



Metro South-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 16 July 2019, 10:00am
Meeting Number: MSWJDAP/187
Meeting Venue: City of Rockingham Boardroom
Civic Boulevard
Rockingham

Attendance

DAP Members

Mr Tony Arias (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr Andrew Macliver (Specialist Member)
Cr Chris Elliot (Local Government Member, City of Rockingham)
Cr Deb Hamblin (Local Government Member, City of Rockingham)

Officers in attendance

Mr Scott Jeffrey (Department of Finance)
Ms Deanna Kale (Department of Finance)
Ms Amanda Lees (Department of Finance)
Ms Collen Thompson (GHD on behalf of Department of Finance)
Mr Greg Delahunty (City of Rockingham)
Mr Dave Waller (City of Rockingham)
Mr Neels Pretorius (City of Rockingham)
Mr Jonathan Riley (Riley Consulting)
Ms Kate McKelvie (Governance Officer, DAP Secretariat)

Minute Secretary

Ms Nicole D'Alessandro (City of Rockingham)

Applicants and Submitters

Mr Hugh Gill (Oldfield Knott Architects Pty Ltd)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member declared the meeting open at 10:03am on 16 July 2019 and acknowledged the traditional owners and paid respects to Elders past and present of the land on which the meeting was being held.



The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 which states 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

7.1 Mr Greg Delahunty (City of Rockingham) responded to questions from the panel in relation to the application at Item 8.1.

7.2 Mr Jonathan Riley (Riley Consulting) responded to questions from the panel in relation to the application at Item 8.1.

7.3 Mr Scott Jeffrey (Department of Finance) responded to questions from the panel in relation to the application at Item 8.1.

PROCEDURAL MOTION

Moved by: Mr Tony Arias

Seconded by: Ms Lee O'Donohue

That the Metro South-West JDAP consider previous legal position in relation to the setting of valid planning conditions and that it be undertaken behind closed doors, in accordance with section 5.10.2g of the DAP Standing Orders 2017.

The Procedural Motion was put and CARRIED UNANIMOUSLY.



*The meeting was closed to the public at 10:30am.
The meeting was reopened to the public at 10:45am.*

8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location: Lot 9009, Sixty Eight Road, Baldivis
Development Description: New Public Primary School
Applicant: Metro South-West JDAP
Owner: Oldfield Knott Architects Pty Ltd
Responsible Authority: Department of Finance
DAP File No: DAP/19/01608

REPORT RECOMMENDATION

Moved by: Ms Lee O'Donohue

Seconded by: Cr Deb Hamblin

That the Metro South-West JDAP resolves to:

Approve DAP Application reference DAP/19/01608 and accompanying architectural plans titled 'Baldivis South Primary School Masterplan – New Work', being drawing number SK1.01^N, and drawing numbers A2.01^B, A2.02^B, A2.03^B, A3.01^B, A3.02^B, A4.01^B, A4.02^B, A4.03^B, A4.04^B, A4.05^B, A5.01^B, A5.02^B, A6.01^B, A6.02^B, A8.01^B, A8.02^B, A8.03^B, A9.01^B, A9.02^B stamped 'SP RECEIVED 7 MAY 2019'; and the landscaping plans titled 'Baldivis South Primary School Schematic Design', being drawing number 'BMW-07 Rev B', stamped 'SP RECEIVED 7 MAY 2019', and the standard transportable classroom plans titled 'Transportable School Buildings – Western Australia' being drawing numbers A1.01¹, A2.01^o and A2.02^o stamped 'SP RECEIVED 7 MAY 2019'; for the New Baldivis South Public Primary School in accordance with the provisions of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. All stormwater produced shall be disposed of on-site to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
2. The development shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use where possible. Where reticulated sewerage is not available the development shall connect to an approved effluent disposal system to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
3. All on-site car parking and associated vehicle access areas shown on the approved plans shall be constructed, drained, sealed, marked and sign-posted prior to occupation of the proposed development and thereafter maintained to the satisfaction of the Western Australian Planning Commission.
4. All on-site car parking and associated vehicle access areas shown on the approved plans shall be available for vehicles and shall not be used for the purpose of storage or obstructed during school hours, to the satisfaction of the Western Australian Planning Commission.



5. Prior to occupation of the development, the school is to prepare and implement a Kiss and Drive Operational Plan to ensure that the proposed on-street kiss and drive facility is appropriately managed by staff or parent volunteers during peak drop-off and pick-up times, in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
6. Landscaping, as specified in the approved landscaping plans, shall be substantially commenced prior to occupation of the proposed development, completed within three months of the date of occupation, and thereafter maintained to the satisfaction of the Western Australian Planning Commission. Final species selection is to be determined in consultation with the City of Rockingham.
7. Prior to the installation of any signage, a signage plan indicating the location and design of any proposed signage (including traffic directional signage) shall be prepared to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
8. Prior to the commencement of site works, a Construction Management Plan shall be prepared in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. The requirements of the Construction Management Plan shall be observed at all times during the construction process.
9. Prior to lodging a building permit, a Waste Management Plan is to be prepared to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission. Waste collection shall be carried out in accordance with the approved plan thereafter.
10. The access points for the proposed development are to be designed to connect seamlessly with abutting roads and public footpath infrastructure, to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
11. All piped and wired services, plant, equipment and storage areas are to be screened from public view, and in the case of roof mounted plant, screened or located so as to minimise visual impact, to the satisfaction of the Western Australian Planning Commission.

Advice Notes

1. All development must comply with the provisions of the Health Regulations, National Construction Code, Public Building Regulations and all other relevant Acts, Regulations and Local Laws. This includes the provision of access and facilities for people with disabilities in accordance with the National Construction Code.
2. The applicant is reminded of its obligations under the Building Act 2011.
3. This approval does not include the works within the adjoining road reserves, as indicated on the approved plans. Separate approval is required from the City of Rockingham for works within the road reserve, including any landscaping and/or on street parking. This includes the new vehicle crossovers for which separate



approval is required under the Local Government (Uniform Local Provisions) Regulations 1996.

4. With respect to the required Construction Management Plan, the applicant is advised that this is to address earthworks management to control windblown sand, traffic management, the storage of construction materials, waste management, and suppression of dust.
5. The applicant is advised that any damage or removal of a City of Rockingham asset within the road reserve (roads, signage, verge etc.) shall be made good at the cost of the applicant to the specification of the City of Rockingham. The City of Rockingham has recommended that a dilapidation report is prepared prior to commencing work, in order to demonstrate the existing condition of infrastructure.
6. All car parking and associated vehicle access areas are to be constructed in accordance with relevant Australian Standards. The applicant is advised that commercial vehicles using the PPK car parking areas off Road 1 are to enter and exit the site in forward gear including manoeuvrability within the car parking area (i.e. no encroachment into car parking bays). Further, they shall be able to maintain sufficient vertical clearance to the underside (i.e. no bottoming or scraping) when travelling along the proposed ramp (1 in 8.5 or 11.8% gradient) within the car parking area. AS2890.2 requires a maximum rate of change of grade of 1 in 16 (6.25%) in 7.0m of travel.
7. All external lighting shall comply with requirements of AS 4282 - Control of Obtrusive Effects of Outdoor Lighting.
8. With respect to the approved landscaping plans, the City of Rockingham has advised that plantings adjacent to all public footpaths within the road reserve should be set back to allow for mature plant growth, whilst preventing overhanging of footpaths.
9. The City of Rockingham has advised that, given the Department of Education's position regarding the maintenance of the street verge area adjoining the school lot, a durable, low maintenance treatment such as paving and irrigated street trees in paved tree wells should be provided, to the specification of the City of Rockingham.
10. The school is encouraged to contact the Department of Transport regarding participation in the 'Your Move' campaign, which seeks to reduce car dependence and promote alternative modes of transport including walking, cycling and public transport.

If the development of the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

The decision is issued pursuant to the provisions of the Metropolitan Region Scheme, and has been made after due consideration of the local and regional planning implications of the proposal.



Should the applicant be aggrieved by this decision, there is a right to apply for a review pursuant to the provisions of Clause 33 of the Metropolitan Region Scheme. Such an application for review must be submitted to the State Administrative Tribunal, 565 Hay Street, Perth in accordance with Part 14 of the Planning and Development Act 2005. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website. <http://www.sat.justice.wa.gov.au>

AMENDING MOTION 1

Moved by: Ms Lee O'Donohue

Seconded by: Cr Deb Hamblin

That a new Condition 6 be added to read as follows and remaining Conditions be renumbered accordingly:

A Landscaping Plan is to be prepared for the site, which also addresses the interface with street verges, on the advice of the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: It is considered that a comprehensive landscaping plan has not been provided and a more detailed plan should be provided which also addresses interface with street verges and street trees and colours and materials of the proposed landscape works.

AMENDING MOTION 2

Moved by: Ms Lee O'Donohue

Seconded by: Cr Chris Elliott

That a new Advice Note 11 be added to read as follows:

The City of Rockingham, Department of Education and Main Roads are requested to liaise and consider traffic safety measures to reduce potential traffic problems which may arise from the location of Road 1 and its proximity to the roundabout along Furnivall Parade.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: There is a concern regarding safety given the distance from the roundabout to Road 1 and considered it appropriate for an advice note to be applied requesting that this matter be considered further.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro South-West JDAP resolves to:

Approve DAP Application reference DAP/19/01608 and accompanying architectural plans titled 'Baldivis South Primary School Masterplan – New Work', being drawing number SK1.01^N, and drawing numbers A2.01^B, A2.02^B, A2.03^B, A3.01^B, A3.02^B, A4.01^B, A4.02^B, A4.03^B, A4.04^B, A4.05^B, A5.01^B, A5.02^B, A6.01^B, A6.02^B, A8.01^B, A8.02^B, A8.03^B, A9.01^B, A9.02^B stamped 'SP RECEIVED 7 MAY 2019'; and the



landscaping plans titled 'Baldivis South Primary School Schematic Design', being drawing number 'BMW-07 Rev B', stamped 'SP RECEIVED 7 MAY 2019', and the standard transportable classroom plans titled 'Transportable School Buildings – Western Australia' being drawing numbers A1.01¹, A2.01^o and A2.02^o stamped 'SP RECEIVED 7 MAY 2019'; for the New Baldivis South Public Primary School in accordance with the provisions of the Metropolitan Region Scheme, subject to the following conditions:

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3. All on-site car parking and associated vehicle access areas shown on the approved plans shall be constructed, drained, sealed, marked and sign-posted prior to occupation of the proposed development and thereafter maintained to the satisfaction of the Western Australian Planning Commission.
4. All on-site car parking and associated vehicle access areas shown on the approved plans shall be available for vehicles and shall not be used for the purpose of storage or obstructed during school hours, to the satisfaction of the Western Australian Planning Commission.
5. Prior to occupation of the development, the school is to prepare and implement a Kiss and Drive Operational Plan to ensure that the proposed on-street kiss and drive facility is appropriately managed by staff or parent volunteers during peak drop-off and pick-up times, in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
6. A Landscaping Plan is to be prepared for the site, which also addresses the interface with street verges, on the advice of the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
7. Landscaping, as specified in the approved landscaping plans, shall be substantially commenced prior to occupation of the proposed development, completed within three months of the date of occupation, and thereafter maintained to the satisfaction of the Western Australian Planning Commission. Final species selection is to be determined in consultation with the City of Rockingham.
8. Prior to the installation of any signage, a signage plan indicating the location and design of any proposed signage (including traffic directional signage) shall be prepared to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
9. Prior to the commencement of site works, a Construction Management Plan shall be prepared in consultation with the City of Rockingham and to the satisfaction of



the Western Australian Planning Commission. The requirements of the Construction Management Plan shall be observed at all times during the construction process.

10. Prior to lodging a building permit, a Waste Management Plan is to be prepared to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission. Waste collection shall be carried out in accordance with the approved plan thereafter.
11. The access points for the proposed development are to be designed to connect seamlessly with abutting roads and public footpath infrastructure, to the specification of the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
12. All piped and wired services, plant, equipment and storage areas are to be screened from public view, and in the case of roof mounted plant, screened or located so as to minimise visual impact, to the satisfaction of the Western Australian Planning Commission.

Advice Notes

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within the car parking area. AS2890.2 requires a maximum rate of change of grade of 1 in 16 (6.25%) in 7.0m of travel.

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The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.

9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

Nil



10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Applications -

Current Applications		
LG Name	Property Location	Application Description
City of Fremantle	Lot 1 (193) South Terrace, South Fremantle	Mixed Use Development
City of Rockingham	Lot 301 (2-6) Council Avenue, Rockingham	Proposed health studio, restaurant, showrooms and convenience store

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the Presiding Member declared the meeting closed at 10:52am.