



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Monday, 2 November 2020; 9.30am
Meeting Number: MOJDAP/47
Meeting Venue: City of Rockingham
Civic Boulevard, Rockingham

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Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr John Taylor (A/Third Specialist Member)
Cr Matthew Whitfield (Local Government Member, City of Rockingham)
Cr Mark Jones (Local Government Member, City of Rockingham)

Officers in attendance

Mr John Pride (Western Australian Planning Commission)
Mr David Banovic (City of Rockingham)
Mr Mike Ross (City of Rockingham)

Minute Secretary

Mrs Nicole Gardner (City of Rockingham)

Applicants and Submitters

Mr John Nichols (Bateman Architects)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 2 November 2020 and acknowledged the traditional owners and paid respect 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 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2020 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

Mr Jason Hick (Third Specialist Member)
Cr Deb Hamblin (Local Government Member, City of Rockingham)



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**

DAP Member, Mr John Taylor, declared an Impartiality Interest in item 8.1. Mr Taylor is a State Councillor of the Australian Institute of Architects (WA) in 2020.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest, was permitted to participate in the discussion and voting on the item.

7. **Deputations and Presentations**

- 7.1 The City of Rockingham officers responded to questions from the panel.
- 7.2 Mr John Nichols (Bateman Architects) responded to questions from the panel.
- 7.3 Mr John Pride (Western Australian Planning Commission) responded to questions from the panel.

8. **Form 1 – Responsible Authority Reports – DAP Applications**

8.1 **Lot 99 (2) Viva Boulevard, Baldivis**

Development Description: Education Facility
Applicant: Bateman Architects
Owner: Department of Education
Responsible Authority: Western Australian Planning Commission
DAP File No: DAP/20/01848

REPORT RECOMMENDATION

Moved by: Cr Matt Whitfield

Seconded by: Ms Sheryl Chaffer

With the agreement of the mover and seconder the following amendments were made to the report recommendation;

- (i) That Condition 7 be amended to read as follows;

*Prior to applying for a Building Licence, a Waste Management Plan shall be prepared for ~~previously approved Stage 1 and proposed Stage 2~~ **for the site** and*



is to include the following details to the satisfaction of the Western Australian Planning Commission and specifications of the City of Rockingham:

- (a) The location of bin storage areas;*
 - (b) The number, volume and type of bins and the type of waste to be placed in the bins;*
 - (c) Management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and*
 - (d) frequency of bin collections,*
- And all works shall be carried out in accordance with the Waste Management Plan.*

REASON: As stage 1 has already been constructed the condition would not be appropriate to be included retrospectively.

- (ii) That Condition 9 be deleted.

REASON: The condition is unnecessary, as indicated in the RAR.

That the Metro Outer JDAP resolves to:

Approve DAP Application reference DP-20.20.240.1, date-stamped 7 September 2020 by the Department of Planning, Lands and Heritage in accordance with the Metropolitan Region Scheme (MRS), subject to the following conditions:

Conditions

Administrative

- 1 This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.

Transport

- 2 Signage and/or pavement markings (e.g. "No Right Turn") shall be provided at the western end of the parking area north of the Community 3 Building to the satisfaction of the Western Australian Planning Commission and to the specifications of the City of Rockingham.
- 3 The western-most parallel parking bay located south of the existing B4 Technologies building shall be removed to the satisfaction of the Western Australian Planning Commission and to the specifications of the City of Rockingham.

Site Works

- 4 All earthworks shall be stabilised to prevent sand drift to the satisfaction of the Western Australian Planning Commission and specifications of the City of Rockingham.
- 5 Engineering drawings and specifications are to be submitted and approved, and the works undertaken in accordance with the approved engineering drawings and specifications and approved plans for the development, for the filling and draining of the land, including ensuring that stormwater is contained on site. Engineering



drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission and to the specifications of the City of Rockingham.

- 6 Shade trees being planted and maintained within the proposed car parking areas at a rate of one tree per 4 car parking bays to the satisfaction of the Western Australian Planning Commission and to the specifications of the City of Rockingham, such trees being consistent with the requirements of *State Planning Policy 3.7 – Planning for Bushfire Prone Areas: Guidelines* (Schedule 1)

Waste Management

- 7 Prior to applying for a Building Licence, a Waste Management Plan shall be prepared for the site and is to include the following details to the satisfaction of the Western Australian Planning Commission and specifications of the City of Rockingham:
 - (a) The location of bin storage areas;
 - (b) The number, volume and type of bins and the type of waste to be placed in the bins;
 - (c) Management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - (d) frequency of bin collections,

and all works shall be carried out in accordance with the Waste Management Plan.

Fire and Emergency

- 8 Implementation of the Ridge View Secondary College Baldivis – Bushfire Management Plan Addendum BAL Contour map and Bushfire Protection Criteria (Stage 2) prepared by Bushfire Prone Planning and dated 30 July 2020 to the satisfaction of the Western Australian Planning Commission and to the specifications of the City of Rockingham.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: As outlined in the assessment in the Responsible Authority report the development is consistent with the established planning framework and the orderly development of the locality and with the minor amendments to conditions, approval as recommended is granted.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications –



Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01708 DR 138/2020	City of Kwinana	Lot 108 Kwinana Beach Road, Kwinana	Proposed Bulk Liquid Storage for GrainCorp Liquid Terminals	1/7/2020
DAP/19/01575 DR 256/2019	City of Armadale	Lot 9007 (76) Southampton Drive, Piara Waters	Lifestyle Village (Piara Waters Lifestyle Village)	10/12/2019
DAP/01729 DR 176/2020	City of Kalamunda	Lot 130 (74) Warlingham Drive, Lesmurdie	Aged Residential Care Facility	28/8/2020
DAP/20/01764 DR 204/2020	City of Swan	Lot 780 (46) Gaston Road, Bullsbrook	Proposed Stick Feed Grain Mill	8/9/2020
DAP/20/01738 DR 225/2020	City of Kwinana	Lot 15 Mason Road, Kwinana	Proposed Lithium Plant	7/10/2020
DAP/20/01803	City of Joondalup	Lots 208 and 207 (122 & 124) Coolibah Drive, Greenwood	Development and use of a Child Care Premise and associated car parking, access and signage	6/10/2020

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 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.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9.48am.