



**MATTHEWS
& SCAVALLI**

A R C H I T E C T S

TOWN OF VICTORIA PARK
Received: 16/06/21

16.06.21

Mr Alex Thamm
Planning Officer

www.victoriapark.wa.gov.au

Dear Alex,

The Victoria Park Christian Primary School proposes the addition of a new teaching block to accommodate the existing years Kindergarten, Pre- Primary and Year 1 in a specialist building that is designed to cater for these younger years with a fenced nature playground for the exclusive use of these years. In association with this new building is the refurbishment of the existing carpark to increase parking facilities from the current amount to 31 car bays.

Victoria Park Christian School focuses on the provision of programs of learning to meet student's individual needs that enables the building of a culture of improvement and to be a School of Excellence. The school welcomes families of all cultural and religious backgrounds.

The school has been in Victoria Park for over 90 years and on the current site since the 1960s. Therefore, this is a well established use of the site for Educational purposes of young children for over 60 years within the Town of Victoria Park.

The school has currently approximately 135 students enrolled and with the addition of this new building, the school looks to expand to 150 students, with the addition of the new teaching block, in the medium term (2-5 years).

It is noted that the capacity of the school is under Council control. The applicant seeks to cease the Council control of enrolment numbers as the capacity of the school is adequately managed by the Town Planning Scheme and the Town of Victoria Park Planning department. The removal of this council capacity approval requirement would negate the current parallel approval regimes and reduce duplicated red tape processes.

The school caters to students from the local area as well as the wider metropolitan area. The school has a dedicated student bus service for out of area students and a functioning kiss and drop area accommodated within the school grounds carpark area.

The school has two road frontages being Colombo Street and Oswald street. The addition of the proposed teaching block is adjacent to the Oswald street frontage and proposes a pedestrian entry off this street as an alternative to the Colombo street main frontage. A traffic report is provided as part of this application for further information. This report expands on the subjects of traffic and parking and responds to the Town of Victoria Park policies for these. The traffic report summarises to deem the addition of the new teaching block as keeping traffic at acceptable levels.

The proposed teaching block is to be located in the current playground area to the west of the school site. The building proposed is single storey with a skillion roof of brick and metal roof sheet construction. The new playground will be to the east of the new block adjacent to the current open grassed play area.

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Architecture Award
Small Projects
2006 AIA

Finalist Heritage Awards
2011 Heritage Council

Winner Best Hospitality,
Best Retail, Best in State
2011 DIA

Julius Elischer Award
Interior Architecture
2011 AIA

Matthews Veccia-Scavalli Pty. Ltd. trading
as Matthews and Scavalli Architects
ABN: 81 115 118 922

Existing mature trees have sought to be retained for shade with a minimum amount being removed within the building footprint. All removed trees will be replaced by 1 medium new trees on the site per tree removed. The school promotes play and nature experiences and is proposing a nature playground adjacent to the new teaching block. Note that as per the survey attached 23 trees are to be retained on the site.

‘Our Nature Space provides our students with open-ended opportunities for unstructured play and discovery, nature-based sensory experiences and exploration. With open-ended opportunities, students have that sense of being and doing what they can imagine and are encouraged to think outside the box.’

The replacement trees are proposed to be located within the school site added to the current treed buffer between the play areas and Oswald St, these proposed additions can be viewed on the site plan – SK01 rev 2, forming part of this submission see attached.

We trust that the drawings, reporting and additional information as part of this package satisfies the requirements of the planning approval process.

Regards,



Sally Matthews

Director : Architect

Encl:

Site plan – SK01 rev 3

GENERAL NOTES.

ALL DIMENSIONS ARE IN METRIC MILLIMETRES.
THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE N.C.C. & LOCAL AUTHORITY REQUIREMENTS.
ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.

ABBREVIATIONS.

COL STEEL COLUMN - REFER TO S.E. DWGS.
CONC CONCRETE FLOOR SLAB - REFER TO S.E. DWGS.
F.L. FLOOR LEVEL.
R.L. REDUCED LEVEL.
RWP RAIN WATER PIPE.
S.E. STRUCTURAL ENGINEER.
UAT UNIVERSAL ACCESS TOILET.

LEGEND.

- S.F.L. 27.100 PROPOSED FLOOR LEVEL.
- R.L. 27.60 PROPOSED FINISHED LEVEL.
- 34.470 EXISTING SITE LEVEL.
- EXISTING TREE REMOVED.
- EXISTING TREE RETAINED.
- NEW TREE min 35L.

DEVELOPMENT APPROVAL.

Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.

Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.

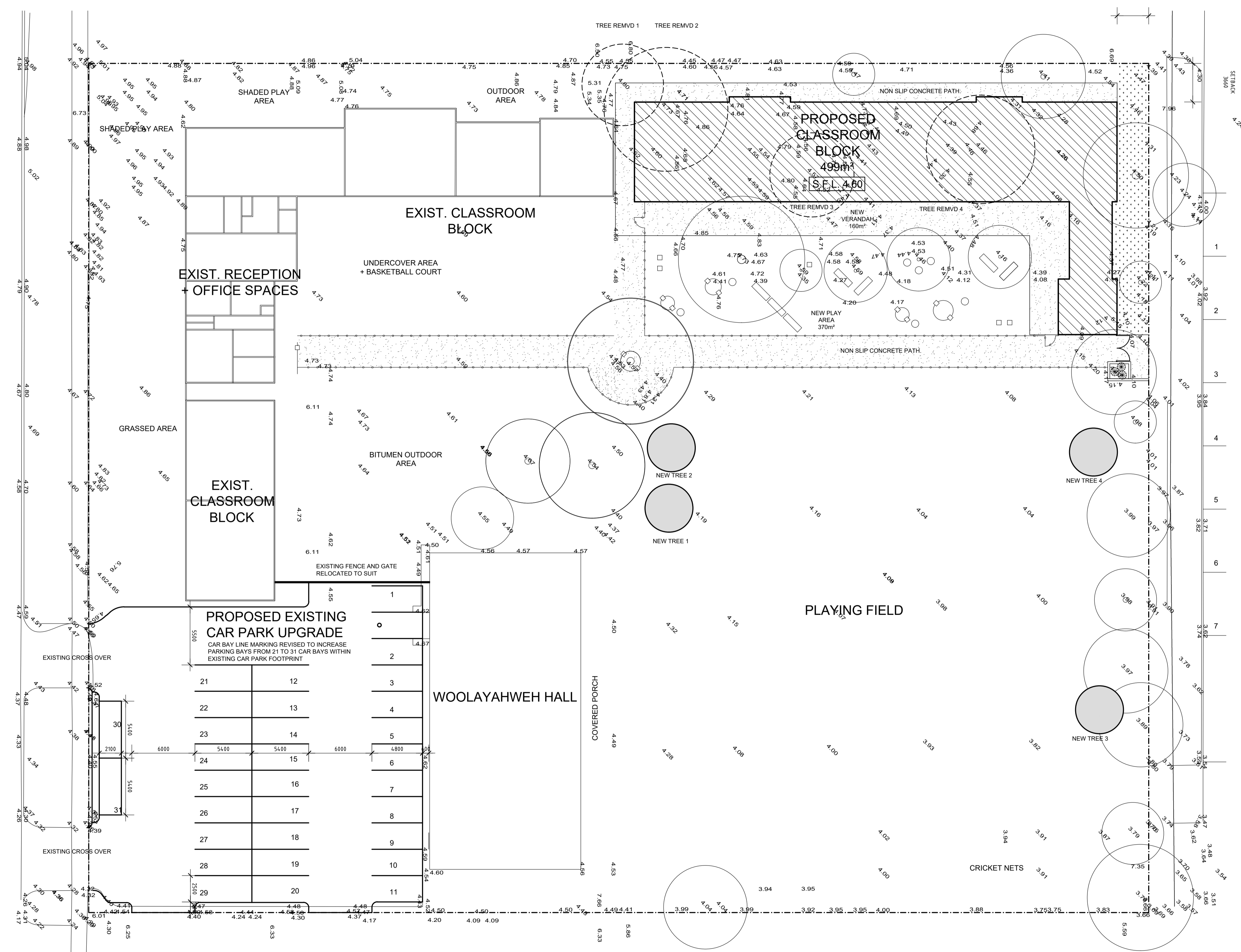
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| Rev | Date | Comment |
|-----|----------|--------------------------|
| 3 | 16.06.21 | DEVELOPMENT APPLICATION. |
| 2 | 26.03.21 | DEVELOPMENT APPLICATION. |
| 1 | 09.02.21 | DEVELOPMENT APPLICATION. |
| 0 | 11.12.20 | DEVELOPMENT APPLICATION. |

M&S
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ABWA Reg 2222

| | |
|-----------------|---|
| Project | Victoria Park Christian Primary School. |
| Client | Adventist Education. |
| Drawing Title | PROPOSED SITE PLAN. |
| Designed | M&S Reduction |
| Drawn | M&S |
| Project No. | 20002 |
| Scale | 1:200. |
| @A1 Drawing No. | SK01 |
| Rev No. | 3 |



EXIST CLASSROOM BLOCK FIRST FLOOR
315 SQM

01 SITE PLAN.
1:200

TOWN OF VICTORIA PARK
Received: 21/12/20

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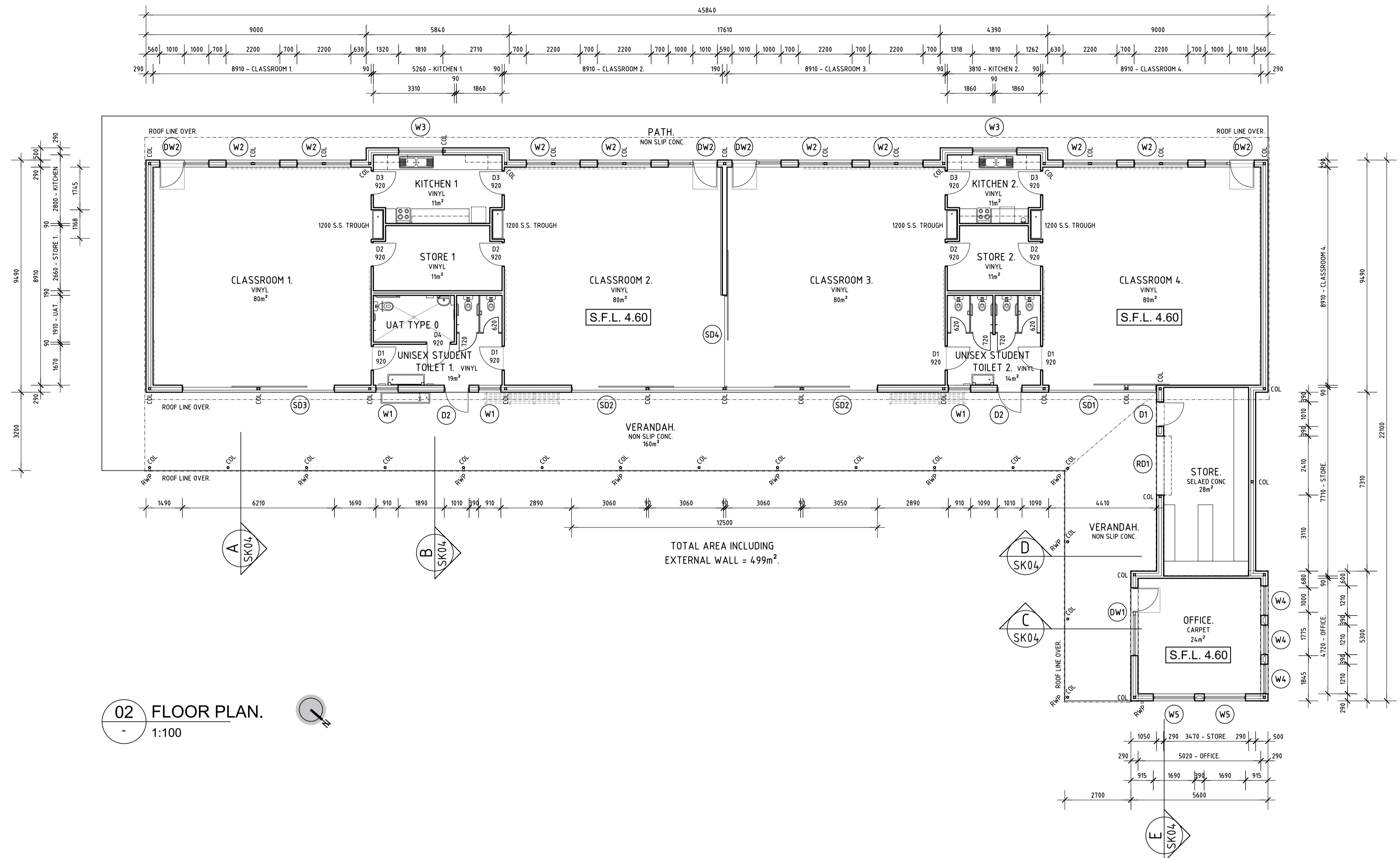
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RL REDUCED LEVEL
RWP RAIN WATER PIPE
S.E STRUCTURAL ENGINEER
UAT UNIVERSAL ACCESS TOILET.

LEGEND.

S.F.L. 27.100 PROPOSED FLOOR LEVEL
RL 27.60 PROPOSED FINISHED LEVEL
34.470 EXISTING SITE LEVEL



02 FLOOR PLAN.
1:100

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| Designed | M&S Reduction |
| Drawn | M&S |
| Project No. | 20002 |
| Scale | @A1 |
| Drawing No. | SK02 |
| Rev No. | 0 |

TOWN OF VICTORIA PARK
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GENERAL NOTES.

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ROOF LEGEND.

- COLORBOND METAL DECKING AT X° PITCH ON STEEL PURLINS AS SPECIFIED. REFER TO S.E. DWGS.
- SELECTED TRANSLUCENT ROOF SHEETING AS SPECIFIED.
- X° FALL DIRECTION OF ROOF FALL.
- SKYLIGHT AS SPECIFIED.
- MECHANICAL EQUIPMENT. REFER TO MECH DWGS.
- EXPANSION JOINT.
- OVERFLOW POP FROM GUTTER.
- RAINWATER OUTLET IN GUTTER.
- EXHAUST FAN REFER TO MECH DRAWINGS.
- ROOF COIL FOR EXHAUST. REFER TO MECH DRAWINGS.

ROOF NOTES.

BUILDER TO PROVIDE SAFE ACCESS CONNECTIONS TO ALL PARTS OF THE ROOF IN ACCORDANCE WITH AS 1657.

CEILING LEGEND.

- TYPE OF CEILING
- HEIGHT OF CEILING ABOVE MAIN FLOOR LEVEL, (NOT PAVING LEVEL).
- FLUSH PLASTERBOARD CEILING WITH RONDY P50 SHADOW ANGLE CORNICE TO PERIMETER UNLESS OTHERWISE NOTED.
- ACOUSTIC PLY TIMBER PANEL CEILING ON SUSPENDED CONCEALED CEILING SYSTEM.
- NO CEILING - UNDERSIDE OF ROOF INSULATION.
- X° PITCH DIRECTION OF FALL OF CEILING.
- ACCESS PANEL
- WALLS BUILT UP TO UNDERSIDE OF ROOF SHEETING OR STEEL STRUCTURE.

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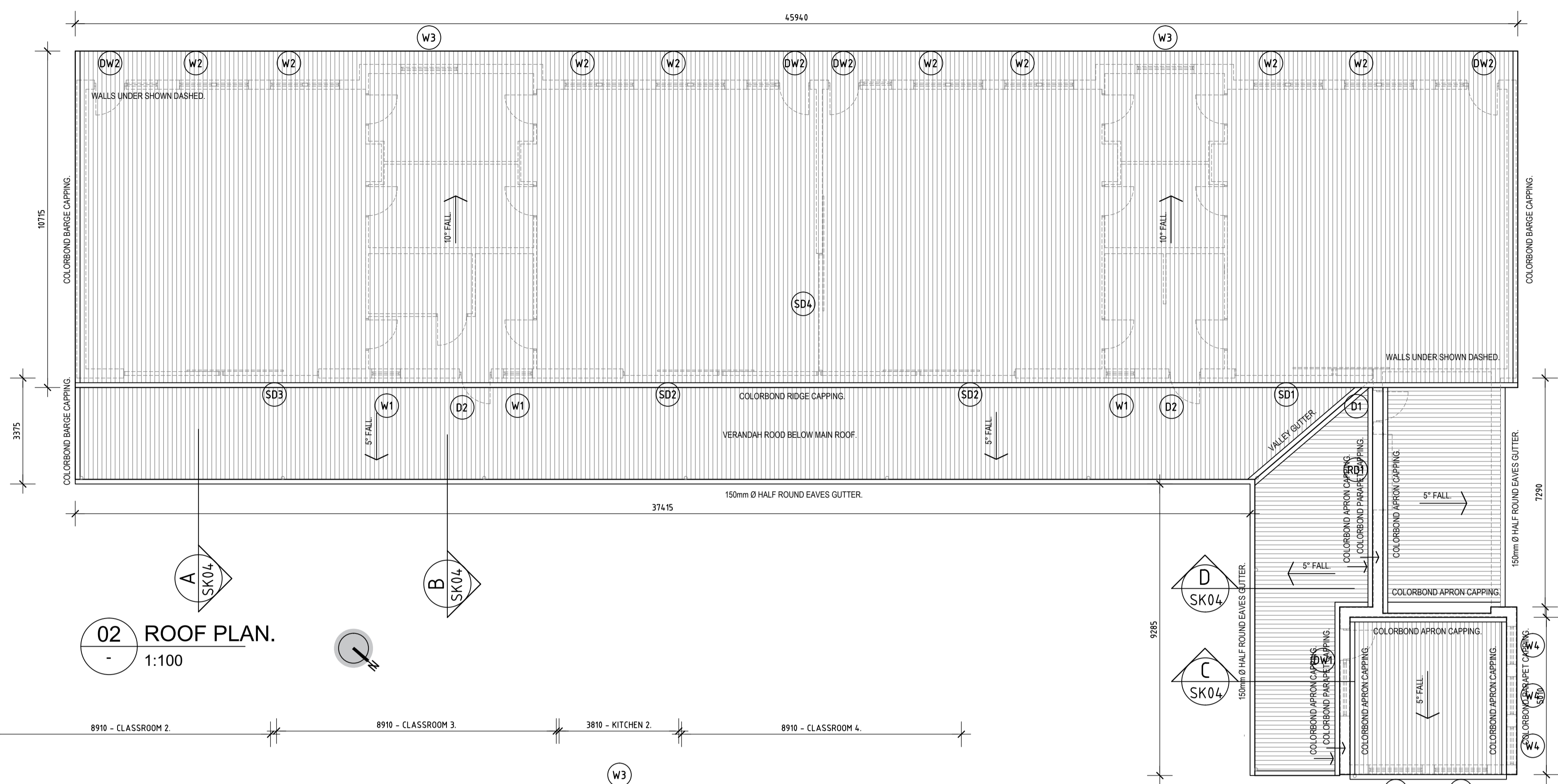
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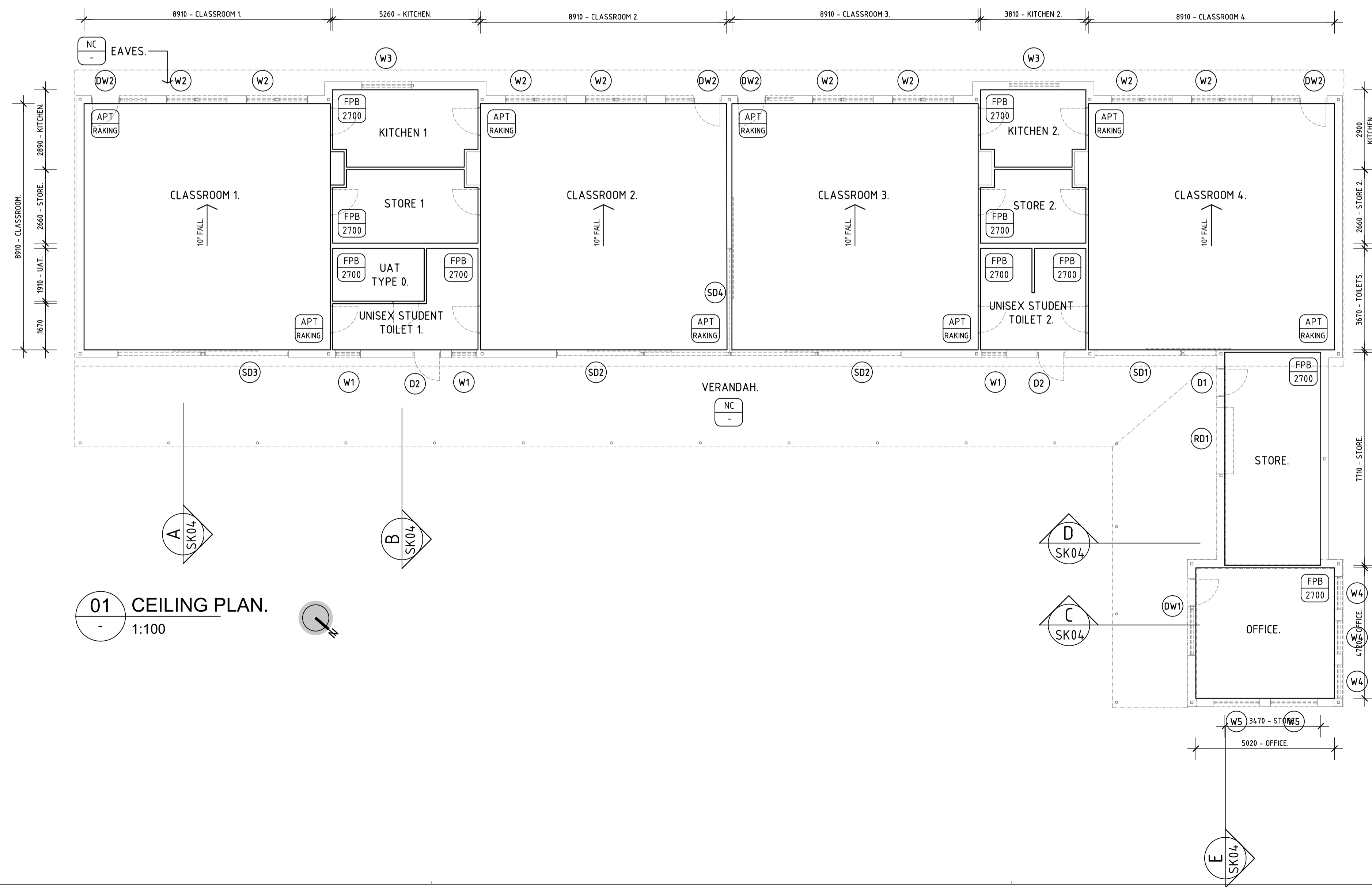
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| Drawing Title | PROPOSED CEILING PLAN. PROPOSED ROOF PLAN. |
| Designed | M&S |
| Drawn | M&S |
| Project No. | 20002 |
| Scale | SHOWN. |
| Drawing No. | SK03 |
| Rev No. | 0 |

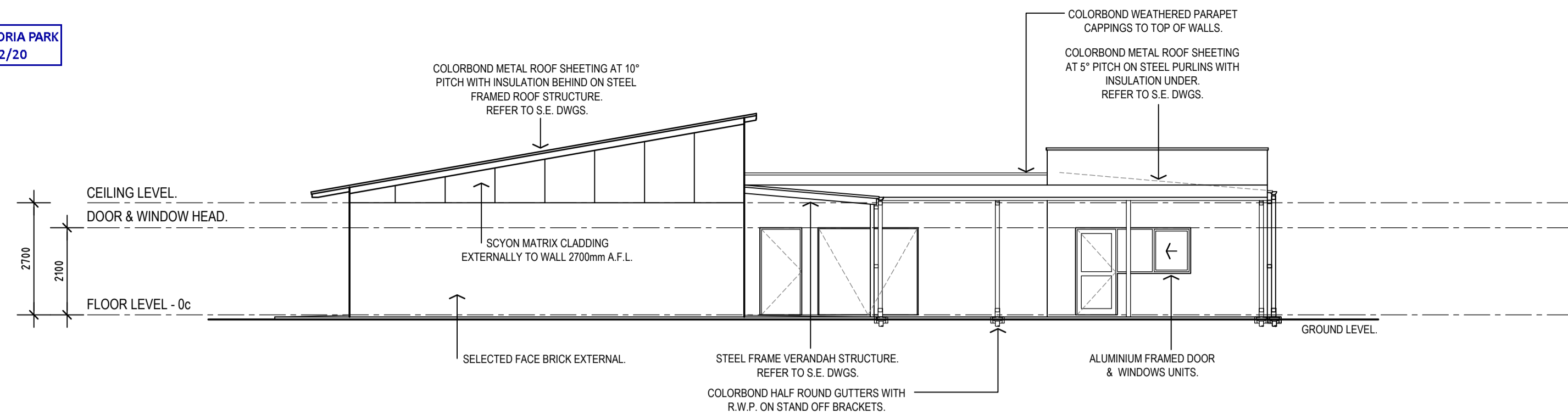


02 ROOF PLAN.
1:100

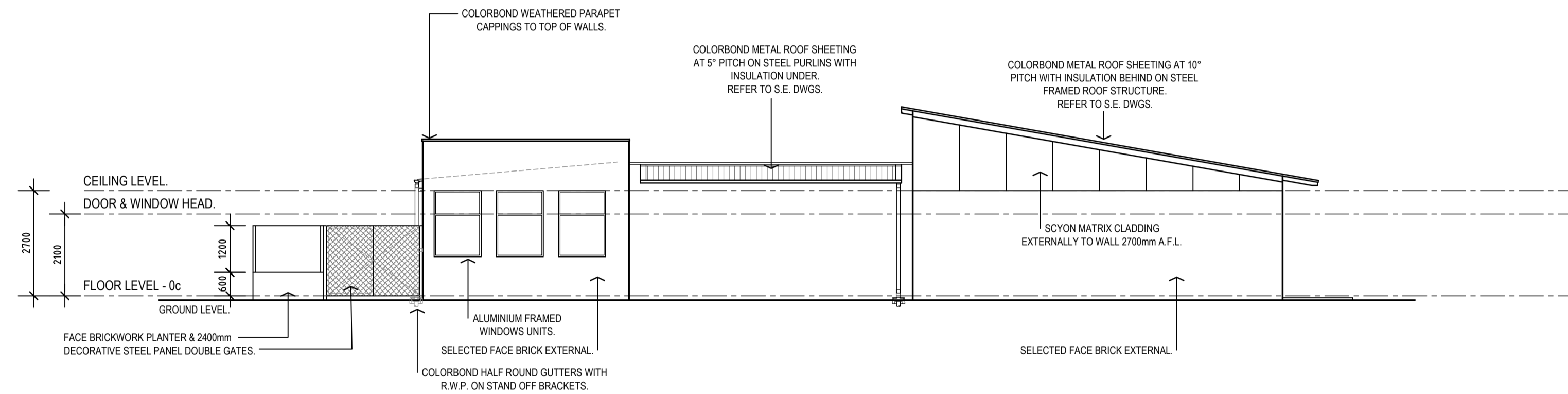


01 CEILING PLAN.
1:100

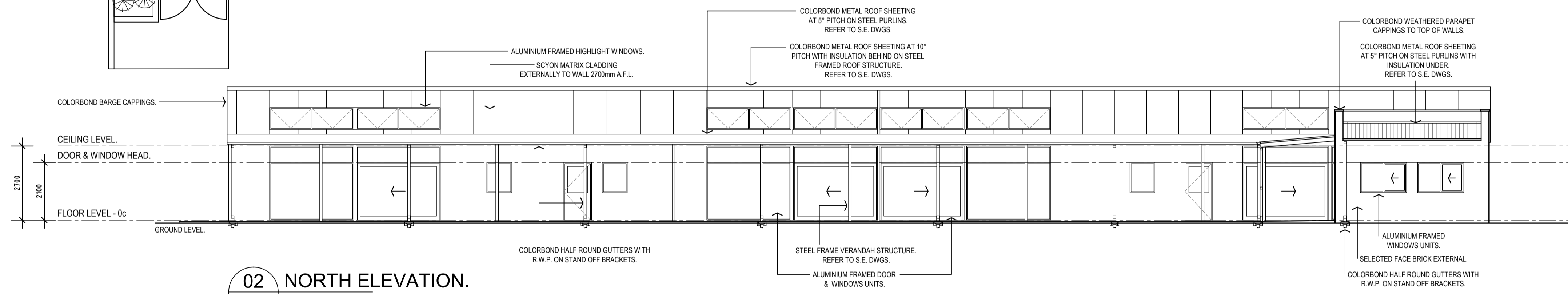
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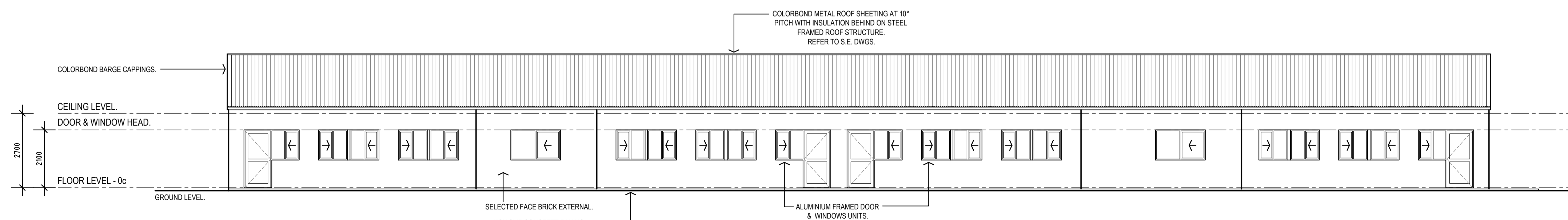
04 EAST ELEVATION.
- 1:100



03 WEST ELEVATION.
- 1:100



02 NORTH ELEVATION.
- 1:100



01 SOUTH ELEVATION.
- 1:100

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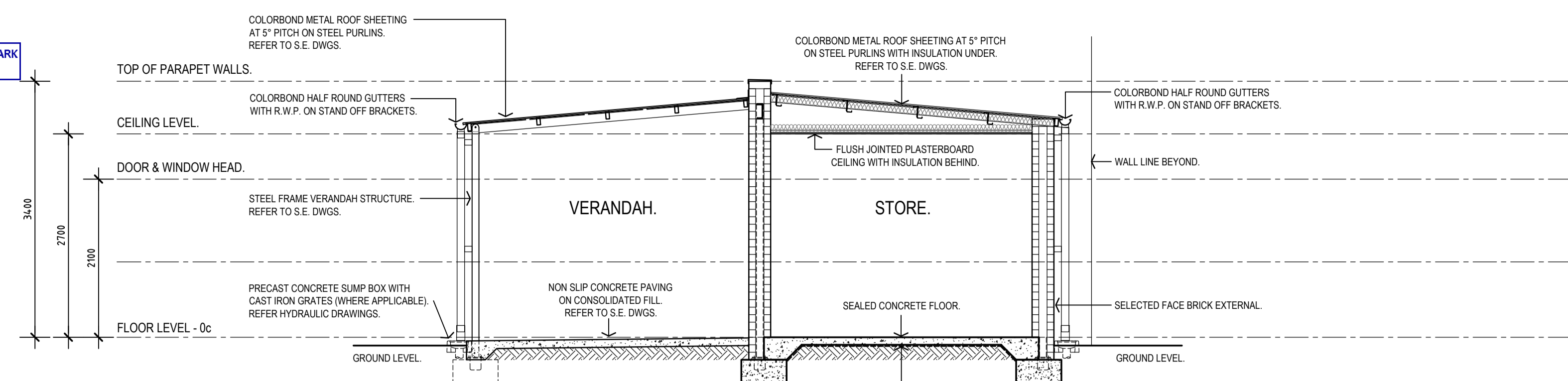
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| Drawn | M&S |
| Project No. | 20002 |
| Scale | 1:100 |
| @A1 Drawing No. | SK04 |
| Rev No. | 0 |

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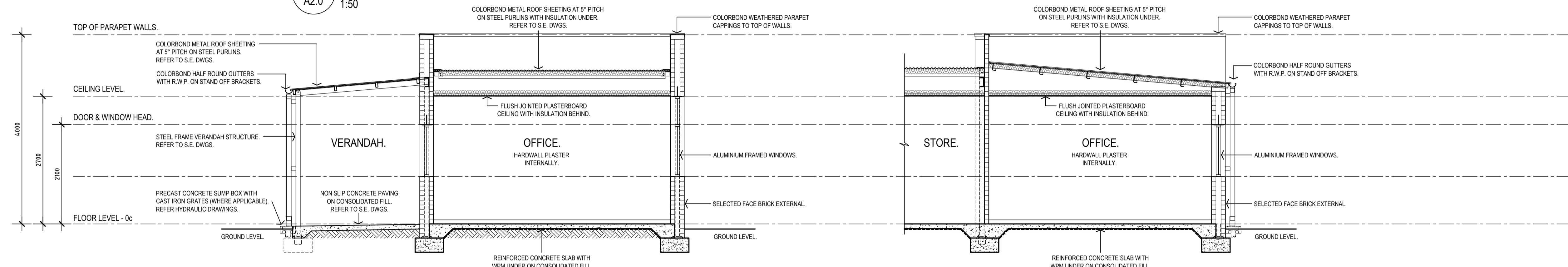
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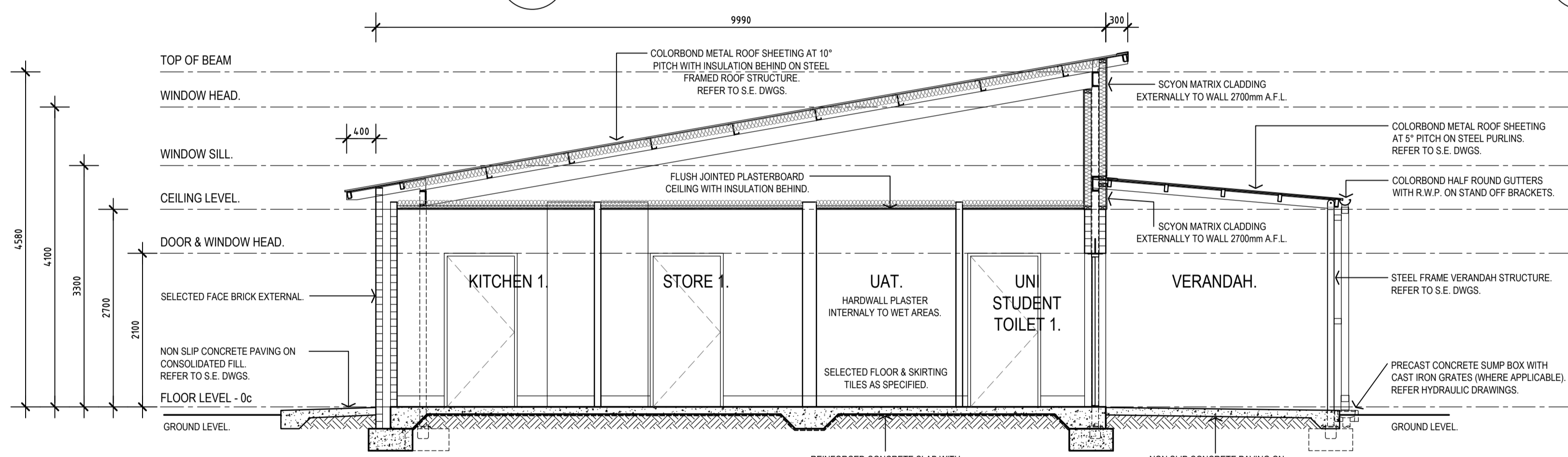


04 SECTION on D.
A2.0 1:50

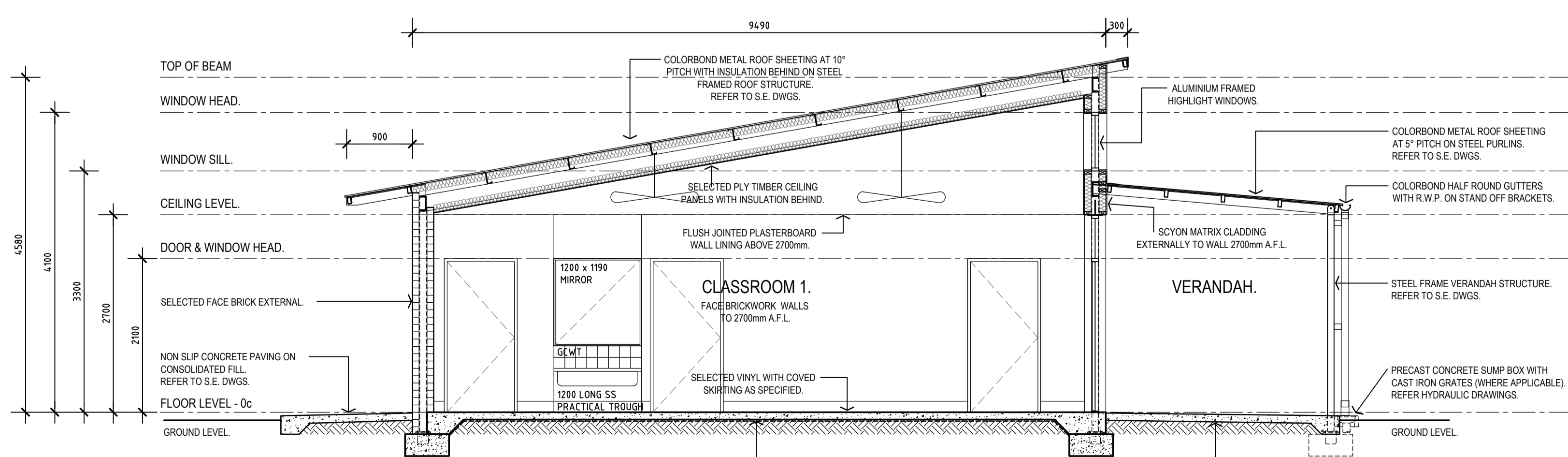


03 SECTION on C.
A2.0 1:50

05 SECTION on E.
A2.0 1:50



02 SECTION on B.
A2.0 1:50



01 SECTION on A.
A2.0 1:50

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| Client | Adventist Education. |
| Drawing Title | PROPOSED SECTIONS. |
| Designed | M&S |
| Drawn | M&S |
| Project No. | 20002 |
| Scale | 1:50 |
| @A1 Drawing No. | SK05 |
| Rev No. | 0 |