

26 June 2026

Manager Statutory Planning
City of Swan
2 Midland Square
Midland WA 6056

C/O Elliot Nelson, Planning Officer – Statutory Planning

Re: Development Application – Emmaus Catholic Primary School Stage 3, 359 Arthur Street, Dayton WA 6055 (Lot 4000 on Deposited Plan 403910)

Dear Elliot,

This development application has been prepared by Hames Sharley on behalf of Catholic Education Western Australia Limited (CEWA) for works at Emmaus Catholic Primary School located at 359 Arthur Street, Dayton WA 6055 (Lot 4000, Volume 2883, Folio 195). The development proposes the construction of a new two-storey eight-classroom General Learning Area (GLA) building incorporating a library, STEM/Art room and student toilets; two basketball hardcourts; landscaping and playgrounds; demolition of existing demountable structures; and external services upgrades. This stage will see the student population of the campus increase by 128 students and 8 staff members.

1.0 Project Background

Emmaus Catholic Primary School is located in Dayton, a rapidly growing suburb within the City of Swan. The school is currently operating as a single-stream primary school and is transitioning to double-stream enrolment to meet community demand. The Stage 3 capital works are required to provide the permanent learning facilities necessary to support this transition and accommodate the school's growing student population.

2.0 Overview of Proposal

The proposed project includes 4 elements as follows:

- General learning areas / classrooms for years 3-6. These will be located in a 2 storey building and include prep rooms, staff and student amenities and small break out rooms.
- Library and STEM building. This is a central structure for the campus and will cater for all years. The building includes the collection space for the library, open learning areas, a dedicated STEM room and storage.
- Landscape playgrounds and hard courts. The new learning areas will be supported by additional playground and open space elements to support student health and wellbeing. Two new basketball courts will provide space for

social play and phys ed. classes. The playground has been designed to be an expansive space catering for different age groups, physical abilities and neurodiverse student needs.

- Carparking and infrastructure works. The project will include necessary upgrades to services infrastructure within the campus. All incoming feeds have been confirmed as having sufficient capacity. 12 new carbays will be created within the campus to allow this stage to cater for all staff and ELC parking on site.

3.0 Bushfire

The subject site has been confirmed as outside a bushfire-prone area as mapped by the Department of Fire and Emergency Services (DFES). No Bushfire Management Plan or Bushfire Attack Level (BAL) assessment is required.

4.0 Waste Management

Waste management on site will continue in accordance with the school's existing arrangements. Bins are stored within the school grounds and collected by the City of Swan's waste collection service via Prosper Road to the south of the site, which provides maintenance and service vehicle access clear of the main school entry on Arthur Street. The proposed works do not alter the location of bin storage areas or the current collection arrangements. No changes to waste management are proposed as part of this development.

5.0 Design

The architectural design of the Stage 3 works has been developed in accordance with the Catholic Education Western Australia Building Quality Catholic Schools (BQCS) Edition 7 design principles. A Design Principles Statement addressing each of the State Planning Policy 7.0, Ten Principles of Good Design is included as an attachment to this application.

6.0 Submission Documents

The following documents are included with this development application:

- Application for Development Approval Form
- Metropolitan Region Scheme (MRS) Form 1
- Certificate of Title
- ASIC Company Extract – Catholic Education Western Australia Limited
- City of Swan Development Application Checklist
- Architectural Drawings – Hames Sharley
- Design Principles Statement – BQCS Edition 7 (Hames Sharley)
- Traffic Impact Assessment - Porters Consulting Engineers
- Landscape Plan - Four Landscape Studio
- Acoustic Report – Gabriels Hearne Farrell
- Stormwater Strategy – WGA Engineers
- Feature Survey – Scanlan Surveys