technology, together with more contemporary buildings commencing in the 1970s up to almost the present. The building aligns with and faces Wellington Street. Overall the place is in good condition with some remediation required.

The buildings are recognised on the Shire's "Northam Municipal Heritage Inventory" as having a "Considerable" Level of Significance and a "High Degree" Level of Integrity and Authenticity. The Statement of Significance from the MHI notes the following:

"St Joseph's church has aesthetic significance, displaying many Gothic features. The church, school and convent have social significance in that it provides the focus for the Catholic community which has made a large contribution to the district over the years. St Joseph's catholic group is aesthetically pleasing and contributes to the streetscape and character of Northam."

The Assessment concludes the following:

1. The heritage values identified in the Statement of Significance for St Josephs Catholic Group and the Design & Technology building in particular will remain largely unimpaired by the proposed works. The works comply with the intent of the conservation policy by and large.
2. The proposed minor alterations are expressed in a contemporary manner and distinguishable from the existing heritage fabric. The location of the proposed works to the Science & Library building are to the rear of the site which means the development will not be readily visible from the street, nor will it impact any important views or vistas.
3. The proposed alterations additions will not have negative impacts on the extant heritage values associated with the site, nor will the works have any negative impacts to set of heritage buildings as a whole and other places in its immediate context.

## 5.2 Geotechnical Assessment

Galt Geotechnics conducted a geotechnical assessment of the land to consider the following:

- Assess subsurface soil and groundwater conditions across the site.
- Provide a site classification(s) in accordance with AS 2870-2011 “Residential Slabs and Footings”.
- Provide recommendations and geotechnical design parameters for earth retaining structures.
- Recommend site preparation procedures including compaction criteria.
- Assess the area subject to inundation adjacent the southern corner of the Science and Library block.
- Provide advice on remediation of the area subject to inundation.

The Assessment concludes and recommends the following:

1. Subsurface conditions are relatively consistent across the proposed sites of the building additions and transportables, comprising a thin layer of sand fill over very stiff to hard, medium to high and high plasticity gravelly sandy clay.
2. Groundwater was not encountered to the maximum depth investigated of 2.8 m.
3. Site classifications of Class H1 and M are considered appropriate for the building additions and transportable sites respectively.
4. The addition of a second storey over most of the area of the existing science and library building and the associated extra footing load is not expected to cause significant additional settlement or associated cracking. This is provided footing bearing pressures are limited to 100 kPa. If bearing pressures above 100 kPa are proposed Galt should be contacted for further advice.
5. The building design will need to account for differential movement between the existing building and the new section of two storey building to be constructed over the area of the existing covered area. Site preparation procedures and advice is provided for construction on clay sites. Construction in the drier months is recommended to minimum the impact of rainfall on construction.
6. Likely cause/s of inundation of the south-east corner of the existing science and library building are provided along with possible remedial measures.

## 5.3 Traffic Impact Assessment

To satisfy the requirements of the WAPC Transport Impact Assessment Guidelines, PJA conducted a Traffic Impact Statement (TIS) in relation to the proposed development.

The intent of the TIS is to ensure the proposed development is consistent with the transportation aspects of the area and at a more detailed level, confirm that it will satisfy the following criteria:

- Provide safe and efficient access for all modes.
- Be well integrated with the surrounding land uses.
- Not adversely impact on the surrounding land uses.
- Not adversely impact on the surrounding transport networks and the users of those networks.

The Assessment also has regard for the specific request of the Shire of Northam that the TIS indicate how in the event of a function held in the church (such as a funeral) school parking demands can be managed satisfactorily, and to indicate the impact of on-street parking on surrounding streets.

A summary of the key conclusions and recommendations is provided below:

1. The Site is shared with St Joseph's Church in which an off-street carpark facilitates both land uses with a supply of 93 car parking bays (including one ACROD bay).
2. A video survey indicated that up to six (6) cars and seventeen (17) school buses complete pick-up/drop-off trips on the frontage streets. In addition, the vehicle movements of the carpark accesses indicate that the School currently generates 178vph in the AM peak and 130vph in the PM peak. This converts to a vehicle trip rate of 0.56 per student in the AM peak and 0.41 per student in the PM peak specific for the school.
3. The proposed expansion is expected to yield a total of 485 students (167 additional students from 2024 by 2030) with the additional vehicle trips representing 93vph in the AM peak and 68 in the PM peak. The increase of two-way traffic on the road sections between the Site accesses and the Gordon Street intersections equate to a total of 559vph (AM peak) and 555vph (PM peak) on Wellington Street East and a total of 108vph (AM peak) and 131vph (PM peak) on Duke Street East.  
  
These are considered to be small net increases with no adverse effect on the capacity of roads surrounding the School as confirmed via WAPC definition of a 'moderate' traffic impact.
4. Based on the space available for bus parking and the underutilisation of that space, there is potential for additional local school bus service(s) to utilise the bus zone parking on Wellington Street East and Gordon Street to accommodate a minimum of 5 coach-size PTA school buses (50 seats per bus) or 8 small PTA school buses (15-25 seats per bus). This equates to a maximum of 250 students in total, based on the minimum number of buses accommodated without parking turnover at 100% seating capacity (as per PTA School Bus Services Specifications) and 100% of St Joseph's School students onboard.
5. There are a number of carparks surrounding the site which supply around 368 bays. Based on an aerial review of the area and the surveyed demand for the site, the on-street carparking demand and carparks accessible from the frontage street, current demand is only around 33% of the total supply.

6. The parking demand survey indicated that the site carpark (at St. Josephs Church) generally operates at around 58% of the supply during the day. Accordingly, even if assuming the school carpark was fully occupied by school staff and church attendees, the assessment herein for the ultimate development shows there is sufficient supply on surrounding streets and carparks to accommodate any shortfall.
7. Notwithstanding, alternative strategies to manage carparking could be undertaken. Such strategies could involve the church communicating to the school when funerals or other events are being held on specific days, the school could promote a “walk/ride to school day” with the offering of incentives to participate and reducing the overall private vehicle car parking or pick-up/drop-off, and/or the School may enrol in the DoT YourMove Program or adopt similar initiative and activities to promote active travel to school, even just for the days where church parking is higher.
8. There was no evidence to suggest that an existing parking issue exists on Duke Street East and through education to parents/ students of where to drop off/pick up, parking can be managed adequately.
9. As a future action the TIA recommends an investigation into a potential school crossing on Wellington Street East, between the pedestrian access gates at the School and the stairway at the Northam Boulevard Shopping Centre. However, this recommendation is not a precondition of the acceptability of the current development proposal.

Parking, access and related considerations are therefore not impediments to approval of the application.



**Figure 9:** Architectural Render of Stage 14 Development



## 6. Conclusion

The St Joseph's School has been a significant part of the Shire of Northam for over 100 years. The School plays a critical role in the region, providing Catholic education to students in Northam and neighbouring towns.

The St Joseph's School has been a significant part of the Shire of Northam for over 100 years. The School plays a critical role in the region, providing Catholic education to students in Northam and the neighbouring towns. The redevelopment of the St Joseph's Secondary School is critical to accommodate the expected increase in student numbers. With the School turning away thirty Year 7 students per year, the natural progression of the School is to incorporate a third-year stream to continue its mission of providing excellent education opportunities to the community. To facilitate this, the School requires an additional five classrooms for core learning and two tutorial rooms for electives.

The development is sensitive to context both on off the site and is highly compliant with the local planning framework, ensuring there will be no adverse impacts to the amenity of pre-existing development.

The development promotes the objectives of the Shire's Local Planning Strategy for Northam, which seeks to stimulate economic growth and respond to a wide range of community needs. The development contributes to the LPS's strategic goal of reinforcing Northam's function and role as a sub-regional centre and the main commercial and service hub of the Avon sub-region and for much of the Wheatbelt region.

Development of the School has evolved with that of Northam. The immediate context of the site has continued to grow and develop since the Schools' founding with residential and non-residential development co-existing harmoniously. The proposed Stage 14 works will continue this pattern of sensitive redevelopment and evolution, respecting the past and embracing the future.



# Appendix A

## Architectural Drawings

Santelli Chong Architects





77 WELLINGTON STREET, NORTHAM, WA - 6401

## PROPOSED STAGE 14

## ALTERATIONS & ADDITIONS



## DRAWING LIST

## ARCHITECTURAL DRAWINGS

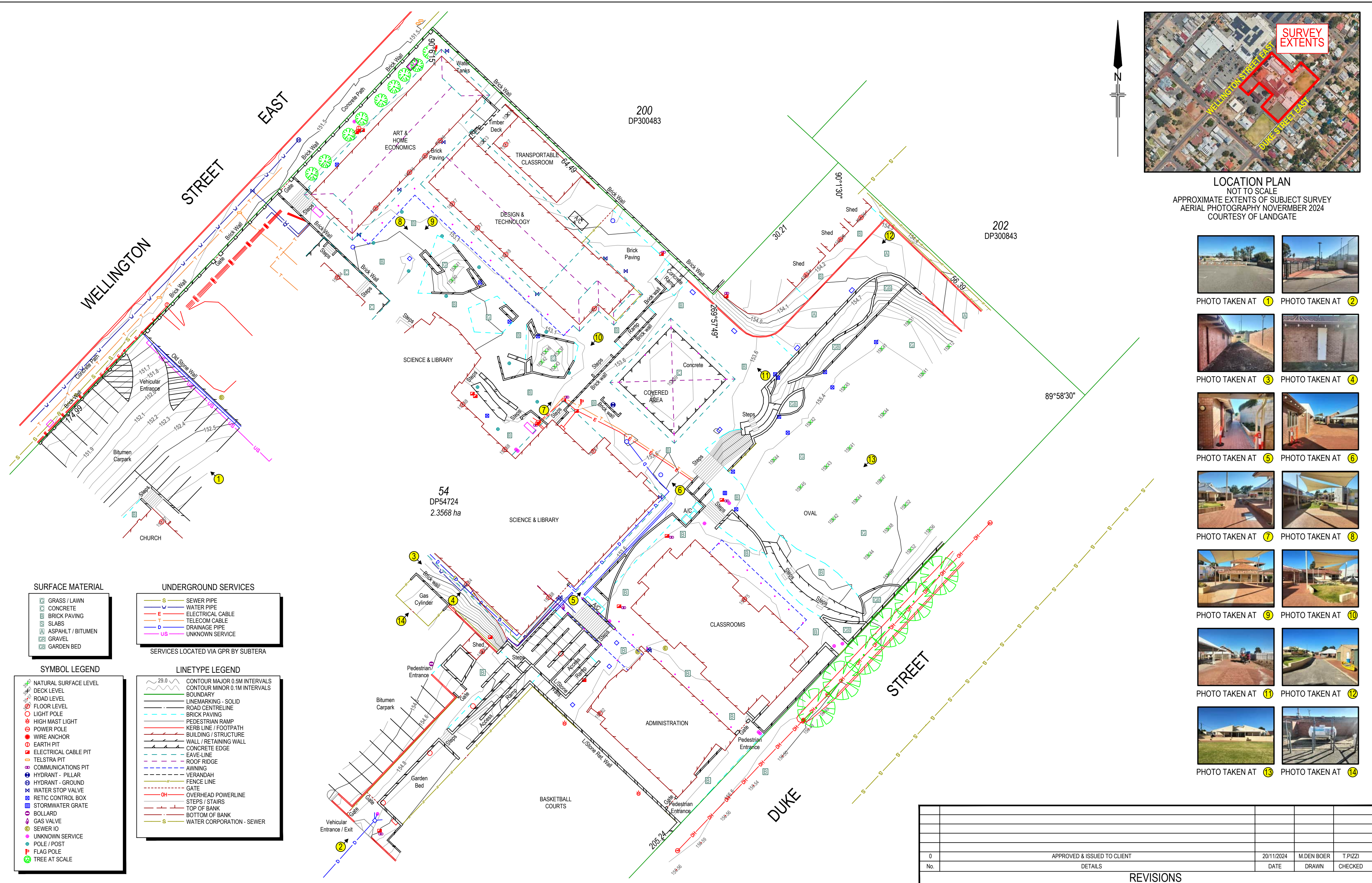
SHEET No.	SHEET TITLE
16646-4F	Site Feature Survey Plan
WD.05P.01	Existing Overall Site Plan
WD.05P.02	Proposed Part Site Plan - Lower Campus
WD.05P.03	Proposed Part Site Plan - Upper Campus
PORTION A	
WD.1FE.1PL.1	First Floor Extension - Proposed Floor Plan
WD.1FE.1PL.2	First Floor Extension - Existing and Proposed Ground Floor Plan
WD.1FE.1PL.3	First Floor Extension - Ex. and Proposed Roof Plans
WD.1FE.1PL.4	First Floor Extension - Ex. and Proposed Ceiling Plans
WD.1FE.2EL.1	First Floor Extension - Elevations - Sheet 1
WD.1FE.2EL.2	First Floor Extension - Elevations - Sheet 2
WD.1FE.3SE.1	First Floor Extension - Section AA
WD.1FE.3SE.2	First Floor Extension - Sections BB & CC
WD.1FE.3SE.3	First Floor Extension - Section DD
PORTION B	
WD.2DT.1PL.1	D&T Refurbishment - Proposed Floor Plan
WD.2DT.1PL.2	D&T Refurbishment - Existing Floor Plan
WD.2DT.1PL.2	D&T Refurbishment - Roof & Ceiling Plans
WD.2DT.1PL.2	D&T Refurbishment - Elevations

ISSUED FOR DEVELOPMENT APPROVAL

abn 59 670 160 826  
address 13 / 99-101 francis street, northbridge wa 6003  
email info@santellichong.com.au  
phone +61 8 9328 3711  
website www.santellichong.com.au

**santelli  
chong**  
ARCHITECTS





FEATURE SURVEY & UNDERGROUND SERVICE DETECTION  
PORTION OF LOT 54 ON DP54724 - ST JOSEPH'S SCHOOL  
No 77 WELLINGTON STREET EAST, NORTHAM WA

Client CATHOLIC EDUCATION WESTERN AUSTRALIA LTD.

DATUM  
HORIZONTAL - AGILME 94  
VERTICAL - AHD

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ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY AND EXAMINATION

EXISTING BOUNDARY DIMENSIONS AND LOT AREAS HAVE BEEN TAKEN FROM LANDGATE RECORD - DP54724

THE BOUNDARIES WERE NOT RE-ESTABLISHED AS PART OF THIS SURVEY THEREFORE THIS PLAN DOES NOT GUARANTEE THEIR ACCURACY

FIELD INSPECTION IS RECOMMENDED FOR LOCATION OF SERVICES PRIOR TO ANY EXCAVATION

0 1 2 3 4 5 10 15 20 25

SCALE 1 : 400

All distances in metres unless stated otherwise

APPROVED & ISSUED TO CLIENT

20/11/2024 M.DEN BOER T.PIZZI

No. DETAILS DATE DRAWN CHECKED

REVISIONS

**Brown McAllister Surveyors**

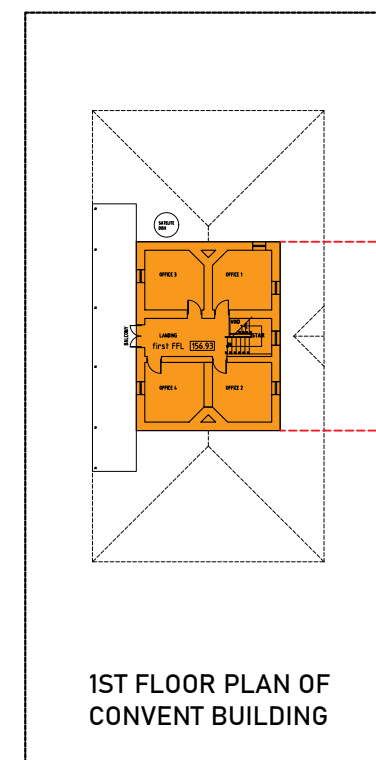
Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors

Email : [admin@brownmcallister.com.au](mailto:admin@brownmcallister.com.au) Tel: (08) 9386 9688

Address: 44 Hardey Road, Belmont, Western Australia, 6104

SHEET	A2
SURVEYED	M.WALL - 06/11/2024
FIELD NOTES	
DRAWN	M.DEN BOER - 20/11/2024
CHECKED	T.PIZZI
REFERENCE	16646-4F



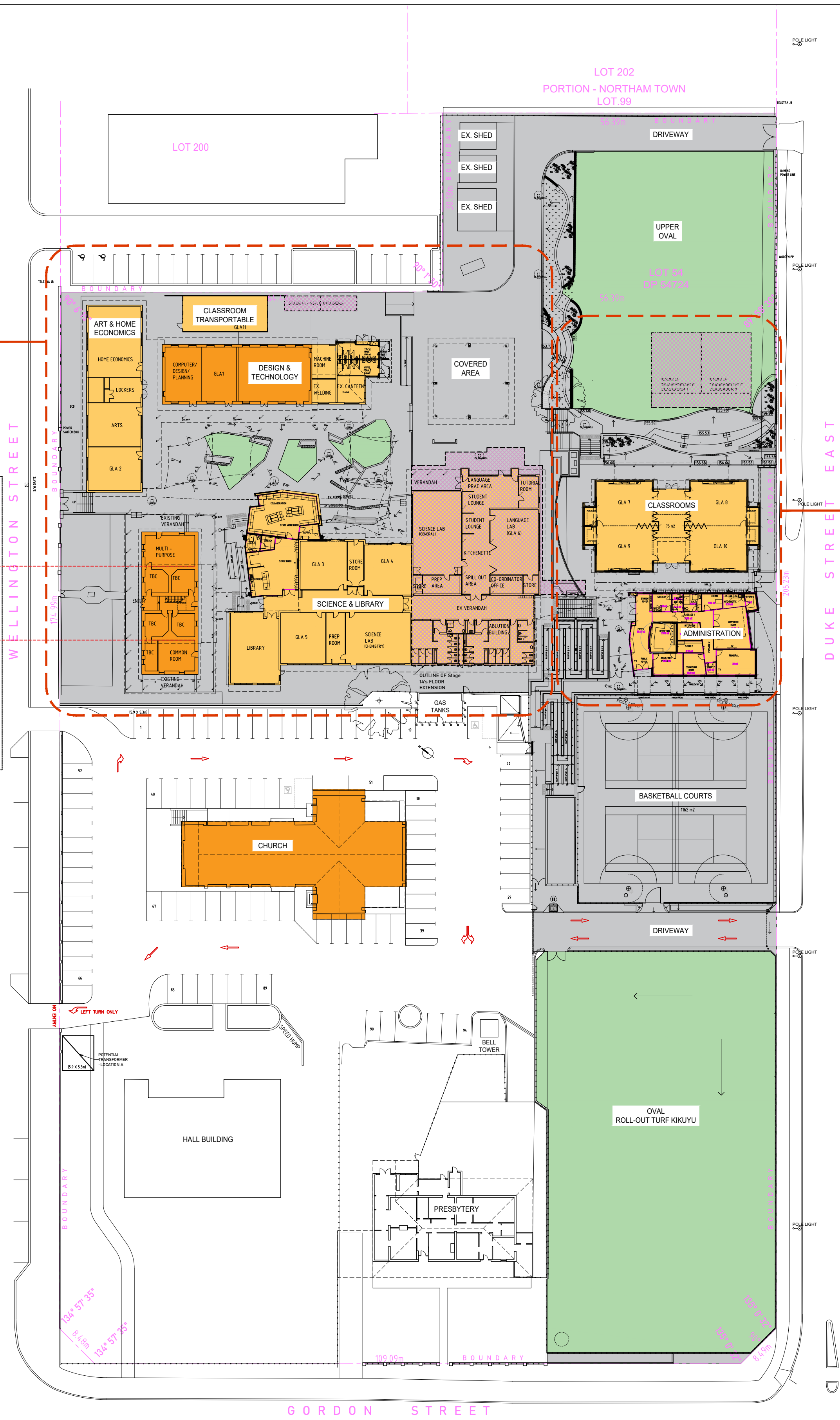
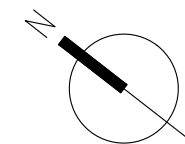


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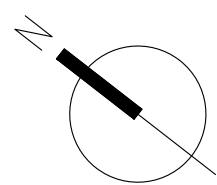
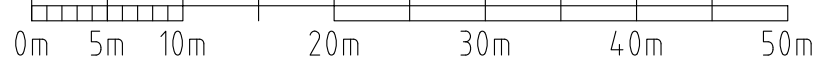
UPPER CAMPUS  
REFER TO DWG#  
WD.0SP.03



LOCATION PLAN  
AERIAL VIEW  
NTS



ST. JOSEPH'S SCHOOL (NORTHAM) - SECONDARY CAMPUS  
EXISTING OVERALL SITE PLAN  
SCALE 1:500@A1



- LEGEND
- BUILDINGS LISTED ON THE SHIRE OF NORTHAM'S HERITAGE LIST
  - OTHER EXISTING SCHOOL BUILDINGS
  - PROPOSED NEW WORKS -REFER OTHER DRAWINGS FOR DETAILS

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C	17.01.2025	CC	ISSUE FOR DA
B	10.12.2024	JD	ISSUE FOR TIA REPORT
B	02.12.2024	JD	DD COSTING ISSUE
A	19.11.2024	JD	BCA & SECTION J CONSULTANTS ISSUE
A	22.10.24	CC	ISSUE TO CONSULTANTS - START OF DD

**santelli  
chong**  
ARCHITECTS

ABN: 59 670 180 826  
TEL: +61 8 9328 3711  
13 / 99-101 FRANCIS ST.  
NORTHBRIDGE WA 6003

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- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OTHERWISE

#### ST. JOSEPH'S SCHOOL

77, WELLINGTON ST, NORTHAM.

#### ALTERATIONS & ADDITIONS - STAGE 14

Drawing Name  
EXISTING OVERALL SITE PLAN

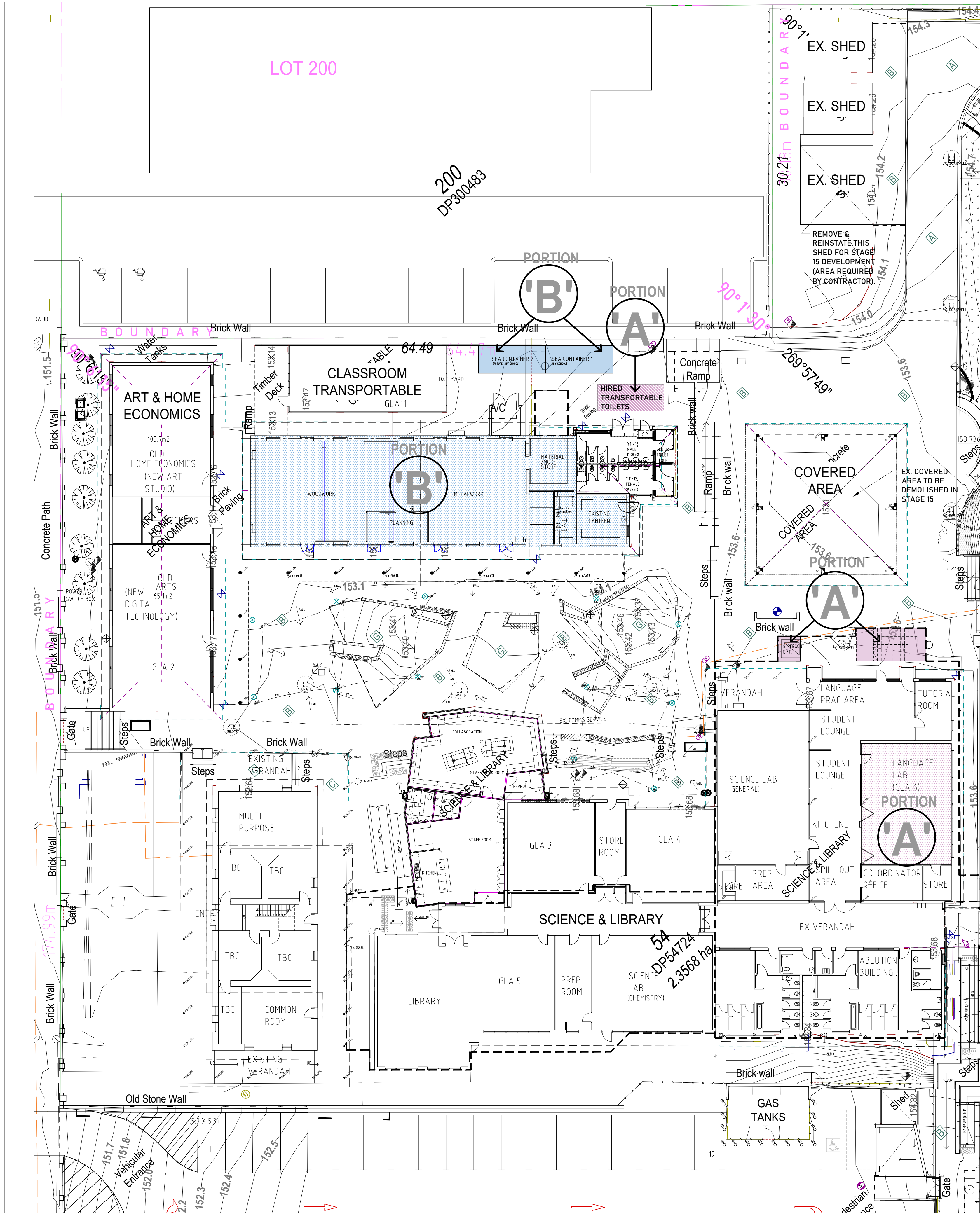
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Project Phase: DESIGN DEVELOPMENT

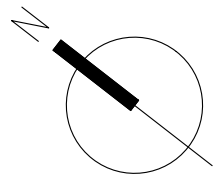
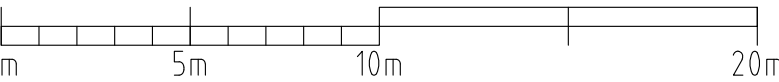
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Drawing Number: WD.0SP.01  
Revision: C

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ST. JOSEPH'S SCHOOL (NORTHAM) - SECONDARY CAMPUS  
PROPOSED SITE PLAN (LOWER CAMPUS)  
SCALE 1:200@A1



**LEGEND**

**STAGE 14 - PORTION 'A'**  
PROPOSED 1ST FLOOR EXTENSION OVER EXISTING SCIENCE AND ABLUTION BUILDING.

- PROPOSED NEW BUILDING WORKS
- PROPOSED RENOVATION WORKS
- PROPOSED NEW TEMPORARY TRANSPORTABLE STRUCTURES

**STAGE 14 - PORTION 'B'**  
DESIGN AND TECHNOLOGY (D&T) REFURBISHMENT.

- PROPOSED NEW BUILDING WORKS
- PROPOSED RENOVATION WORKS

**STAGE 14 - PORTION 'C'**  
NEW TRANSPORTABLE CLASSROOM (1 OFF).

- PROPOSED NEW TEMPORARY TRANSPORTABLE STRUCTURES

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B	10.12.2024	JD	ISSUE FOR TIA REPORT
B	02.12.2024	JD	DD COSTING ISSUE
A	19.11.2024	JD	BCA & SECTION J CONSULTANTS ISSUE
A	22.10.24	CC	ISSUE TO CONSULTANTS - START OF DD

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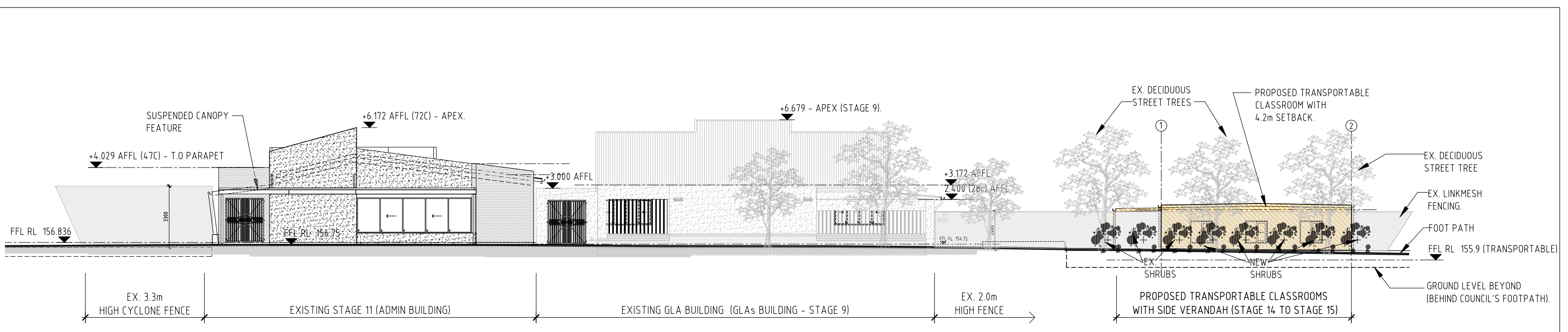
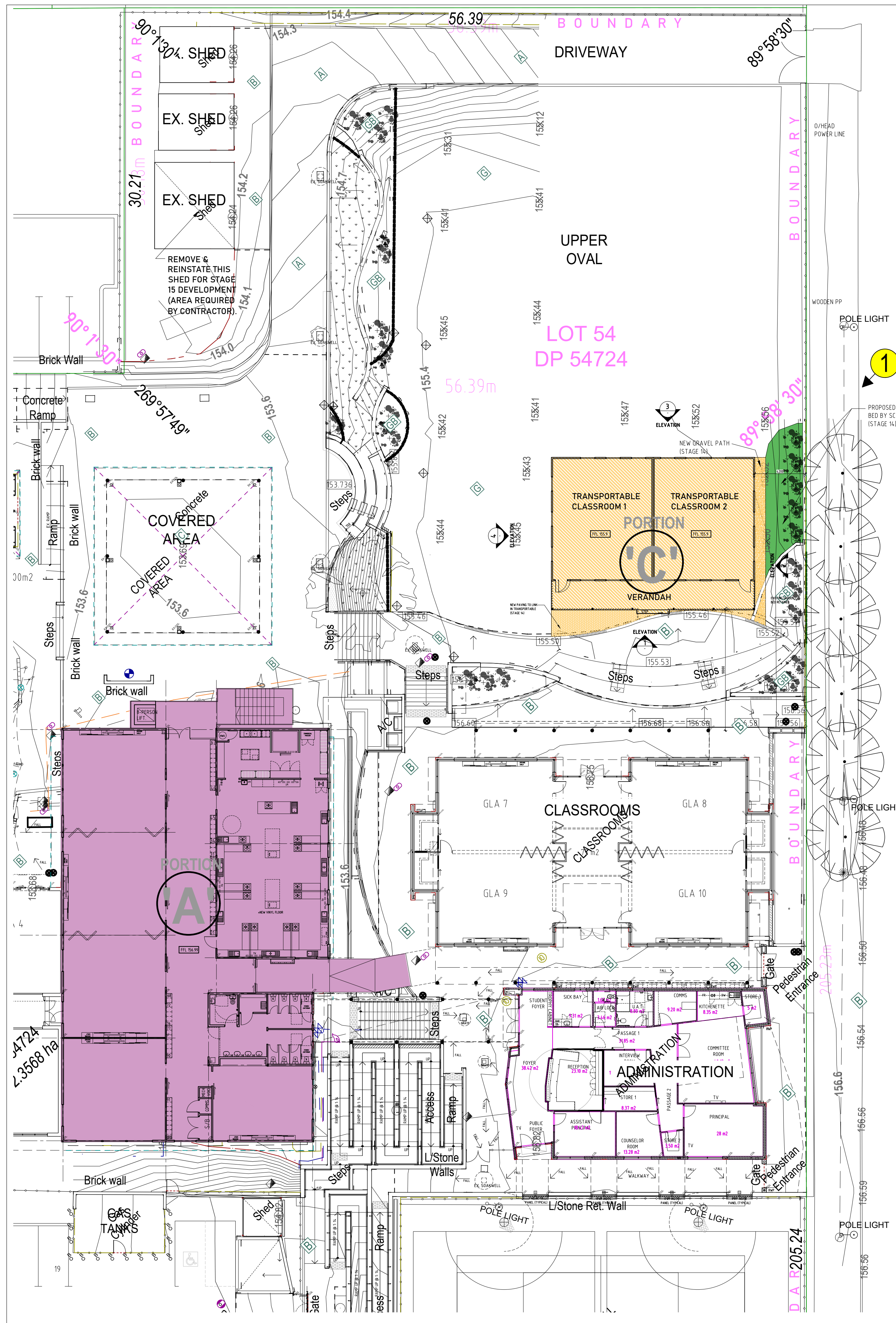
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ST. JOSEPH'S SCHOOL			
77, WELLINGTON ST. NORTHAM.			
ALTERATIONS & ADDITIONS - STAGE 14			
Drawing Name			
PROPOSED PART SITE PLAN			
LOWER CAMPUS			
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Project Phase			
DESIGN DEVELOPMENT			
Project Number	Drawing Number		Revision
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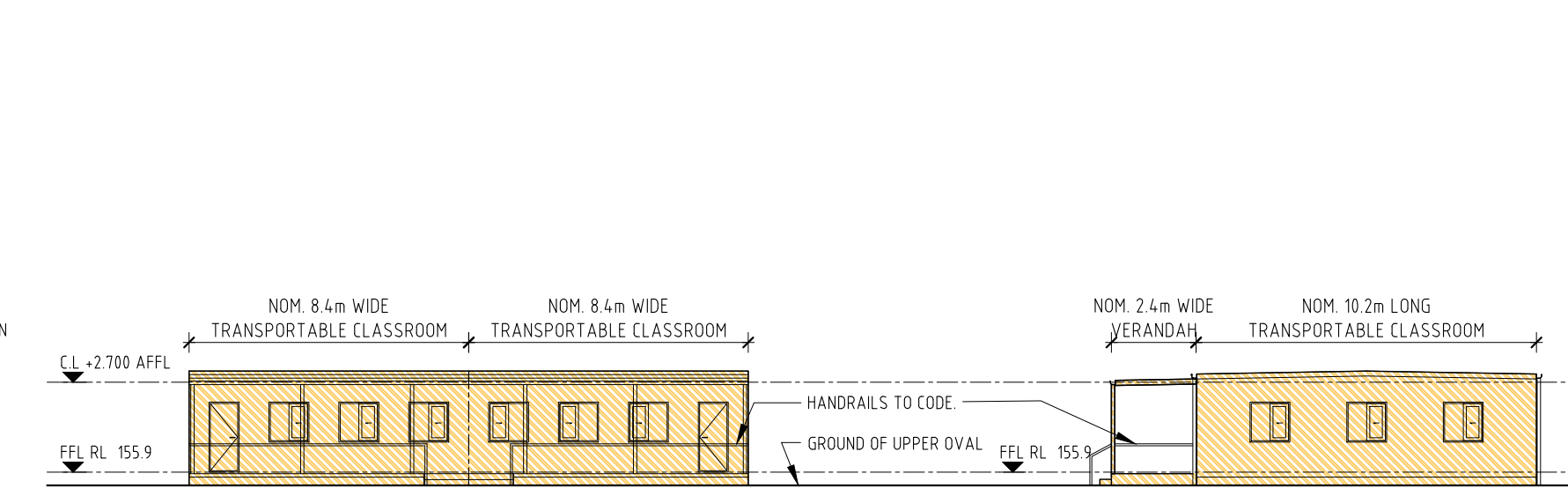
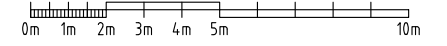
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STREET ELEVATION FROM DUKE STREET (SOUTH EAST)

SCALE 1:200 @A1

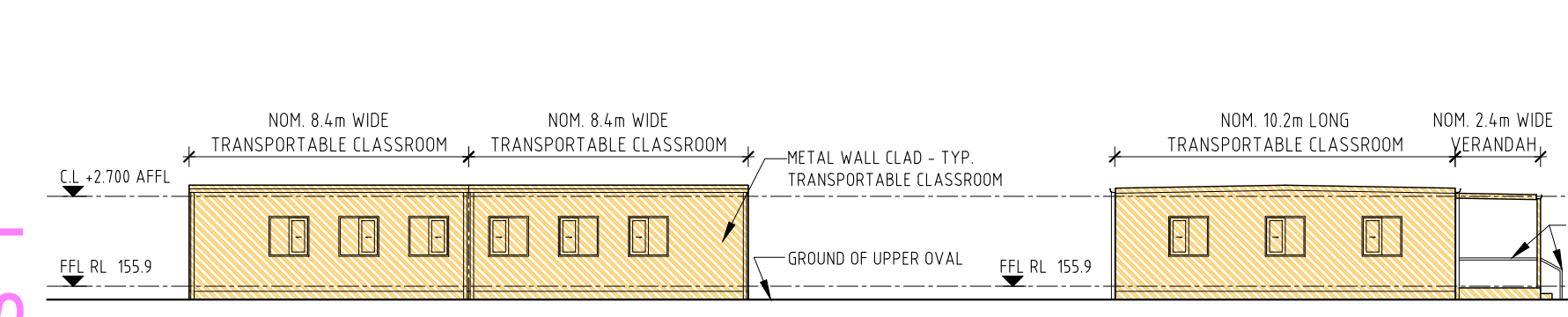


PORTION 'C' PROPOSED TRANSPORTABLE ELEVATION 1

SCALE 1:200 @A1

PORTION 'C' PROPOSED TRANSPORTABLE ELEVATION 2

SCALE 1:200 @A1



PORTION 'C' PROPOSED TRANSPORTABLE ELEVATION 3

SCALE 1:200 @A1

PORTION 'C' PROPOSED TRANSPORTABLE ELEVATION 3

SCALE 1:200 @A1



IMAGE # 1 - 3D RENDERING OF PROPOSED STREET VIEW

- LEGEND**
- STAGE 14 - PORTION 'A'**  
PROPOSED 1ST FLOOR EXTENSION OVER EXISTING SCIENCE AND ABLUTION BUILDING.
- PROPOSED NEW BUILDING WORKS
  - PROPOSED RENOVATION WORKS
  - PROPOSED NEW TEMPORARY TRANSPORTABLE STRUCTURES
- STAGE 14 - PORTION 'B'**  
DESIGN AND TECHNOLOGY (D&T) REFURBISHMENT.
- PROPOSED NEW BUILDING WORKS
  - PROPOSED RENOVATION WORKS
- STAGE 14 - PORTION 'C'**  
NEW TRANSPORTABLE CLASSROOM (1 OFF).
- PROPOSED NEW TEMPORARY TRANSPORTABLE STRUCTURES

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B	02.12.2024	JD	DD COSTING ISSUE
A	19.11.2024	JD	BCA & SECTION J CONSULTANTS ISSUE
A	22.10.24	CC	ISSUE TO CONSULTANTS - START OF DD

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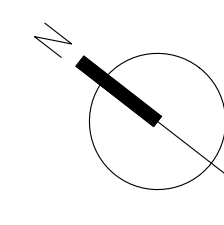
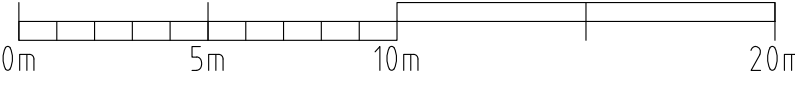
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ST. JOSEPH'S SCHOOL			
77, WELLINGTON ST, NORTHAM.			
ALTERATIONS & ADDITIONS - STAGE 14			
Drawing Name			
PROPOSED PART SITE PLAN			
UPPER CAMPUS			
Drawn	Checked	Scale	
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Project Phase			
DESIGN DEVELOPMENT			
Project Number	Drawing Number	Revision	
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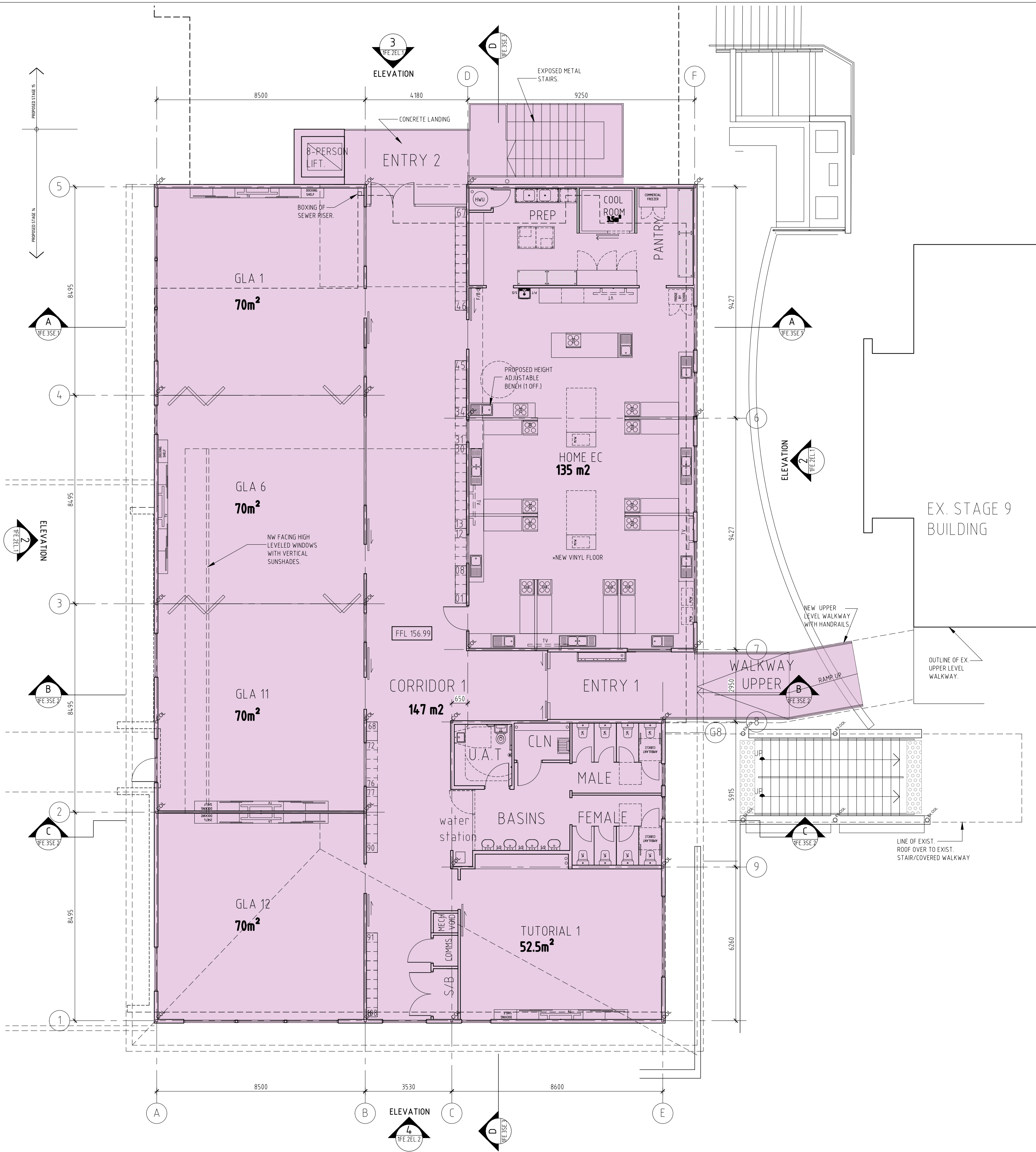
ST. JOSEPH'S SCHOOL (NORTHAM) - SECONDARY CAMPUS  
PROPOSED SITE PLAN (UPPER CAMPUS)  
(FIRST FLOOR EXTENSION SHOWN AT THIS LEVEL)

SCALE 1:200@A1

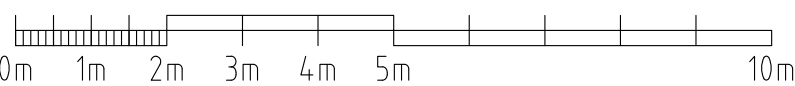


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PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED FIRST FLOOR PLAN  
SCALE 1:100@A1



LEG  
STAC

**LEGEND**

**STAGE 14 - PORTION 'A'**  
PROPOSED 1ST FLOOR EXTENSION OVER  
EXISTING SCIENCE AND ABLUTION  
BUILDING.

- PROPOSED NEW BUILDING WORKS
- PROPOSED RENOVATION WORKS
- PROPOSED NEW TEMPORARY  
TRANSPORTABLE STRUCTURES

**STAGE 14 - PORTION 'B'**  
DESIGN AND TECHNOLOGY (D&T)  
REFURBISHMENT.

- PROPOSED NEW BUILDING WORKS
- PROPOSED RENOVATION WORKS

**STAGE 14 - PORTION 'C'**  
NEW TRANSPORTABLE CLASSROOM (1  
OFF).

- PROPOSED NEW TEMPORARY  
TRANSPORTABLE STRUCTURES

REV	Date	Drawn	Description
C	17.01.2025	CC	ISSUE FOR DA
B	10.12.2024	JD	ISSUE FOR TIA REPORT
B	02.12.2024	JD	DD COSTING ISSUE
A	19.11.2024	JD	BCA & SECTION J CONSULTANTS ISSUE
A	22.10.2024	JD	GENERAL ISSUE - START OF DESIGN DEVELOPMENT

**santelli  
chong**  
ARCHITECTS

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**ST. JOSEPH'S SCHOOL**

77 WELLINGTON STREET, NORTHAM WA 6401

**ALTERATIONS & ADDITIONS - STAGE 14**

Drawing Name  
**PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED FIRST FLOOR PLAN**

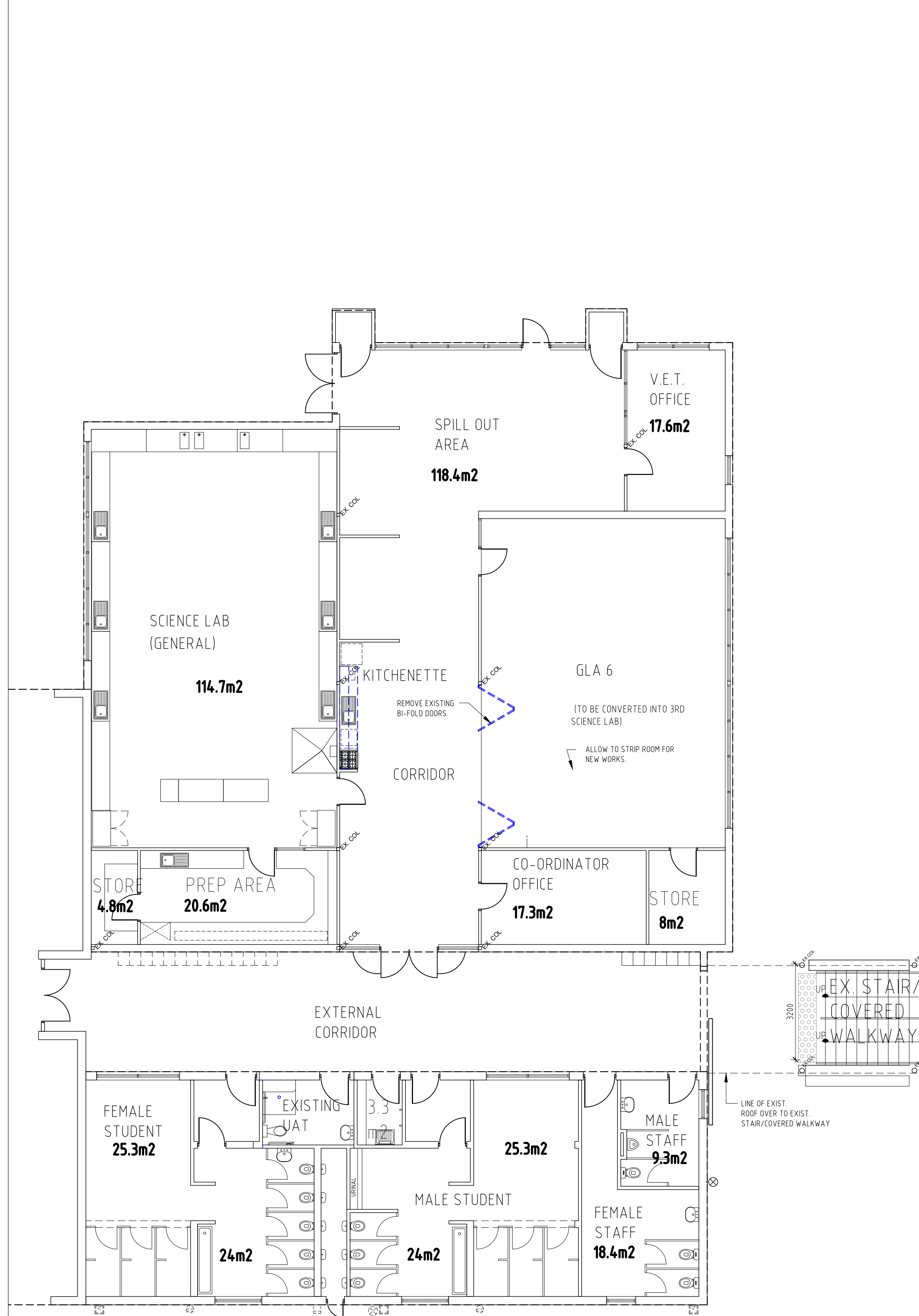
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Project Phase: DESIGN DEVELOPMENT

Project Number: 24004, Drawing Number: WD.1FE.1PL.1, Revision: C

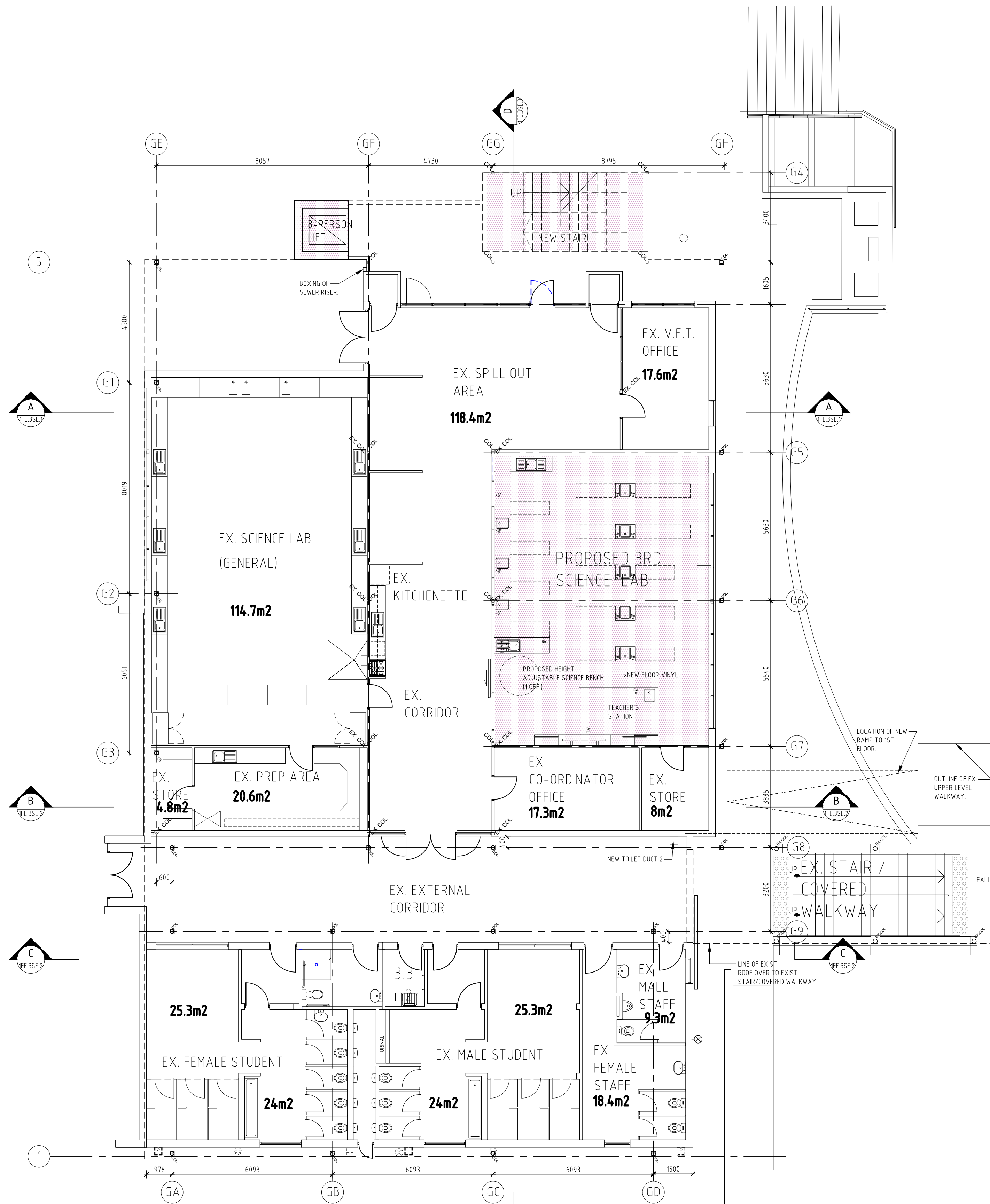
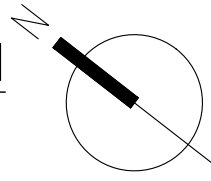
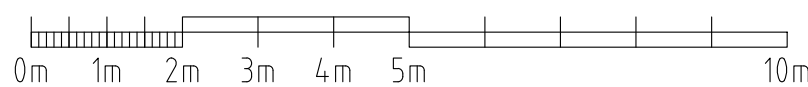
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S:\14 - WD 1FE - 1ST FLOOR EXTENSION\DWG 22.01.2025 11:22 AM



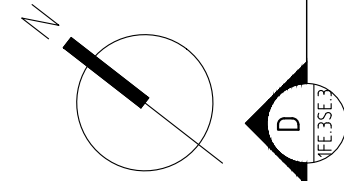
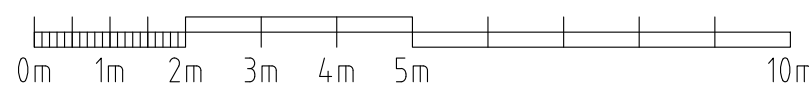
SCIENCE & ABLUTION  
EXISTING GROUND FLOOR PLAN

SCALE 1:100@A1



PORTION 'A' - SCIENCE & ABLUTION  
PROPOSED GROUND FLOOR PLAN

SCALE 1:100@A1



LEGEND

STAGE 14 - PORTION 'A'  
PROPOSED 1ST FLOOR EXTENSION OVER  
EXISTING SCIENCE AND ABLUTION  
BUILDING.

- PROPOSED NEW BUILDING WORKS
- PROPOSED RENOVATION WORKS
- PROPOSED NEW TEMPORARY  
TRANSPORTABLE STRUCTURES

STAGE 14 - PORTION 'B'  
DESIGN AND TECHNOLOGY (D&T)  
REFURBISHMENT.

- PROPOSED NEW BUILDING WORKS
- PROPOSED RENOVATION WORKS

STAGE 14 - PORTION 'C'  
NEW TRANSPORTABLE CLASSROOM (1  
OFF).

- PROPOSED NEW TEMPORARY  
TRANSPORTABLE STRUCTURES

REV	Date	Drawn	Description
C	17.01.2025	CC	ISSUE FOR DA
B	10.12.2024	JD	ISSUE FOR TIA REPORT
B	02.12.2024	JD	DD COSTING ISSUE
A	19.11.2024	JD	BCA & SECTION J CONSULTANTS ISSUE
A	22.10.2024	JD	GENERAL ISSUE - START OF DESIGN DEVELOPMENT

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ALTERATIONS & ADDITIONS - STAGE 14

Drawing Name  
PORTION 'A' - EXISTING SCIENCE & ABLUTION  
EXISTING & PROPOSED GROUND FLOOR PLANS

Drawn  
CC  
Checked  
CC  
Scale  
1:100 @ A1

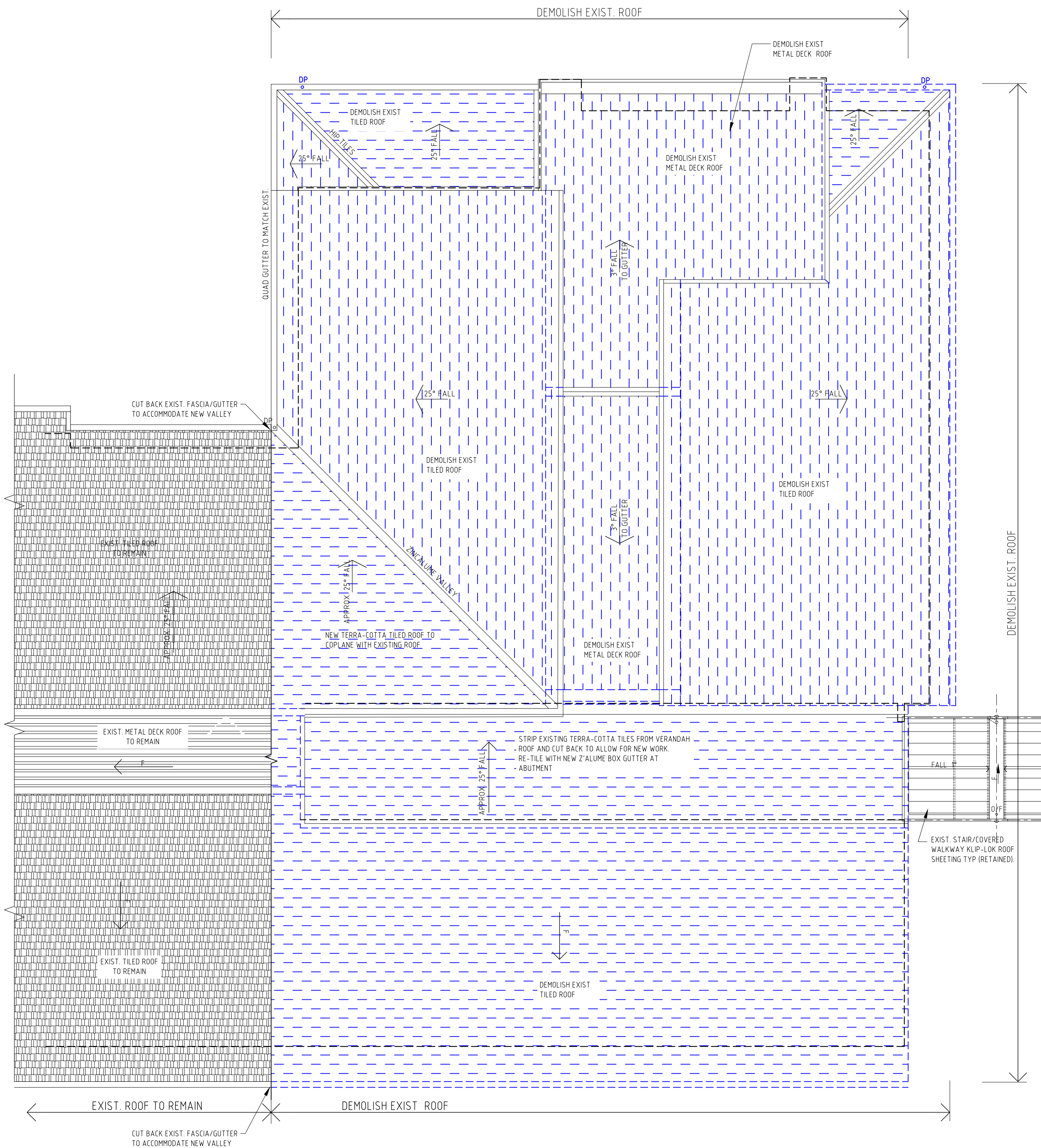
Project Phase  
DESIGN DEVELOPMENT

Project Number  
24004  
Drawing Number  
WD.1FE.1PL.2  
Revision  
C

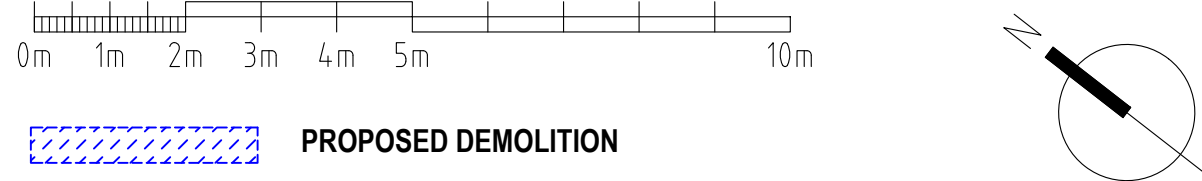
CAD DRAWING - DO NOT ALTER MANUALLY

SJM 14 - WD 1FE - 1ST FLOOR EXTENDING 11/24 AM

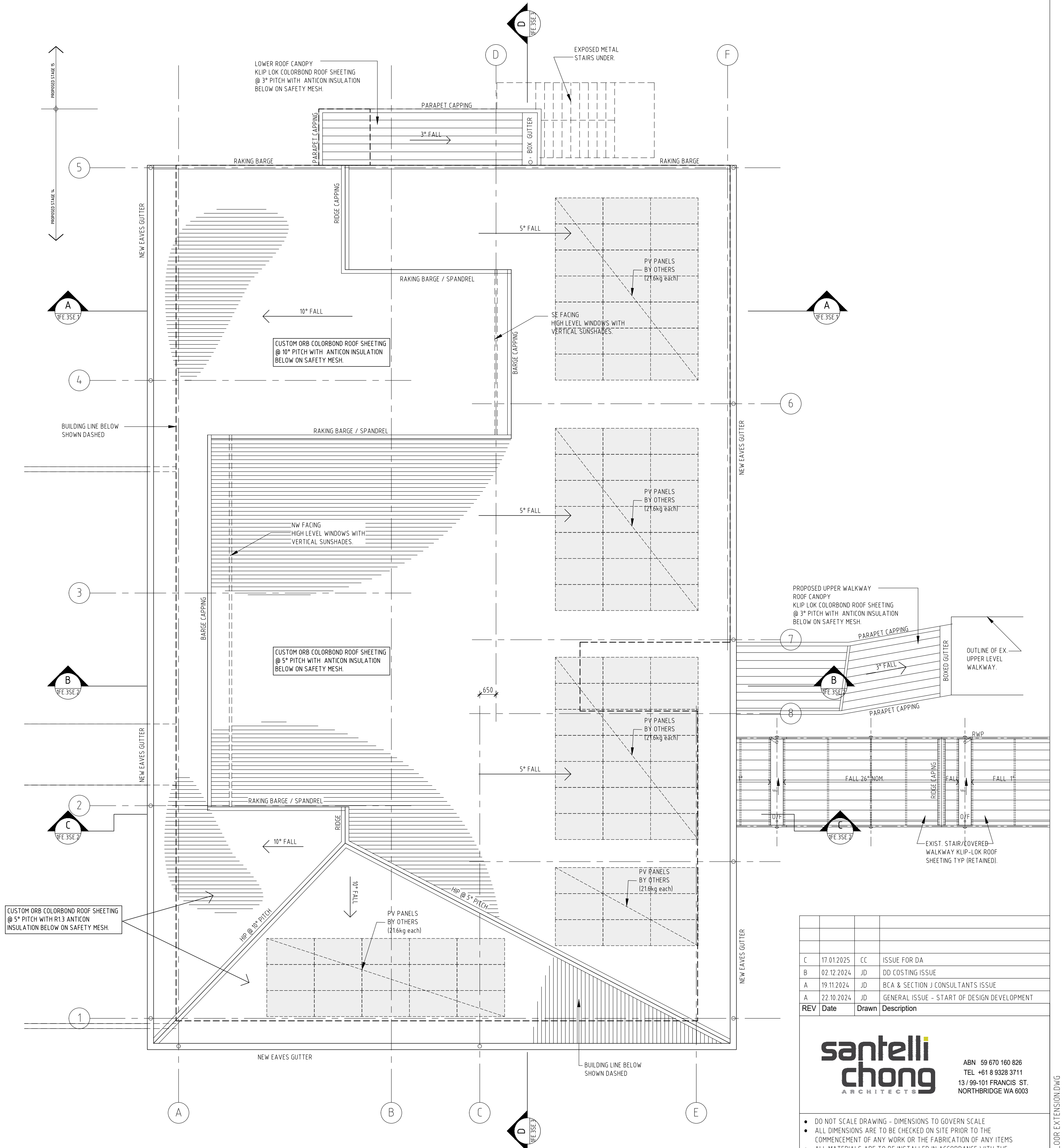




EXISTING SCIENCE & ABLUTION  
DEMOLITION ROOF PLAN - GROUND FLOOR  
SCALE 1:100@A1



PROPOSED DEMOLITION



PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED ROOF PLAN  
SCALE 1:100@A1



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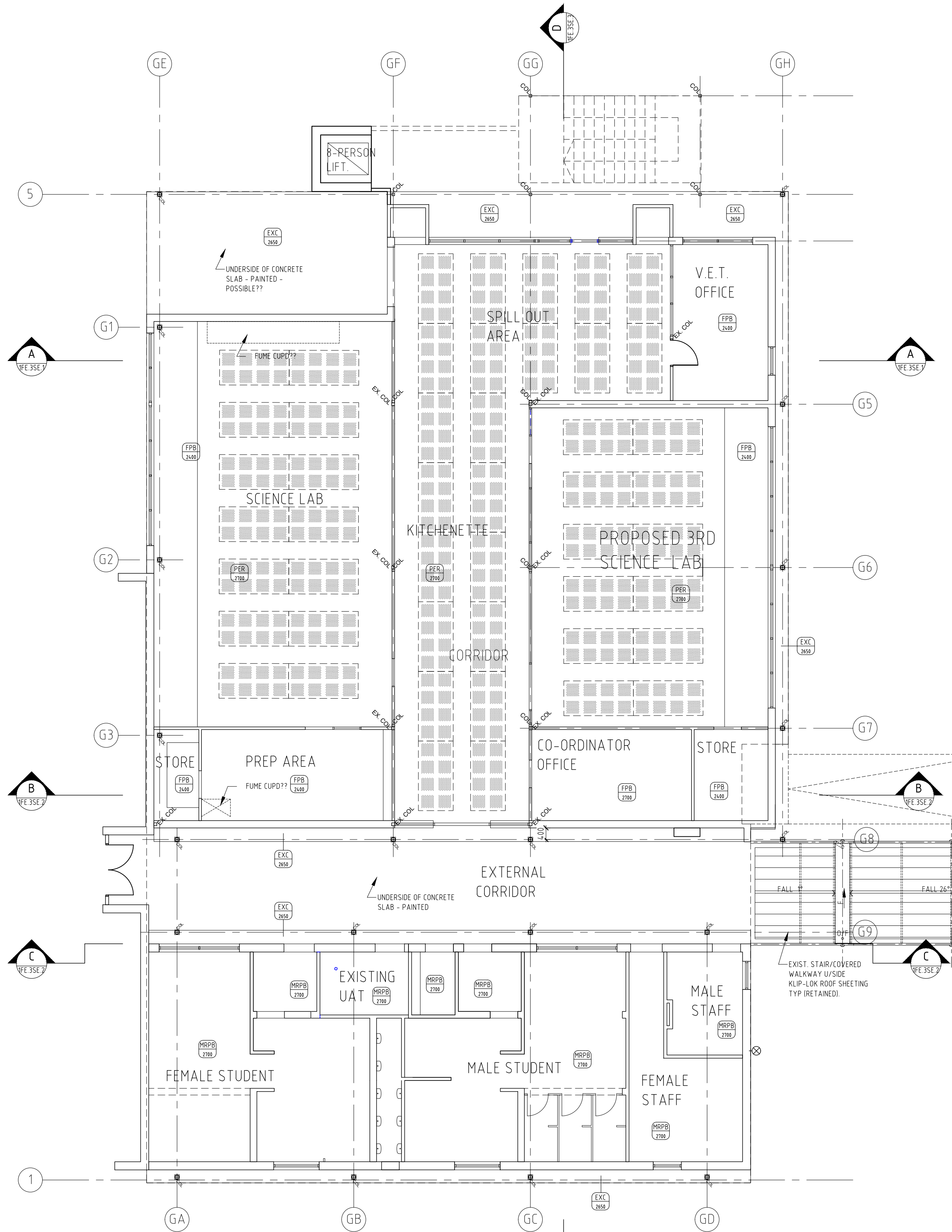
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77 WELLINGTON STREET, NORTHAM WA 6401		
ALTERATIONS & ADDITIONS - STAGE 14		
Drawing Name		
PORTION 'A' - FIRST FLOOR EXTENSION		
EXISTING & PROPOSED ROOF PLANS		
Drawn	Checked	Scale
CC	CC	1:100 @ A1
Project Phase		
DESIGN DEVELOPMENT		
Project Number	Drawing Number	Revision
24004	WD.1FE.1PL.3	C

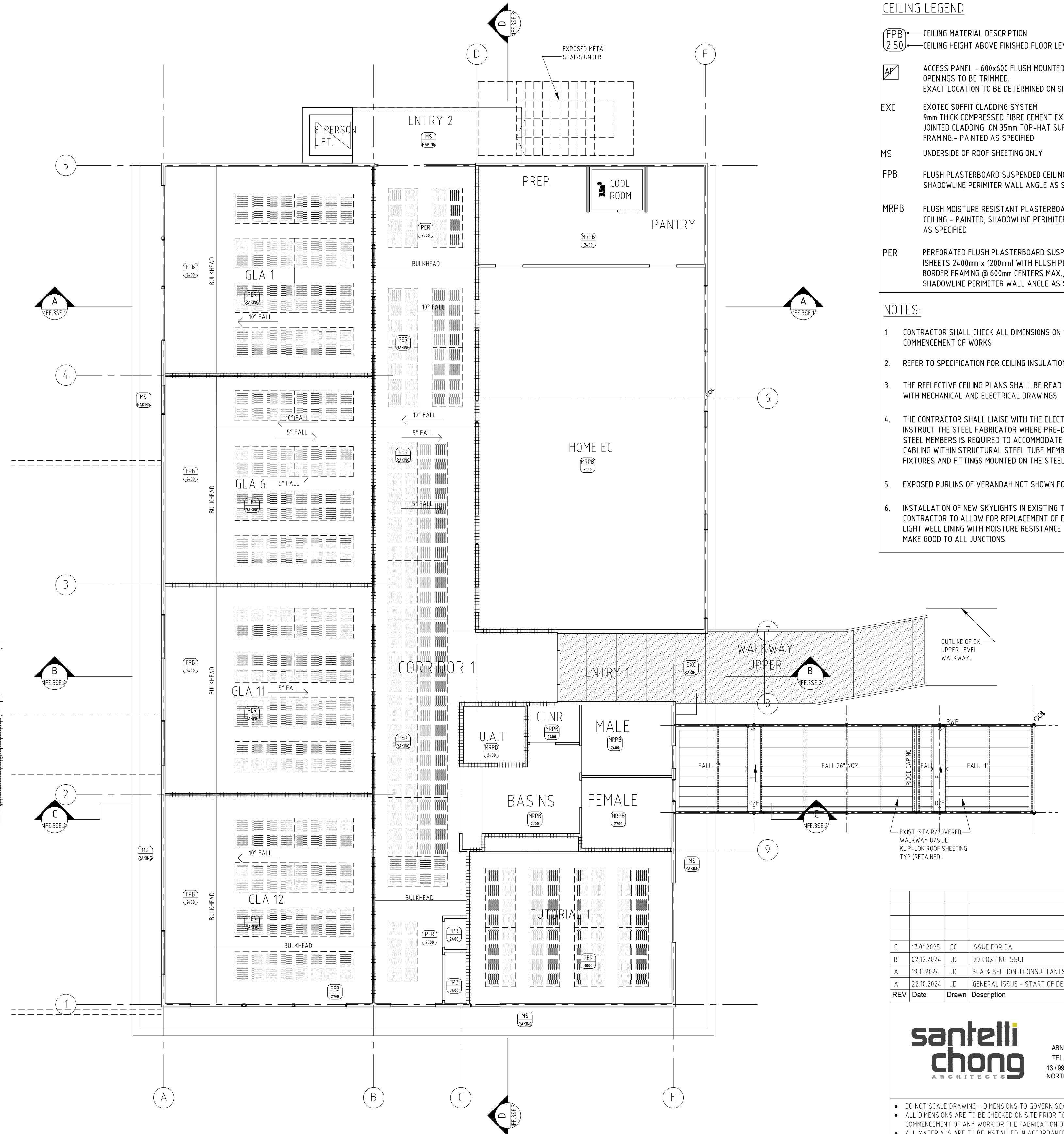
CAD DRAWING - DO NOT ALTER MANUALLY

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EXISTING SCIENCE & ABLUTION  
GROUND FLOOR CEILING PLAN  
SCALE 1:100@A1



PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED CEILING PLAN  
SCALE 1:100@A1

**CEILING LEGEND**

FFB — CEILING MATERIAL DESCRIPTION  
2.50 — CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL

AP — ACCESS PANEL - 600x600 FLUSH MOUNTED OPENINGS TO BE TRIMMED. EXACT LOCATION TO BE DETERMINED ON SITE

EXC — EXOTEC SOFFIT CLADDING SYSTEM 9mm THICK COMPRESSED FIBRE CEMENT EXPRESSED JOINTED CLADDING ON 35mm TOP-HAT SUPPORT FRAMING - PAINTED AS SPECIFIED

MS — UNDERSIDE OF ROOF SHEETING ONLY

FPB — FLUSH PLASTERBOARD SUSPENDED CEILING - PAINTED, SHADOWLINE PERIMETER WALL ANGLE AS SPECIFIED

MRPB — FLUSH MOISTURE RESISTANT PLASTERBOARD SUSPENDED CEILING - PAINTED, SHADOWLINE PERIMETER WALL ANGLE AS SPECIFIED

PER — PERFORATED FLUSH PLASTERBOARD SUSPENDED CEILING (SHEETS 2400mm x 1200mm) WITH FLUSH PLASTERBOARD BORDER FRAMING @ 600mm CENTERS MAX., SHADOWLINE PERIMETER WALL ANGLE AS SPECIFIED

**NOTES:**

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- REFER TO SPECIFICATION FOR CEILING INSULATION TYPES.
- THE REFLECTIVE CEILING PLANS SHALL BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- THE CONTRACTOR SHALL LIAISE WITH THE ELECTRICIAN AND INSTRUCT THE STEEL FABRICATOR WHERE PRE-DRILLING OF THE STEEL MEMBERS IS REQUIRED TO ACCOMMODATE CONCEALED CABLING WITHIN STRUCTURAL STEEL TUBE MEMBERS TO SUPPLY FIXTURES AND FITTINGS MOUNTED ON THE STEELWORK.
- EXPOSED PURLS OF VERANDAH NOT SHOWN FOR CLARITY.
- INSTALLATION OF NEW SKYLIGHTS IN EXISTING TOILET - CONTRACTOR TO ALLOW FOR REPLACEMENT OF EXISTING ACM LIGHT WELL LINING WITH MOISTURE RESISTANCE PLASTERBOARD. MAKE GOOD TO ALL JUNCTIONS.

**LEGEND**

UNDERSIDE OF ROOF SHEETING EXPOSED.

CFC SOFFIT

EXISTING CEILING TO REMAIN

SKYLIGHT

'SOLATUBE' SKYLIGHT - AS SPECIFIED OPENINGS TO BE TRIMMED

**ACOUSTIC ISOLATION**

INTERNAL FULL HEIGHT ACOUSTIC WALL EXTEND TO UNDERSIDE OF ROOF SHEETING

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**ALTERATIONS & ADDITIONS - STAGE 14**

Drawing Name  
**PORTION 'A' - FIRST FLOOR EXTENSION PROPOSED CEILING PLANS**

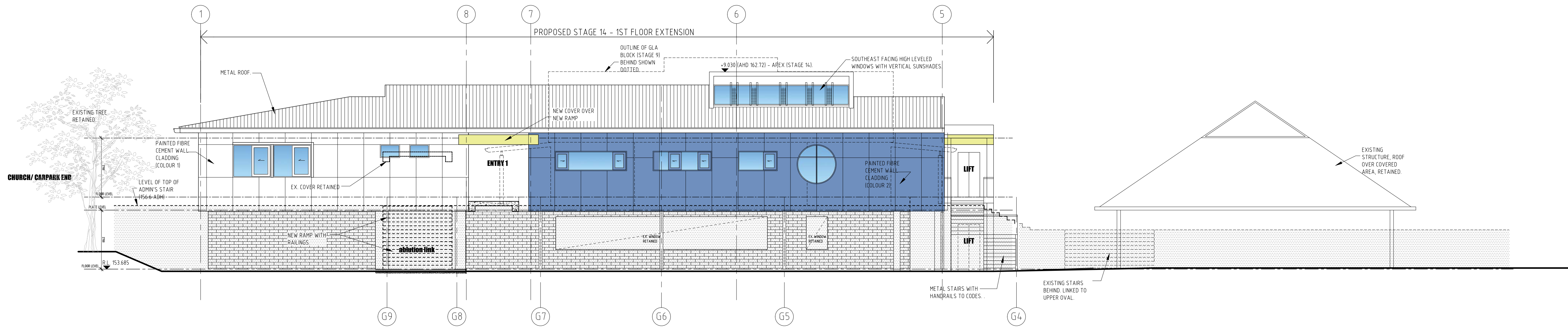
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Project Phase: **DESIGN DEVELOPMENT**

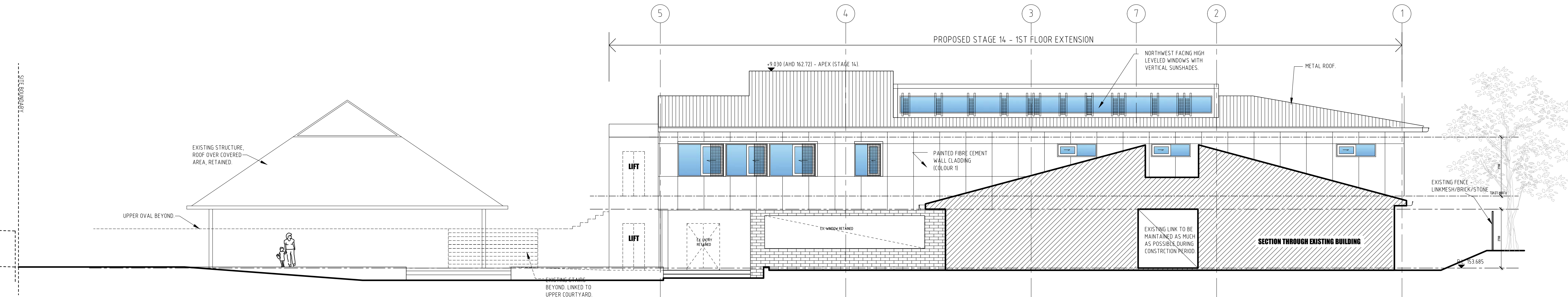
Project Number: 24004, Drawing Number: WD.1FE.1PL.4, Revision: C

CAD DRAWING - DO NOT ALTER MANUALLY





PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED ELEVATION 1 - SOUTH EAST  
SCALE 1:100 @A1



PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED ELEVATION 2 - NORTH WEST  
SCALE 1:100 @A1

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**ALTERATIONS & ADDITIONS - STAGE 14**

Drawing Name  
**PORTION 'A' - FIRST FLOOR EXTENSION  
PROPOSED ELEVATIONS - SHEET 1**

Drawn: JDV, Checked: CC, Scale: 1:100 @ A1

Project Phase: DESIGN DEVELOPMENT

Project Number: 24004, Drawing Number: WD.1FE.2EL.1, Revision: C

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