



Planning Report

Development Application for
Educational Establishment
(change of use and new development)

Lot 9 (No. 1-3) Thomas Street
Safety Bay

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1. INTRODUCTION

The purpose of this report is to explain the Development Application and set out the planning merits for a proposed educational establishment. The Development Application is for change of use from place of worship to educational establishment along with new development.

The report includes the following:

- Context and background on the site;
- Overview of planning framework;
- Setting out the development proposal; and
- Planning considerations and planning justification.

The application site, to be called the 'site', is Lot 9 (No. 1-3) Thomas Street, Safety Bay.

The Development Application is submitted by Hurley Matthews & Scavalli Architects (HMS) for Alta1. The Development Application is supported by associated plans and technical reports.

The existing church building will be retained and respectfully enhanced and reused. Proposed new development includes two new teaching blocks, a storage shed, parking, basketball half court and landscaping.

The report demonstrates that the proposed development is consistent with the planning framework and the principles of orderly and proper planning. The design addresses the desired built form and character outcomes for the locality.

2. BACKGROUND

2.1 Property Address and Cadastral Details

Cadastral details for the site are summarised below in Table 1:

Table 1 – Cadastral Details	
Lot & address	Lot 9 (1-3) Thomas Street, Safety Bay
Diagram	98832
Volume/Folio	2507/918
Area	3105m ²

2.2 Context

The site is situated in Safety Bay which is located approximately 40 kilometres south-south west of the Perth Central Business District.

The site is near a mix of land uses and zones including Residential (R20 and R40), Commercial, Community Purposes (Church) and Public Purpose Reserve (Primary School).

2.3 Physical Characteristics

The site has the following characteristics and features:

- It contains a church (place of worship) and a number of mature Peppermints;
- There is no formed/sealed carparking on site, with previous church parking occurring informally on site and on the Thomas Street verge;
- It is cleared;
- It has a gentle gradient, having an elevation of approximately 3 metres AHD (Australian Height Datum);
- There are no natural surface water or drainage features;
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database; and
- The site is bordered by roads on three sides and dwellings and units to the west.

The site's physical features present no constraints to the Development Application.

2.4 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, power, telecommunications, drainage and sealed roads. Vehicular access could be obtained from Rae Road, Thomas Street and Scott Road.

2.5 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Planning, Lands and Heritage Affairs heritage inquiry system. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The site contains a place of historic heritage significance on the *City of Rockingham Heritage Survey* and on the City's Heritage List (August 2025). St George's Church is identified as Place No. 88 on the Heritage List.

The Development Application is supported by a Heritage Impact Statement by HMS.

2.6 Alta1

Alta1 are a not-for-profit organisation. Details relating to their role and services are outlined at <https://www.Alta1.com.au> and in Attachment 1.

3. PLANNING FRAMEWORK

3.1 Overview

This section outlines how the Development Application suitably addresses relevant planning policies, strategies, plans and the *City of Rockingham Local Planning Scheme No. 2* (LPS2). In summary, the Development Application is consistent with the State, regional and local planning framework.

3.2 State Planning Framework

The following strategies and policies are of relevance to the Development Application:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy supports educational and associated facilities and supports developing strong and resilient regions. An objective is 'To encourage active lifestyles, community interaction and betterment' (page 96) and it includes an aspiration of supporting 'More regional educational infrastructure through greater use of technology and e-learning'. The Development Application is consistent with the Strategy given it promotes education services and is located in an area of high need;
- *State Planning Policy 1 State Planning Framework Policy* - identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy 2 Environment and Natural Resources*;
- *State Planning Policy 2.9 Water* – the building and stormwater infrastructure are existing;
- *State Planning Policy No. 3 – Urban Growth and Settlement*: relevant policy objectives include to build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;
- *State Planning Policy 3.7 Bushfire* – the site is not within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *State Planning Policy 3.5 Historic Heritage Conservation* – in support of the Development Application, a Heritage Impact Statement is provided;
- *State Planning Policy 5.4 Road and Rail Noise* - the site is not within the 'trigger' area; and

- *State Planning Policy 7.0 Design of the Built Environment*.

Attachment 2 assesses the proposal against the *Planning and Development (Local Planning Schemes) Regulations 2015* in Clause 67(2) of the Deemed Provisions.

3.3 Regional Planning Framework

3.3.1 Metropolitan Region Scheme

The property is zoned 'Urban' in the Metropolitan Region Scheme.

3.3.2 Perth and Peel @ 3.5 million

The framework allocates the site as 'Urban – developed'. The framework promotes community development and recognises the importance of education, improved servicing and community development.

3.3.3 South Metropolitan Peel Sub-regional Planning Framework

The framework classifies the site as 'Urban'. The framework supports education along with increased job creation and employment self-sufficiency in the sub-region.

3.4 Local Planning Framework

3.4.1 City of Rockingham Local Planning Strategy

Figure 5 Strategy Map identifies the site as 'Existing Urban Footprint'.

The Strategy recognises the importance of community infrastructure to meet the educational needs of the community.

Table 5 sets out a planning direction for the provision of educational facilities as 'Future planning to ensure adequate provision of educational facilities commensurate to growth in the City.'

3.4.2 City of Rockingham Local Planning Scheme No. 2

The site is zoned 'Community Purposes' under the *City of Rockingham Local Planning Scheme No. 2* (LPS2).

Schedule 1 defines educational establishment as 'means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.'

Table 4 Carparking Table requires 1 parking space per staff member plus seven pickup and set down bays per 100 students for high schools. [Table 2](#) assesses the application against LPS2 (see section 5.13).

3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies of particular relevance to the Development Application including:

- 3.3.14 - *Bicycle Parking and End of Trip Facilities* (it is expected a condition of development approval is the provision of bike racks);
- 3.3.21 - *Heritage Development and Design* (this is addressed through the Heritage Impact Statement); and
- 3.3.25 - *Percent for Public Art – Private Developer Contribution* (the estimated construction cost will be below \$5 million so the policy does not apply).

The local planning policies have guided the Development Application. Relevant matters are further discussed in this report.

3.4.4 City of Rockingham Heritage List

The existing building, St George's Church, is on the City's Heritage List (2025 – place number No. 88) and at [inHerit - State Heritage Office](#).

The Heritage List confirms the exterior of the building contributes to local heritage. In comparison, the interior is not considered significant from a heritage perspective.

The Development Application is supported by a Heritage Impact Statement by HMS.

3.4.5 City of Rockingham Strategic Community Plan

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The plan supports growth and progress locally and regionally. The Council seeks to promote sustainable development and to support enhanced community services.

The vision is 'A quality lifestyle. A sustainable future.' The Development Application is consistent with the Plan.

3.5 Planning Framework Implications for the Development Application

Common themes of the planning framework and their implications for the Development Application include:

- Addressing historic heritage conservation;
- Addressing traffic impacts;
- Addressing noise impacts;
- Supporting enhanced community and education services;
- Supporting sustainable growth in Safety Bay;
- Addressing land use compatibility and amenity;
- Addressing landscape impact and promoting good design; and
- Appropriate servicing including addressing stormwater management.

Based on the above, the Development Application for educational establishment (change of use from Place of Worship to Educational Establishment and new development) is consistent with the planning framework and consistent with the principles of orderly and proper planning.

4. DEVELOPMENT PROPOSAL

4.1 Overview

The Development Application seeks City approval to establish a modest scale educational establishment. In particular, the proposal is outlined below:

- To change the use from 'place of worship' to 'educational establishment' along with new development;
- For Alta1 to provide secondary schooling for years 7 to 12. The proposed educational establishment is expected to accommodate up to 100 students (years 7 – 12) at any one time plus 18 teachers, assistants and therapeutic staff at any one time. Accordingly, it is a low-key or 'boutique' scale educational establishment;
- To retain, reuse and upgrade the existing church building and refurbish to suit learning areas;
- Two new teaching blocks will be added as well as a storage shed, parking, basketball half court and landscaping;
- To operate between 8.30am to 3.30pm Monday to Friday excluding school holidays and public holidays;
- The main vehicle entrance will continue to be off Scott Road;

- To formalise and upgrade parking (sealed and drained) on site and formalise parking on the Thomas Street verge; and
- To upgrade landscaping.

Details are provided with the architectural plans. These include a site plan, floor plans, perspectives, elevations and a landscaping plan.

The proposed educational establishment will assist to accommodate education demands in Safety Bay. The goal is to create a boutique educational establishment so young people can receive the support and training to reach their full potential.

4.2 New Buildings

The proposed two teaching block buildings are well designed with high aesthetics. In particular:

- The development will complement existing development on the site and area including scale, roof pitch and colours;
- The proposed buildings are single storey;
- The development works in unison with proposed landscaping of the site; and
- The development is clear and legible.

4.3 Landscaping and open space

While there are some mature Peppermints, there is currently limited landscaping and green canopy over most of the site. The proposal will introduce considerable well-designed landscaping. A Landscaping Plan is provided with the Development Application.

4.4 Vehicles, access and parking

The plans shows a total of 26 bays which is 1 more than required to satisfy LPS2 requirements. This consists of 16 on-site carparking bays and 11 bays within the Thomas Street verge.

The layout for on-site bays will ensure vehicles will enter and leave the site in a forward gear.

Pedestrian pathways will be universally accessible with gentle ramping integrated into the hard landscaping where a change in floor level is required.

4.5 Construction management

It is recognised there is a need to address sediments, noise and dust, to control environmental incidents and to ensure there are contingency procedures during construction.

It is expected the City will require preparation and implementation of a Construction Management Plan.

4.6 Signage

Signage is not a part of this Development Application. Signage will be separately addressed via a separate future Development Application unless it is exempt signage.

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes, the site's context and the planning framework in considering key planning matters and justifying the Development Application.

The application intends to retain and re-use the existing building for educational establishment along with proposing two new buildings for educational establishment.

In addition to matters already set out in this report and in the architectural plans and technical reports, the planning justification for the educational establishment is outlined below. In summary, the site is suitable and capable for the educational establishment. The application is consistent with the requirements of orderly and proper planning.

The educational establishment will create and support jobs including with construction, operations, cleaning and maintenance. The educational establishment will provide a valuable service to the local community and to surrounding areas.

5.2 Appropriate Location for Educational Establishment

The Development Application proposes to change the long established use of the site as 'place of worship' to 'educational establishment' use plus proposing new development.

The site is an appropriate location for an educational establishment for reasons including:

- The educational establishment use is similar to the long established place of worship use;
- It is consistent with the planning framework;
- It is a generous sized property at 3105m²;
- The locality contains a mix of land uses;
- There are no environmental impacts;

- It is appropriately serviced;
- The site has high levels of accessibility in Safety Bay;
- Traffic impacts can readily be accommodated on local roads as evidenced by existing development;
- Sufficient parking will be provided;
- Noise impacts will comply with the *Environmental Protection (Noise) Regulations 1997*;
- The educational establishment is located outside of the bushfire prone area;
- The educational establishment will benefit Safety Bay and the district through having convenient access to educational facilities;
- Alta1 provides an important service and will enhance educational opportunities for the area's youth;
- The development will provide various benefits to the district and the local community;
- It is consistent with LPS2 requirements for the Community Purposes zone including objectives, standards and land use permissibility;
- All impacts associated with the development will be contained on the site;
- It will bring new investment to the locality including creating jobs through construction and ongoing job creation; and
- The proposal will complement Safety Bay and the district, increasing its overall viability, vitality and prosperity.

Based on the planning framework, site context and site features, the site is well-suited for an educational establishment.

Accordingly, the site is both suitable and capable of accommodating educational establishment purposes.

5.3 Use Consistent With Educational Establishment Definition

The proposed development is consistent with the LPS2 definition of 'educational establishment' (refer to Section 3.4.1 of this report). The City has discretion to approve this use on the site.

5.4 Compatibility with Adjoining and Nearby Land Uses

The proposed educational establishment suitably addresses its context including neighbouring residential properties.

The proposed educational establishment is compatible with adjoining and nearby land uses/development. This is evidenced through

effective management of students at various Alta1 establishments within the City of Rockingham and throughout Western Australia. There will be minimal risk of land use conflict associated with the educational establishment use. It is also noted:

- The site is well buffered from residential properties to the north, east and south separated by roads;
- There is an existing 1.8-metre-high fence adjoining the residential properties to the west which provides suitable measures to maintain privacy and reduce noise;
- There will be effective management of students with associated registration from the Department of Education;
- Alta1 seek to be a 'good neighbour' including effective management of noise from students;
- There is a vetting/screening process before students can be enrolled at Alta1. In addition, there are strong established rules governing behaviour which will ensure this use will not pose any increased risk compared to any other small school type institution;
- It will have modest changes to traffic on local roads;
- The educational establishment will operate during the daytime, so will not cause disturbance to regular sleep patterns;
- There is a mix of land uses in the locality which suggests there is overall community acceptance of non-residential uses;
- Car parking will be provided which addresses LPS2 standards;
- The development will maintain the existing character and amenity of the area;
- The educational establishment is compatible within the local context. Educational establishment is a 'D' (discretionary) use within the Community Purposes zone;
- Lighting and light spill can be controlled to the satisfaction of the City;
- There is a requirement for operators to appropriately manage their operation and control their impacts on their own property in accordance with standard practice and legal principles; and
- Conditions imposed by the City through the development approval will assist to control the impacts of the educational establishment.

Given the above, the proposed educational establishment will provide for the safety and amenity of surrounding land uses. Accordingly, the site is suitable and capable of accommodating the development based on the zoning, context and site characteristics.

Accordingly, the Development Application will complement and not conflict with adjoining and nearby land uses. The proposed educational establishment represents a logical and sound planning outcome for the site.

5.5 Design and Landscaping

5.5.1 Overview

The proposed development and design are compatible with St George's Church and nearby development. The proposed development is consistent with height requirements, and provides a development that is of a bulk and scale appropriate for the surrounding area. The overall design of the buildings is of a high quality. It has an architectural form that has a sensitivity to the materiality and detail of the design, which provides an appropriate yet sensitive civic response to space.

The development will provide a high level of internal and external amenity for students, staff, visitors and neighbours. There are a range of features/factors that contribute to the amenity, including:

- Vehicle access is from Scott Road using the existing informal site access;
- Open spaces are clearly defined and provide generous break out spaces;
- Generous natural lighting;
- The development proposes generous amenities to promote the comfort of students, teaching staff and visitors;
- The development aims to work in unison with the natural landscape of the site; and
- The development will not create any overlooking or overshadowing.

The proposed development provides for a built form that is consistent with and enhances the area. The development has a high quality architectural finish, with materiality which is sympathetic to the surrounding area. Accordingly, the development is appropriate for the site.

5.5.2 Built Form/Design

Some of the key built form/design considerations and outcomes include:

- The built form is consistent and complementary to the area;
- Buildings are appropriately setback from Rae Road, Thomas Street and Scott Road and present as a well-balanced development;

- The development does not seek to optimise building ratio, but it values generous comfortable spaces;
- The built forms connect with landscaped spaces, promoting their use and creating a comfortable social atmosphere;
- The design incorporates modest roof lines to enhance yet sit comfortably within its context;
- The spaces have been designed with functionality in mind;
- Intended construction methods and materials will facilitate future flexibility;
- The proposed building materials are durable and low maintenance, while offering a high standard of finish;
- The bulk and scale of the development are appropriate for the site and are consistent with the objectives of the zone;
- Storage areas will be screened from public view; and
- The development is consistent with the intended character of the locality.

5.5.3 Heritage

It is proposed to undertake minimal external changes to the existing heritage listed building. Internal changes to the existing building will improve the facilities to create well equipped, pleasant and functional spaces.

Background is outlined in the Heritage Impact Statement.

5.5.4 Landscaping

The proposal seeks to retain most of the mature Peppermints.

High quality landscaping is proposed which will enhance local landscapes when viewed from Rae Road, Thomas Street and Scott Road.

The Landscaping Plan, by CaPA Landscape Architects, will enhance the site and area. The Landscaping Plan outlines species which will add to the area's natural diversity. The landscaping treatment is generous and is also integral to the proposed stormwater treatment. The landscaping will complement water management objectives.

The broad concept is:

- To increase the number of trees and shrubs compared to current situation;
- To provide generous landscaping which exceeds the minimum requirement for a Community Purposes zoned site;
- To provide a strong focus on the use of local native and waterwise species; and

- For hard landscaping to employ materiality familiar to Western Australia.

Implementation of the Landscape Plan will enhance the site's appearance and increase the amount of tree canopy.

It is expected that the City will require the implementation of a landscape plan as a condition of development approval.

5.6 Bushfire and Fire Management

The site is located outside of the bushfire prone area. It is additionally noted that there will be a low-fuel area around the buildings and that the site is serviced by reticulated water and hydrants. Additionally, fire extinguishers will be provided in the development.

5.7 Environmental Impact

The Development Application will create no environmental impacts. For instance:

- The site has been previously cleared of native vegetation;
- Trees will be retained where possible and practical;
- There will be an increase in tree canopy compared to the current situation;
- There will be manageable noise (which will occur in daylight hours);
- The proposed development will address the *Environmental Protection (Noise) Regulations 1997*. There are opportunities to further reduce noise impacts through replanting;
- The site is not within the 'trigger' area associated with *State Planning Policy 5.4 Road and Rail Noise*;
- It is not a contaminated site;
- The development will be appropriately serviced;
- Noise, dust and stormwater can be effectively managed;
- It is expected a Construction Management Plan will be required as a condition of development approval; and
- It is expected that implementation of the Waste Management Plan will be required as a condition of development approval.

The development will include a range of sustainable features and elements. They include:

- Water sensitive plant selections;
- Installation of fixtures and fittings that are energy efficient, and water saving;
- Plenty of natural light to reduce reliance on artificial lighting;

- Openings have been placed under exaggerate eaves to promote beneficial solar gain in winter and light access in summer;
- The selection of materials that strongly consider longevity and maintenance;
- Framed construction to improve long term sustainability;
- The inclusion of solar panels and batteries. The roof will be designed structurally to be able to accommodate PV cells, and the electrical system will be designed to integrate solar; and
- The connection of the development to the reticulated sewerage system.

5.8 Noise

The potential noise impacts are considered to be modest noting the size of the property, and location of the buildings. Additionally, the hours of operation (during daylight hours), retaining mature trees and extensive proposed replanting will act as a buffer and assist to limit noise impacts.

The proposed basketball half court is appropriately located and is well-removed from residential properties to the north, east and south of the site. The basketball half court is setback around 4m from the western property boundary for a Residential R40 site. There is an existing 1.8-metre-high fence adjoining the residential properties to the west which provides suitable measures to maintain privacy and reduce noise.

Most recreation activities will be undertaken off-site, such as in leisure centres, parks or at a beach. This is a similar arrangement to the provision of student recreation services at other campus within the City of Rockingham.

5.9 Servicing

The site is already appropriately serviced. As part of detailed design, the project civil engineer will review the capacity of existing services to facilitate the Development Application.

5.10 Vehicular Access and Car Parking

The site adjoins Rae Road, Thomas Street and Scott Road. Access to on-site parking will be from Scott Road while parking will be provided in the Thomas Street verge (similar to what has occurred for decades with church parking).

The proposed development will create modest traffic generation noting:

- The boutique educational establishment will have manageable impacts on the surrounding road network, including on traffic flow, and can be accommodated in adjacent roads and intersections;
- Scott Road, Thomas Street and Rae Road and nearby intersections have sufficient capacity to address traffic generation from the proposed development;
- There are appropriate sight distances from the crossover on Scott Road in both directions;
- Alta1 encourages 'kiss and ride' to be undertaken on-site to minimise the impacts on the road network and adjacent residents. Parents will be advised of the parking management guidelines; and
- The site is highly accessible within Safety Bay. There are accordingly various opportunities to promote walking and cycling to/from the site given its location. This is facilitated through the dual use path network. There is considerable space on the site for bicycle parking.

Proposed access to on-site parking is from Scott Road to reflect the main access to the church. Based on comparable projects, it is expected the City would prefer access off minor roads rather than Rae Road. It is also noted that access from Thomas Street is constrained with existing building and street trees.

16 on-site car parking bays are proposed plus 11 car bays within Thomas Street. The proposed bays are 1 more than is required to satisfy LPS2 requirements. Accordingly, the proposed parking will meet the parking demands of the educational establishment. This included for student drop-off and pickup and staff parking.

The development includes the required number of ACROD bays. The vehicle parking bays comply with AS 2890.1:2004 (off-street parking)

and AS2890.6 (street parking for disabilities). The location of disabled parking bays offers a short and safe entry experience for the vulnerable.

There are opportunities for some staff and student trips to be made by walking and cycling. There are also opportunities to install bicycle racks on the site. It is expected this will be addressed through a development condition.

The pedestrian pathways connect to the City's pedestrian network.

The site is also well serviced by public transport.

5.11 Stormwater Management

Stormwater is required to be appropriately detained on-site for relevant rainfall events. Post-development volumes of water run-off are required to be sufficiently detained on-site to meet pre-development conditions.

A stormwater plan will be prepared at the detailed design as a condition of development approval. Implementation of the stormwater plan is intended to maintain the capacity of local drains.

5.12 Waste Management

The development will be appropriately serviced by City waste and recycling bin pickups. The proponent will seek to reduce the need for waste and to promote recycling.

It is expected that waste management will be addressed via a development condition to prepare and implement a Waste Management Plan.

Table 2 assesses the proposed development against relevant LPS2 provisions including to the Community Purposes zone. The Development Application is consistent with LPS2 requirements for the Community Purposes zone. This includes objectives, standards and land use permissibility.

Table 2 – Assessment of proposal against LPS2 provisions	
Relevant objectives and provisions	Compliance
Community Purposes zone objectives (clause 4.14.1)	Yes. The objective specifically provides for development including 'educational' facilities.
Land use permissibility – educational establishment (Table 1 – Zoning Table)	Yes: 'D' (discretionary) use in the Community Purposes zone.
Front boundary setback (Rae Road) - performance standard (clause 4.14.4)	Yes. The setback of 4m, proposed development (including scale, built form, appearance) and landscaping addresses clause 4.14.2 of LPS2. The verge is also generous in width.
Side boundary setback (Thomas Street) - performance standard (clause 4.14.4)	Yes. The setback of 1.5m, proposed development (including scale, built form, appearance) and landscaping addresses clause 4.14.2 of LPS2 and is consistent with a side boundary setback for a property with multiple street frontages. The verge is also generous in width.
Side boundary setback (western side) – as per R-Codes (clause 4.14.4)	Yes, the setback from Teaching Block 3 is approximately 10m.
Rear boundary setback (Scott Road) - performance standard (clause 4.14.4)	Yes. There is no extension associated with the existing building towards Scott Road.
Landscaping 10% of site area (clause 4.14.4)	Yes. Extensive landscaping proposed which will enhance the site and area and provide increased tree canopy.
Carparking: Table 4	Yes. The plans shows a total of 26 bays which is 1 more than is required to satisfy LPS2 requirements.

5.14 Supporting the Local Community and Economy

The proposed educational establishment is consistent with the planning framework. Approval and implementation of the Development Application will assist to provide enhanced educational services to Safety Bay. Additionally, it will have various community and economic benefits. This includes supporting local employment, assisting in a more sustainable local economy and adding to Safety Bay's overall vitality.

The educational establishment will provide benefits to the local community through direct and indirect employment opportunities and multiplier effects from the economic benefits flowing from the development.

The potential to offer secondary education through providing a range of schooling options that will improve educational outcomes for the community and the social benefits that accompany it.

The Development Application will facilitate positive social and economic outcomes for the community. In particular, providing a valuable service to 'at risk' students.

The City promotes employment and economic growth as outlined in publications such as the Council Plan and the Local Planning Strategy.

5.15 Signage

At this stage, Alta1 has not considered details relating to signage. Should matters progress, proposed signage will either be addressed as exempt development or there will be a requirement to gain relevant City approvals.

5.16 Building Permit and Other Approvals

There is a need to later obtain a Building Permit approval and also gain Department of Education registration for the property.

5.17 Planning Justification

The Development Application is consistent with the planning framework and the principles of orderly and proper planning. Additionally, the proposed educational establishment is suitable and capable for the site.

The planning justification for the Development Application is summarised below in Table 3:

Table 3 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
The Development Application is consistent with the State, regional and local planning framework including that it promotes enhanced education and community services. The educational establishment will support the development and sustainability of Safety Bay. Consistent with the requirements of orderly and proper planning.	The site is well located for an educational establishment including it is compatible with adjoining and nearby uses. The site is suitable and capable for an educational establishment noting the site has, for decades, been a place of worship and noting the modest scale of proposed development. The City has discretion through LPS2 to approve the application. Development will be effectively controlled through LPS2 provisions. The development will have minimal adverse impacts on the locality. The site is suitable and capable for educational establishment. Development will be effectively designed and controlled through the submitted technical plans and development conditions.	The site contains limited environmental assets and the change of use and development will not create environmental impacts. Heritage listing has been suitably addressed. Bushfire risks can be managed noting the site is outside the declared bushfire prone area. Proposed landscaping will enhance the area's appearance compared to the current situation.	Traffic impacts of the proposed development can readily be accommodated on local roads. Sufficient car parking will be provided to address LPS2 standards. The site is appropriately serviced. Safe vehicular access will continue to be provided between the site and Scott Road. All loading and unloading will be undertaken on-site.	It will enhance education services in Safety Bay. It will promote job creation and assist to diversify and grow the local economy. The development will promote job creation by supporting the development of Safety Bay and assist to diversify and grow the local/regional economy. The development will generate and support economic activity. The proposal will assist in enhancing Safety Bay and assist in creating jobs. This includes adding to its overall viability, vitality and prosperity.

6. CONCLUSION

Alta1 seek the City's conditional development approval to change the use from place of worship to educational establishment and for new development on Lot 9 (No. 1-3) Thomas Street, Safety Bay. This report confirms the application is consistent with the planning framework and the site is both suitable and capable of accommodating the proposed educational establishment. The proposal represents orderly and proper planning.

The high quality design will enhance the area's amenity and it will provide a required facility to the locality. Implementation of the development approval will provide a range of benefits to Safety Bay and the local and district community as outlined in this report.

The approval of the City is respectfully requested.

ATTACHMENT 1



Alta1 currently operate 24 nano CaRE schools across WA (Curriculum and Reengagement Education) who specialise in assisting youth who are disengaged from school, to find a suitable path back into school attendance through individualised learning pathways.

Alta1 School Campuses: A Key Community Asset for Safer, Stronger Communities Partnering with Alta1 for Community Benefit

Local governments have a powerful opportunity to strengthen their communities by partnering with Alta1 College - an independent curriculum and re-engagement school with several campuses across Western Australia. Alta1 provides alternative education and therapeutic support for young people who have disengaged from mainstream schooling, helping them reconnect with learning and life. By allowing space for an Alta1 campus, local governments can create a hub of hope that delivers tangible benefits: safer streets, supported families, and brighter futures for vulnerable youth. In essence, an Alta1 campus in your area becomes a key community asset, proactively addressing local challenges and contributing to public well-being.

Alta1's Unique Approach

Alta1 is not a traditional school, it blends education with therapeutic care. Campuses maintain roughly a 50:50 ratio of therapeutic staff to teachers, ensuring that each student's mental health and emotional needs are met alongside their education. Every day, trauma-informed staff work one-on-one with students to rebuild trust and confidence, recognising that these young people "aren't broken, many have simply been failed by a system that didn't recognise their potential". This warm, holistic approach, focusing on relationships, safety, and individual strengths, empowers disengaged youth to find their path forward. As a trusted guide,

Alta1 listens to each young person's story and then energizes and equips them to move forward toward a productive, purposeful future. For the local government, the question isn't just "Why support an Alta1 campus?" - it's "Can we afford not to?".

Youth disengagement, mental health struggles, and juvenile crime are pressing issues that affect the whole community. In the sections below, we outline how Alta1 campuses directly reduce youth disengagement and school refusal, lower petty crime and reoffending, relieve pressure on families, support youth mental health goals, and provide visible pathways for our most vulnerable students. By offering a space for Alta1, the local government will be investing in solid solutions that deliver measurable social and economic returns for local families and neighbourhoods.

Re-engaging Youth in Education

Keeping youth engaged in education is critical not only for their personal success but for the health and safety of the community. Sadly, the traditional school model is not working for an increasing number of young people. Disengagement and "opting out" of school often lead to serious short and long-term problems, including academic failure, behavioural issues, and even greater risk of youth involvement with justice or mental health systems. Western Australia faces particular challenges, with the State's high school retention rate falling to 74.4%, its lowest level in over a decade. When students drop out or refuse school, the costs ripple outward, often with more youth on the streets, higher welfare dependency, and lost human potential. One national study estimated that each disengaged young person can cost taxpayers over \$400,000 in lost lifetime earnings and services, and costs society around \$1.1 million in social impacts over their lifetime. Re-engaging disengaged youth is not just a moral imperative, it's an economic one.

Alta1 offers a lifeline to these young people. Through flexible, individualised learning plans and a supportive environment, Alta1 campuses help school refusers and at-risk teens to step back into

education at their own pace. Class sizes are small, and learning is often project-based or vocational (VET pathways) rather than a one-size-fits-all curriculum. This student-centric approach meets disengaged youth where they are. Importantly, Alta1's environment is warm, non-judgmental, and empowering.

Students who previously felt alienated or "unsafe" in mainstream schools begin to trust and belong. They discover that school can be different.

As one Western Australian parent described after her anxious daughter found a place in an alternative program:

"Our 18 year old had to completely forgo Year 11 at her original high school due to crippling anxiety... She switched to a school that caters to students who have disengaged from school... It's been such a perfect fit for her."

This success story is just one of many. Every year, Alta1 campuses reconnect dozens of teens to education, helping them obtain Year 10/11 equivalents, pursue apprenticeships or further training, and ultimately become employable young adults instead of statistics. By bringing an Alta1 campus to your community, the local government can ensure that fewer teens fall through the cracks. Every student re-enrolled is one fewer out on the streets during the day. Every young person who finds purpose at Alta1 is one more potential local employee, volunteer, or positive story - instead of a drain on community resources. It's a win-win: youth success means community success.

"Young people and you, as their parents, are facing more complex challenges now than any generation before them... And here, we don't look away. We see each student and help them uncover their pathway to purpose." - Aaron Gregory, CEO

This compassionate yet confident tone is how Alta1 speaks to families, and it reflects the school's results. Students often arrive feeling hopeless and behind, but they leave with hope and direction. For local

governments, supporting that transformation is one of the most impactful contributions you can make to youth outcomes and social cohesion in your area.

Supporting Youth Mental Health and Wellbeing

Youth mental health is a critical priority for communities today, and Alta1 is on the front lines of addressing it. Rates of anxiety, depression, and related challenges have soared among young Australians in the past decade. Nearly 40% of Australians aged 16-24 experienced a mental health disorder in the past year, a sharp rise from around 26% in 2007. Local governments and health agencies across WA have been grappling with how to support young people's wellbeing and resilience. An Alta1 campus is a direct, effective response to this challenge, as it embeds mental health support within the schooling environment.

Alta1's model is intentionally designed to meet the complex mental health needs of today's youth. With a high ratio of well-being staff (counsellors, chaplains, psychologists) to students, Alta1 can provide daily therapeutic interventions alongside academics. The staff are trained in trauma-informed practice, meaning they understand how adversity and mental health conditions affect behaviour and learning. Instead of punishing a student for shutting down or acting out, Alta1 staff ask: "What has this student been through, and how can we help repair what's been disrupted?". This empathetic, strengths-based approach creates a safe space for students to address anxiety, depression, or trauma in a way mainstream schools often cannot accommodate. Each Alta1 student has an individualised therapeutic plan, and progress is measured not just by grades, but by improvements in coping skills, emotional regulation, and social engagement. By hosting an Alta1 campus, the local government directly contributes to local mental health objectives.

Breaking the Cycle of Youth Crime

Communities across WA are seeking solutions to youth crime and anti-social behaviour. Local businesses want safer streets, residents want less vandalism and

petty crime. Research has drawn a clear connection between school disengagement and youth crime rates.

Alta1 campuses are a proven strategy to divert at-risk youth away from crime. By intervening early with those who have begun disengaging or offending, Alta1 helps break the cycle before it escalates. A standout example is Alta1's Targeted Engagement Program (TEP) - a specialised part-time intervention for teens on the edge of criminal activity. TEP focuses on relationship building, life skills, community service, and transition support, operating as a short-term "circuit-breaker" within Alta1 for youth referred by justice agencies. The results have been remarkable. In its pilot years, TEP achieved a 67.6% reduction in reoffending rates among participants. Instead of continuing on a path of crime, dozens of these young people transitioned from complete disengagement to active participation in school, training, or work. This success earned Alta1's TEP a Silver Award in the Australian Crime and Violence Prevention Awards (2022) - national recognition for its crime-prevention impact.

Strengthening Families and Reducing Strain

When a young person is disengaged from school or in trouble, the stress on their family can be immense. Truancy and school refusal don't just show up in attendance records, they play out in living rooms and kitchens every morning across the district. Parents of school-avoidant teens often report daily battles marked by fear, frustration, and exhaustion.

Alta1 provides a crucial relief valve for these families. Enrolling a struggling child at an Alta1 campus often brings an immediate sense of hope and respite to parents. No longer are they forced into the role of truancy officer each morning. Alta1's caring staff help shoulder that burden, working patiently to re-engage the student. Parents are welcomed as partners rather than blamed.

Visible Pathways, Lasting Community Impact

Perhaps one of the most significant benefits of establishing an Alta1 campus in a local government is the public visibility of the

solution. Instead of vulnerable youth being an "invisible" problem hidden at home, on the streets, or in the justice system, an Alta1 campus stands as a beacon of hope right in the community. It tells every resident: "We are taking care of our young people. Here is a pathway for those who need extra help." This kind of visible commitment can transform community attitudes. Businesses, police, and residents start to see Alta1 students out and about doing community service projects or work placements (often part of Alta1's program), changing perceptions of these youth from "troublemakers" to young people trying to better themselves. An Alta1 campus often engages with local groups. For example, students might volunteer with local government events or partner with local community groups, further integrating these youth into the fabric of the community.

Join us in turning local challenges into success stories. An Alta1 campus is more than a school, it's a community asset delivering safety, growth, and hope for all. Let's seize this opportunity to make our community safer, our families stronger, and our future brighter. Together, we can plant the seeds today for a thriving, inclusive tomorrow.

ATTACHMENT 2

Assessment of Development Application against Clause 67 (2)
of deemed provisions in
Planning and Development (Local Planning Schemes) Regulations 2015

MATTERS TO CONSIDER		COMMENT	ASSESSMENT
(a)	the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The objectives and requirements of the Scheme have been addressed.	Satisfied
(b)	the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The existing building will be retained and the proposed educational establishment use is consistent with the long established use. Satisfies the requirements of orderly and proper planning.	Satisfied
(c)	any approved State planning policy;	All relevant State planning policies have been addressed including SPP 2.0, 2.9, 3.0, 3.5, 3.7, 5.4 and 7.0.	Satisfied
(d)	any environmental protection policy approved under the <i>Environmental Protection Act 1986 section 31(d)</i> ;	All relevant environmental protection policies have been addressed.	Satisfied
(e)	any policy of the Commission;	All relevant Commission policies have been addressed.	Satisfied
(f)	any policy of the State;	All relevant State policies have been addressed.	Satisfied
(g)	any local planning policy for the Scheme area;	All relevant local planning policies have been addressed.	Satisfied
(h)	any structure plan, activity centre plan or local development plan that relates to the development;	Not applicable to this site.	Satisfied
(i)	any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ;	Not applicable to this site.	Not applicable
(j)	in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	Not applicable to this site.	Not applicable
(k)	the built heritage conservation of any place that is of cultural significance;	The site contains a locally listed place. The heritage place will be retained, enhanced and re-used. A Heritage Impact Statement is provided.	Satisfied
(l)	the effect of the proposal on the cultural heritage significance of the area in which the development is located;	The site does not adjoin any registered places of Aboriginal heritage significance	Not applicable
(m)	the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The church is existing and the proposed educational establishment use is consistent with the long established use. The development responds to the context and planning framework through a high quality and sensitive design. The development is compatible with its setting. The development responds to the context and planning framework through a high quality and sensitive design.	Satisfied
(n)	the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The church is existing. The proposed buildings and design address the character of the locality and associated environmental and social impacts. No significant adverse impact has been identified.	Satisfied
(o)	the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or	The development includes measures to improve the natural environment through landscaping as set out in the Landscaping Plan.	Satisfied

	to mitigate impacts on the natural environment or the water resource;		
(p)	whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Considerable landscaping is provided as shown on the submitted plans.	Satisfied
(q)	The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The site is not within a bushfire prone area.	Satisfied
(r)	the suitability of the land for the development taking into account the possible risk to human health or safety;	The site is not contaminated, nor have any health or safety risks been identified.	Satisfied
(s)	the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	There is existing vehicle access and parking. The proposed vehicular and pedestrian access is adequate, clearly legible and suitable for the proposed development. LPS2 sets a standard of 25 car parking bays for the development, while the development plans propose 26 bays.	Satisfied
(t)	the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	Expected traffic volumes are capable of being handled by the road network. Car parking provision is suitable for the development.	Satisfied
(u)	the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;	The buildings and infrastructure are existing. The development proposes high amenity for visitors. Site servicing requirements address environmental considerations. The design provides suitable access options for people with movement disability.	Satisfied
(v)	the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	The development proposes a required community facility. No adverse impact to community service or community benefit are identified.	Satisfied
(w)	the history of the site where the development is to be located;	No historical issues of note have been identified for the site.	Satisfied
(x)	the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The development will provide a positive impact to the locality by providing a high quality design response to development and environment management.	Satisfied
(y)	any submissions received on the application;	Pending consultation.	Pending consultation
(za)	the comments or submissions received from any authority consulted under clause 66;	Pending consultation.	Pending authority comments
(zb)	any other planning consideration the local government considers appropriate.	No other planning considerations have been identified.	Pending final assessment by City