



## **Metro South-West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** Friday 24 May 2013; 10:30am  
**Meeting Number:** MSWJDAP/19  
**Meeting Venue:** Department of Planning  
140 William Street Perth  
Meeting Room L2.39

### **Attendance**

#### **DAP Members**

Mr Neil Foley (Presiding Member)  
Mr Rob Nicholson (Specialist Member)  
Cr Joy Stewart (Local Government Member, City of Rockingham)  
Cr Richard Smith (Local Government Member, City of Rockingham)

#### **Officers in attendance**

Mr Ian Patterson (DAP Secretariat)  
Ms Regan Douglas (Department of Planning)  
Ms Anika Chhabra (Department of Planning)  
Mr John Paul MacDonagh (City of Rockingham)

#### **Department of Planning Minute Secretary**

Ms Fiona Sze

#### **Applicant and Submitters**

Mr Will Thomson (JCY Architects & Urban Designers)

#### **Members of the Public**

Nil

#### **1. Declaration of Opening**

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

#### **2. Apologies**

Ms Rachel Chapman (Deputy Presiding Member)

#### **3. Members on Leave of Absence**

Nil



**4. Noting of Minutes**

Note the Minutes of the Metro South-West JDAP meeting no.18 held on the 18 April 2013.

**5. Disclosure of Interests**

Nil

**6. Declarations of Due Consideration**

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

**7. Deputations and Presentations**

Nil

**8. Form 1 - Responsible Authority Reports – DAP Application**

<b>8.1</b>	Application Details:	Stage 2 - Baldivis Secondary College
	Property Location:	Lot 803 Stillwater Drive, Baldivis
	Applicant:	JCY Architects and Urban Designers
	Owner:	Department of Education
	Responsible authority:	City of Rockingham
	Report date:	13 May 2013
	DoP File No:	DP/13/00278

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

Nil

**10. Appeals to the State Administrative Tribunal**

Nil

**11. Meeting Closure**



## Minutes of the Metro South-West Joint Development Assessment Panel

**Meeting Date and Time:** Thursday 18th April 2013 at 3:00pm  
**Meeting Number:** MSWJDAP/18  
**Meeting Venue:** City of Rockingham, Civic Boulevard.

### Attendance

#### DAP Members

Ms Rachel Chapman (Alternate Presiding Member)  
Mr Robert Nicholson (Specialist Member)  
Cr Richard Smith (Local Government Member, City of Rockingham)  
Cr Joy Stewart (Local Government Member, City of Rockingham)

#### Officers in attendance

Mr Craig Shepherd (Department of Planning)  
Mr Riaan Stassen (City of Rockingham)  
Mr Mike Ross (City of Rockingham)

#### Local Government Minute Secretary

Ms Nicole D'Alessandro

#### Applicants, Submitters and Members of the Public

Mr Daniel Lees (TPG Town Planning, Urban Design & Heritage)  
Mr David Caddy (TPG Town Planning, Urban Design & Heritage)  
Mr Stephen Beer (Federation Centres)

### 1. Declaration of Opening

The Alternate Presiding Member, Ms Rachel Chapman declared the meeting open at 3:01pm on 18th April 2013 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Alternate Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Alternate Presiding Member advised that in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, 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 meeting would not be recorded.



## 2. Apologies

Mr Neil Foley (Metro South-West JDAP Presiding Member)

## 3. Members on Leave of absence

Nil

## 4. Noting of minutes

Minutes of the Metro South-West Joint Development Assessment Panel meeting No.17 held on Friday, 22nd March 2013 were noted by DAP members.

## 5. Disclosure of interests

Nil

## 6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

## 7. Deputations and presentations

Nil

## 8. Form 1 - Responsible Authority Reports – DAP Application

8.2	Application Details:	Proposed Expansion of the Centro Warnbro District Shopping Centre
	Property Location:	Lots 909 and 915 Warnbro Sound Avenue and 913 and 914 Palm Springs Boulevard, Warnbro
	Applicant:	TPG Town Planning and Urban Design
	Owner:	CPT Custodian Pty Ltd Fabcot Pty Ltd
	Responsible authority:	City of Rockingham
	Report date:	11th April 2013
	DoP File No:	DP/13/00174

### REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Mr Robert Nicholson

**Seconded by:** Cr Joy Stewart

That the Metro South-West Joint Development Assessment Panel resolves to:

**Approve** DAP Application reference 20.2013.42.001 and accompanying plans DA01 to DA10 in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No.2 and subclause 30(i) of the Metropolitan Region Scheme, subject to the following conditions:

1. Earthworks and batters must be stabilised to prevent sand blowing and dust nuisance, for the duration of development.



2. All stormwater must be contained and disposed of on-site at all times to the satisfaction of the City.
3. The car park must:
  - (i) be designed in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking unless otherwise specified by this approval;
  - (ii) include 22 car parking space(s) dedicated to people with disabilities designed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities, marked as "DISABLED PARKING ONLY" and have an elevated sign which relates to the space and includes the international symbol for access for the disabled;
  - (iii) have signage and marking of car parking spaces to the satisfaction of the City of Rockingham for any restriction on the parking of classes of vehicles such as motorcycles, taxi zones, loading zones and parent parking and time limitations (such as 15 minute parking);
  - (iv) be constructed, sealed, kerbed, drained, floodlit and marked prior to the development being occupied and maintained thereafter.
4. Twenty seven (27) short-term bicycle parking spaces and fourteen (14) long-term bicycle parking spaces must be provided in accordance with Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities.

The bicycle parking spaces must be constructed prior to the occupation of the development, and must be retained and maintained in good condition at all times.

5. Two (2) male and two (2) female secure hot-water showers and change rooms and fourteen (14) clothing lockers must be provided in accordance with Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities.

The showers and change rooms and lockers must be constructed prior to the occupation of the development, and must be retained and maintained in good condition at all times.

6. A Waste Management Plan must be prepared and include the following details to the satisfaction of the City, prior to applying for a Building Permit:
  - (i) the location of bin storage areas and bin collection areas;
  - (ii) the number, volume and type of bins, and the type of waste to be placed in the bins;
  - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
  - (iv) frequency of bin collections.



All works must be carried out in accordance with the Waste Management Plan, for the duration of development.

7. Access of service vehicles or operation of forklifts must be restricted to the hours of 7:00am to 7:00pm Monday to Saturday and 9:00am to 7:00pm Sunday and Public Holidays.
8. A Sign Strategy must be prepared and include the information required by Planning Policy 3.3.1, Control of Advertisements, to the satisfaction of the City, prior to applying for a Building Permit.
9. Arrangements must be made for the amalgamation of Lots 909 and 915 Warnbro Sound Avenue and 913 and 914 Palm Springs Boulevard, Warnbro onto one Certificate of Title prior to applying for a Building Permit or, alternatively, a Deed of Agreement being entered into between the landowner and the City of Rockingham requiring the amalgamation of all lots onto one Certificate of Title prior to the occupation of the development.
10. Pedestrian facilities, including footpaths, crosswalks and pram ramps must be designed and constructed to facilitate movement and safety and is to include the following:
  - (i) A minimum 1.2m wide footpath must be constructed between the southern side of the Coles tenancy and Prussian Lane.
  - (ii) A pram ramp must be constructed on Halliburton Avenue opposite Prussian Lane.
  - (iii) A pedestrian crossing and footpath with a minimum width of 1.2m must be constructed between the Coles tenancy and Lot 606 Halliburton Avenue.
  - (iv) Crosswalks must be designed and constructed to facilitate movement across the internal roundabout between the main entry to the shopping centre and Warnbro Sound Avenue and the main entry to the shopping centre and Lot 910 Warnbro Sound Avenue.
  - (v) The main pedestrian crosswalks must be constructed as wombat crossings in accordance with clause 7.2.4 of AustRoads Guide to Traffic Management Part 8 - Local area traffic management.
  - (vi) A footpath must be provided along the southern side of Palm Springs Boulevard to connect the footpath along Royal Palm Drive and Warnbro Sound Avenue.

All works must be carried out prior to occupation of the development.

11. Arrangements must be made for a new Deed of Easement for the purposes of public access over the vehicle access ways, vehicle parking spaces and footpaths, prior to applying for a Building Permit.
12. The intersection of Palm Springs Boulevard and Warnbro Sound Avenue must be modified to include a right-turn lane plus a shared left/right-turn lane



on the westbound approach to the intersection, prior to the occupation of the development.

13. The intersection of Halliburton Avenue to Warnbro Sound Avenue must be modified to include two right-turn lanes plus a left-turn lane on the westbound approach to the intersection, prior to the occupation of the development.
14. A Landscaping Plan must be prepared and include the following detail, to the satisfaction of the City, prior to the issue of a Building Licence:
  - (i) The landscaping of all existing and proposed landscaped areas, including all verges adjacent to the site;
  - (ii) Semi-mature trees in all existing and proposed car parks at a rate of 1 tree per 6 car parking spaces;
  - (iii) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
  - (iv) Any lawns to be established;
  - (v) Any natural landscape areas to be retained;
  - (vi) Those areas to be reticulated or irrigated; and
  - (vii) Verge treatments.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times.

15. Shade sails being installed to provide shade to car parking on the first floor decked car park.
16. The existing bund along the eastern boundary of Lots 909 and 913 is to remain as a noise and visual buffer between the Warnbro District Centre and the residential properties to the east of Royal Palm Drive.
17. All service vehicles have to access the Warnbro Shopping Centre via driveway 8 and exit via the restricted access crossover to Palm Springs Boulevard, as proposed in the TAR which accompanied this application.
18. The decision constitutes Planning Approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within a 2 year period, the approval shall lapse and be of no further effect.

#### FOOTNOTES TO APPROVAL

This approval is issued by the Metro Southwest JDAP subject to the following Footnotes:-





- (a) A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the building; the applicant and owner should liaise with the City's Building Services in this regard.
- (b) With respect to Condition (10vi), the requirement for a footpath along the southern side of Palm Springs Boulevard was recommended by the Department of Planning.
- (c) With respect to conditions 12 and 13, the modifications to the intersections must be approved by the Commissioner of Main Roads; the proponent and owner should liaise with Main Roads Western Australia in this regard.
- (d) With respect to Condition 14, the proponent and owner should liaise with the City's Parks Services to confirm requirements for Landscaping Plans.
- (e) All works in the road reserve, including construction of a crossover or footpath, installation, planting of street trees, bicycle parking devices, street furniture and other streetscape works and works to the road carriageway must be to the specifications of the City; the applicant and owner should liaise with the City's Engineering Services in this regard.
- (f) The development must comply with the Health (Public Building) Regulations (1992). The applicant should liaise with the City's Health Services in this regard.
- (g) Exhaust facilities associated with any proposed food premises must be provided in accordance with Australian Standard AS 1668.2-2002, The use of ventilation and air conditioning in buildings, Part 2: Ventilation design for indoor air containment control (excluding requirements for the health aspects of tobacco smoke exposure) and be fitted with "state of the art" filtration and odour suppression devices to the satisfaction of the City prior to the occupation of the development, and must be maintained at all times.
- (h) The proponent is advised that the development must comply with the provisions of the Building Code of Australia.

### AMENDING MOTION

**Moved by:** Ms Rachel Chapman

**Seconded by:** Mr Robert Nicholson

That the following amendments be made to the Primary Motion

1. Condition No.3(ii) be reworded to read:
  - 3. (ii) include 22 car parking spaces dedicated to people with a disability designed, constructed, space identified and shared space delineated in accordance with Australian/New Zealand Standard AS/NZS 2890.6.2009, Parking facilities, Part 6: Off-street parking for people with disabilities and have an elevated sign which relates to the space and includes the international symbol for people with a disability and the words "PERMIT MUST BE DISPLAYED".





2. That Condition No.16 be reworded to read:
  16. The existing landscaped bund along the eastern boundary of Lots 909 and 913 is to remain or may be modified as a noise and visual buffer between the Warnbro District Centre and the residential properties to the east of Royal Palm Drive which includes a reconfiguration of car parking proposed within the existing bund, to the satisfaction of the City”.
3. That Condition No.10 (vi) be deleted.
4. Insert Conditions after condition 13 to read as follows:
  14. The alignment of the parking aisle in the new northern car park to provide a better intersection layout and improve visibility between the car parking deck ramp and the road leading to the additional parking spaces in the northern car park as shown in figure 5 of the Transport Assessment Report dated the 20th February 2013.
  15. The corner treatment being amended adjacent to the truck only exit onto Palm Springs Boulevard to provide a better movement for vehicles accessing parking spaces in the new northern car park as shown on figure 5 of the Transport Assessment Report dated the 20th February 2013.
  16. One car space at the south east corner of the proposed discount department store being removed to improve service vehicle access to the adjacent loading areas as shown on figure 5 of the Transport Assessment Report dated the 20th February 2013.
5. Delete Footnote (b).
6. That footnote (g) be reworded to read:
  - (g.) The proponent is advised that the development must comply with the provisions of the Building Code of Australia and AS3500.
7. That the preamble paragraph be amended to read:

“**Approve** DAP Application reference (DP13/00174) and accompanying plans DA01 to DA10, dated February 2013, in accordance.....”
8. Renumber all Conditions and Footnotes accordingly based on the above amendments.

**The motion was put and CARRIED UNANIMOUSLY.**

**REASON:** The JDAP considered that the above amendments would provide greater clarity to the applicant over its expectations for the development. It also took the opportunity to correct references to various standards and legislation. The JDAP



**also determined that existing Condition 10(iv) was superfluous as the footpath has been sufficiently addressed.**

### **PRIMARY MOTION (AS AMENDED)**

That the Metro South-West Joint Development Assessment Panel resolves to:

**Approve** DAP Application reference DP/13/00174 and accompanying plans DA01 to DA10, dated February 2013, in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No.2 and subclause 30(i) of the Metropolitan Region Scheme, subject to the following conditions:

1. Earthworks and batters must be stabilised to prevent sand blowing and dust nuisance, for the duration of development.
2. All stormwater must be contained and disposed of on-site at all times to the satisfaction of the City.
3. The car park must:
  - (i) be designed in accordance with Australia/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking unless otherwise specified by this approval;
  - (ii) include 22 carparking spaces dedicated to people with a disability designed, constructed, space identified and shared space delineated in accordance with Australia/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and have an elevated sign which relates to the space and includes the international symbol for people with a disability and the words "PERMIT MUST BE DISPLAYED".
  - (iii) have signage and marking of car parking spaces to the satisfaction of the City of Rockingham for any restriction on the parking of classes of vehicles such as motorcycles, taxi zones, loading zones and parent parking and time limitations (such as 15 minute parking);
  - (iv) be constructed, sealed, kerbed, drained, floodlit and marked prior to the development being occupied and maintained thereafter.
4. Twenty Seven (27) short-term bicycle parking spaces and fourteen (14) long-term bicycle parking spaces must be provided in accordance with Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities.

The bicycle parking spaces must be constructed prior to the occupation of the development, and must be retained and maintained in good condition at all times.

5. Two (2) male and two (2) females secure hot-water showers and change rooms and fourteen (14) clothing lockers must be provided in accordance with Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities.



6. A Waste Management Plan must be prepared and include the following details to the satisfaction of the City, prior to applying for a Building Permit:
  - (i) the location of bin storage areas and bin collection areas;
  - (ii) the number, volume and types of bins, and the type of waste to be placed in the bins;
  - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collected areas; and
  - (iv) frequency of bin collections.

All works must be carried out in accordance with the Waste Management Plan, for the duration of development.

7. Access of service vehicles or operation of forklifts must be restricted to the hours of 7:00am to 7:00pm Monday to Saturday and 9:00am to 7:00pm Sunday and Public Holidays.
8. A Sign Strategy must be prepared and include the information required by Planning Policy 3.3.1, Control of Advertisements, to the satisfaction of the City, prior to applying for a Building Permit.
9. Arrangements must be made for the amalgamation of Lots 909 and 915 Warnbro Sound Avenue and 913 and 914 Palm Springs Boulevard, Warnbro onto one Certificate of Title prior to applying for a Building Permit or, alternatively, a Deed of Agreement being entered into between the landowner and the City of Rockingham requiring the amalgamation of all lots onto one Certificate of Title prior to the occupation of the development.
10. Pedestrian facilities, including footpaths, crosswalks and pram ramps must be designed and constructed to facilitate movement and safety and is to include the following:
  - (i) A minimum 1.2m wide footpath must be constructed between the southern side of the Coles tenancy and Prussian Lane.
  - (ii) A pram ramp must be constructed on Halliburton Avenue opposite Prussian Lane.
  - (iii) A pedestrian crossing and footpath with a minimum width of 1.2m must be constructed between the Coles tenancy and Lot 606 Halliburton Avenue.
  - (iv) Crosswalks must be designed and constructed to facilitate movement across the internal roundabout between the main entry to the shopping centre and Warnbro Sound Avenue and the main entry to the shopping centre and Lot 910 Warnbro Sound Avenue.
  - (v) The main pedestrian crosswalks must be constructed as wombat crossings in accordance with clause 7.2.4 of AustRoads Guide to Traffic Management Part 8 - Local area traffic management.



All works must be carried out prior to occupation of the development.

11. Arrangements must be made for a new Deed of Easement for the purpose of public access over the vehicle access ways, vehicle parking spaces and footpaths, prior to applying for a Building Permit.
12. The intersection of Palm Springs Boulevard and Warnbro Sound Avenue must be modified to include a right-turn land plus a shared left/right-turn land on the westbound approach to the intersection, prior to the occupation of the development.
13. The intersection of Halliburton Avenue to Warnbro Sound Avenue must be modified to include two right-turn lanes plus a left-turn land on the westbound approach to the intersection, prior to the occupation of the development.
14. The alignment of the parking aisle in the new northern car park to provide a better intersection layout and improve visibility between the car parking deck ramp and the road leading to the additional parking spaced in the northern car park as shown in figure 5 of the Transport Assessment Report dated the 20th February 2013.
15. The corner treatment being amended adjacent to the truck only exit onto Palm Springs Boulevard to provide a better movement for vehicles accessing parking spaces in the new northern car park as shown in figure 5 of the Transport Assessment Report dated the 20th February 2013.
16. One car space at the south east corner of the proposed discount department store being removed to improve service vehicle access to the adjacent loading areas as shown on figure 5 of the Transport Assessment Report dated the 20th February 2013.
17. A Landscaping Plan must be prepared and include the following detailed, to the satisfaction of the City, prior to the issue of a Building Licence:
  - (i) The landscaping of all existing and proposed landscaped areas, including all verges adjacent to the site;
  - (ii) Semi-mature trees in all existing and proposed car parks at a rate of 1 tree per 6 car parking spaces;
  - (iii) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
  - (iv) Any lawns to be established;
  - (v) Any natural landscape areas to be retained;
  - (vi) Those areas to be reticulated or irrigated; and
  - (vii) Verge treatments.



The landscaping must be completed prior to the occupation of the development, and must be maintained at all times.

18. Shade sails being installed to provide shade to car parking on the first floor decked car park.
19. The existing landscaped bund along the eastern boundary of Lots 909 and 913 is to remain or may be modified as a noise and visual buffer between the Warnbro District Centre and the residential properties to the east of Royal Palm Drive which includes a reconfigurations of car parking proposed within the existing bund, to the satisfaction of the City.
20. All service vehicles have access to the Warnbro Shopping Centre via driveway 8 and exit via the restricted access crossover to Palm Springs Boulevard, as proposed in the TAR which accompanied this application.
21. The decision constitutes Planning Approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within a 2 year period, this approval shall lapse and to be of no further effect.

#### FOOTNOTES TO THIS APPROVAL

This approval is issued by the Metro South-West Joint Development Assessment Panel subject to the following Footnotes:-

- (a) A Sign Permit must be obtained for any advertising associated with the development, including the signage painted on the building; the applicant and owner should liaise with the City's Building Services in this regard.
- (b) With respect to conditions 12 and 13, the modifications to the intersections must be approved by the Commission of Main Roads; the proponent and owner should liaise with Main Roads Western Australia in this regard.
- (c) With respect to Condition 17, the proponent and owner should liaise with the City's Parks Services to confirm requirements for Landscaping Plans.
- (d) All works in the road reserve, including construction of a crossover or footpath, installation, planting of street trees, bicycle parking devices, street furniture and other streetscape works and works to the road carriageway must be to the specifications of the City; the applicant and owner should liaise with the City's Engineering Services in this regard.
- (e) The development must comply with the Health (Public Building) Regulations (1992). The applicant should liaise with the City's Health Services in this regard.
- (f) Exhaust facilities associated with any proposed food premises must be provided in accordance with Australian Standard AS 1668.2-2002, The use of ventilation and air conditioning in buildings, Part 2: Ventilation design for indoor air containment control (excluding requirements for the health aspects of tobacco smoke exposure) and be fitted with "state of the art" filtration and



odour suppression devices to the satisfaction of the City prior to the occupation of the development, and must be maintained at all times.

- (g) The proponent is advised that the development must comply with the provisions of the Building Code of Australia and AS3500.

**The motion was put and CARRIED UNANIMOUSLY.**

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

Nil

**10. Appeals to the State Administrative Tribunal**

Nil

**11. Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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 3:34pm.



## Form 1 - Responsible Authority Report

(Regulation 12)

<b>Application Details:</b>	Stage 2 - Baldivis Secondary College
<b>Property Location:</b>	Lot 803 Stillwater Drive, Baldivis
<b>DAP Name:</b>	Metro South-West Joint Development Assessment Panel
<b>Applicant:</b>	JCY Architects and Urban Designers
<b>Owner:</b>	Department of Education
<b>LG Reference:</b>	City of Rockingham
<b>Responsible Authority:</b>	Western Australian Planning Commission
<b>Authorising Officer:</b>	Sue Burrows Executive Director Perth and Peel Planning
<b>Department of Planning File No:</b>	28-50156-1
<b>Report Date:</b>	13 May 2013
<b>Application Receipt Date:</b>	3 April 2013
<b>Application Process Days:</b>	48
<b>Attachments:</b>	1: Location Plan 2: 'Revised Rivergums Structure Plan' 3: Existing Development - Stage 1 Site Plan 4: Library and Administration Building 5: Eastern Facade of Baldivis Secondary College 6: Proposed Development - Stage 2 Site Plan 7: MRWA Referral Response

### Recommendation:

That the Metro South-West Joint Development Panel resolves to:

**Approve** DAP Application reference DP13/0278 and accompanying plans date stamped 3 April 2013 by the Department of Planning in accordance with the provisions of the Metropolitan Region Scheme subject to the following condition:

### Condition

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



## Background:

Property Address:	Lot 803 Stillwater Drive, Baldivis
Zoning	MRS: Urban
	TPS: High School per Local Structure Plan
Lot Size:	14.61164ha including primary school site
Existing Land Use:	High School
Value of Development:	\$36 million

The development application relates to Stage 2 of the development of Baldivis Secondary College in Baldivis (**Attachment 1:** Location plan). It is located within the WAPC adopted Rivergums Structure Plan area (**Attachment 2:** 'Revised Rivergums Structure Plan').

Stage 1 of the College, which comprised approximately \$37.4 million of works, was conditionally approved by the Western Australian Planning Commission on 2 November 2010 and completed in December 2012 (**Attachment 3:** Existing Development - Stage 1 Site Plan, **Attachment 4:** Library and Administration Building and **Attachment 5:** Eastern Facade of Baldivis Secondary College).

The College is currently open to year 8 students with additional years expanding progressively in line with the first intake of students this year. In 2015 and in accordance with the Department of Education Year 7 Integration Policy, the College will cater for year 7 students. In 2017, it will house a full cohort of students from year 7 through to 12 in ten separate buildings with a total area of 17,795m<sup>2</sup>.

**Details: outline of development application (Attachment 6:** Proposed Development - Stage 2 Site Plan)

The development of Stage 2, at a cost of approximately \$36 million will complete the development of the College. It proposes the construction of four major buildings totalling 6,295m<sup>2</sup> of gross floor area which will accommodate the:

- Year 7 learning community;
- Year 8 learning community;
- Senior school learning community for arts, media and dance including a 75 seat lecture theatre; and a
- Sports education facility comprising a fitness centre and health education classrooms.

As well, a sports store room will be constructed.

### Site Access and Car Parking

Stillwater Drive provides access to the College's primary frontage with secondary access provided by an unnamed street abutting its northern boundary and another unnamed street on the southern boundary of the overall site which includes the adjacent primary school.

A total of 245 car parking bays are proposed with 197 located on site and the remaining 48 pick and set down car parking bays in the adjoining road reserves. The number of car parking bays exceeds by 27 the recommended parking provision cited in the Western Australian Local Government Association's

(WALGA) 'Safety Around Schools' guidelines which was utilised by the City of Rockingham in its comments on the parking provision for the Stage 1 application.

**Legislation & policy:**

Legislation

*Planning and Development Act 2005*

*Metropolitan Region Scheme 1963*

Planning Guidelines and Manuals

*Liveable Neighbourhoods*

**Consultation:**

City of Rockingham

The City of Rockingham has not provided any comments on the proposal.

Main Roads Western Australia (MRWA)

MRWA raises no objection and advises that:

- no earthworks are to encroach nor stormwater be discharged onto the adjoining Kwinana Freeway reservation; and
- that the applicant/owner is to make good any damage done to existing verge vegetation within that reservation.

These matters merely need to be noted as the development works are distant from the Kwinana Freeway interface (**Attachment 6**). The full MRWA comments are provided in **Attachment 7**: MRWA Referral Response.

**Planning assessment:**

The proposed development would ordinarily require the sole determination of the WAPC under clause 24 of the Metropolitan Region Scheme as the proposed development constitutes a public work undertaken by a public authority on zoned land. No determination role is afforded the City.

Clause 30 (1) of the MRS sets out the following factors when determining a development application:

1. the purpose for which the land is zoned or reserved under the MRS;
2. the orderly and proper planning of the locality; and
3. the preservation of the amenities of the locality.

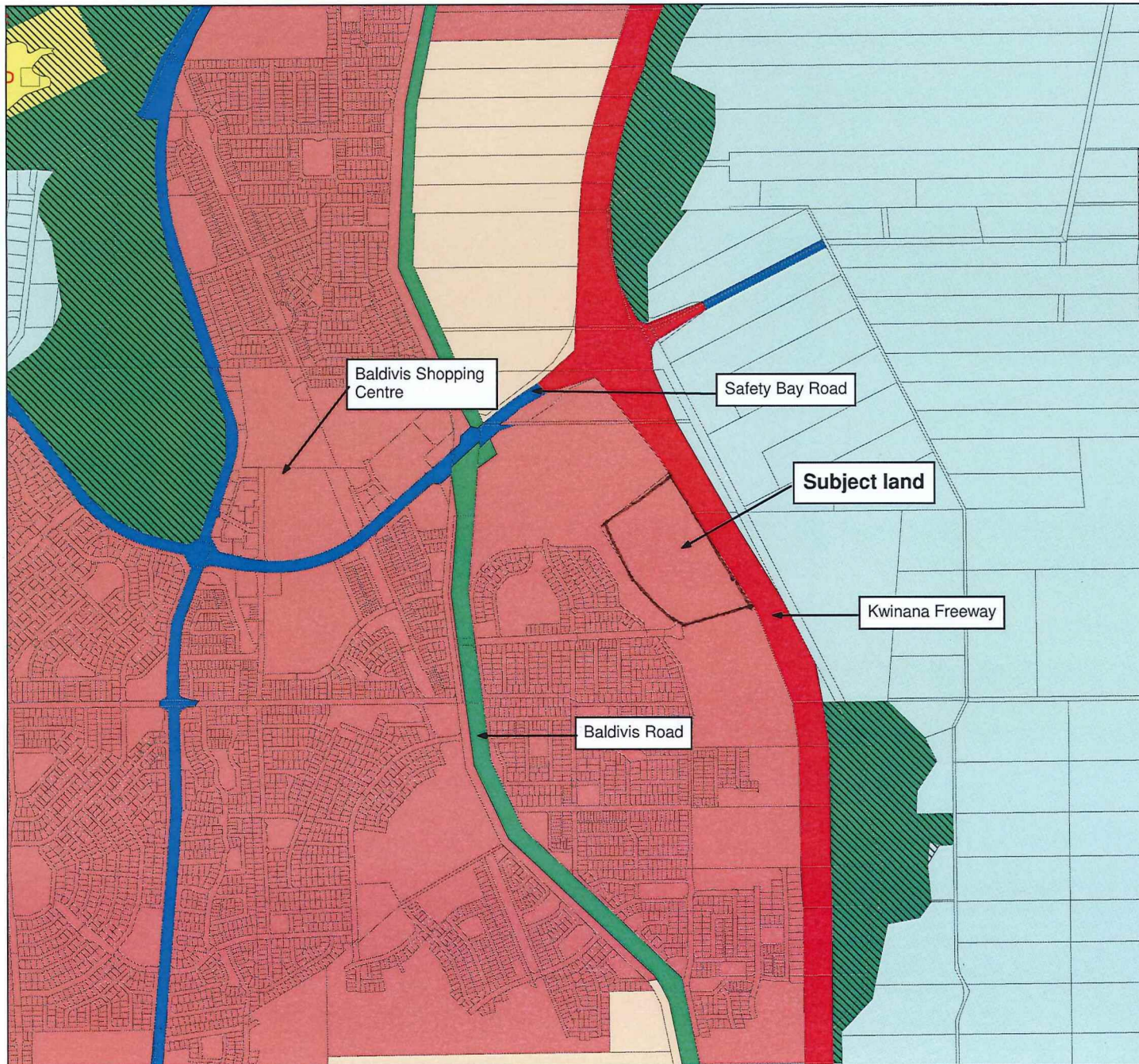
Assessment against Clause 30 (1) is informed by the following:

- The proposal is consistent with the Urban zoning of the subject land in the MRS;
- The proposal is consistent with orderly and proper planning as it accords the designation for high school use in the Rivergums Structure Plan and the general configuration and location of the College meets the requirements of 'Element 8 -Schools' of *Liveable Neighbourhoods* including:
  - Subject land is located on a public transport route, has a major road frontage with good walking and cycling access;
  - Land size is a minimum of 6 hectares;
  - Site is surrounded by three streets including a neighbourhood connector; and
  - Roads surrounding the college accommodate on-street parking and are through streets; and
- The College is now well established and is an integral part of the developing Rivergums residential estate amenity.

**Conclusion:**

The proposal is consistent with the applicable planning framework. Conditional approval is recommended.





Government of Western Australia  
Department of Planning

Location Plan MRS  
Baldvis Secondary College  
Baldvis

- Cadastre with Lot Numbers
- Bushforever Area
- URBAN
- URBAN DEFERRED
- RURAL
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PARKS & RECREATION
- PARKS & RECREATION RESTRICTED
- PP - WATER AUTHORITY OF W A

Scale 1:20,000  
0 500 m

Prepared by: rdouglas  
Prepared for:  
Date: Friday, April 12, 2013 15:05  
Plot identifier: P20130412\_1504





Department of Planning Date Stamped 3 April 2013 Revised Rivergums Structure Plan'





3. DRAWINGS





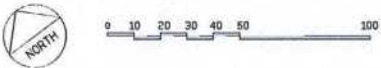








3. DRAWINGS



STAGE 2 SITE PLAN Not to scale







ABN: 50 860 676 021

Enquiries: James McCallum on (08) 9323 4214  
Our Ref: 04/10555-10 (D13#167046)  
Your Ref: 28-50156-1

3 May, 2013

The Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

ATTENTION: Regan Douglas

Dear Regan

**REQUEST FOR COMMENT – LOT 803 STILLWATER DRIVE, BALDIVIS  
DEVELOPMENT APPLICATION FOR ADDITIONAL TEACHING BLOCKS**

Thank you for your letter dated the 15<sup>th</sup> of April, 2013 requesting Main Roads comment on the above proposed development.

Main Roads has no objections to the above proposal, subject to the following comments being imposed:

1. No earthworks are to encroach onto the Kwinana Freeway reservation.
2. No stormwater drainage shall be discharged onto the Kwinana Freeway reservation.
3. The applicant shall make good any damage done to the existing verge vegetation within the Kwinana Freeway reservation.

If you require any further information please contact James McCallum on (08) 9323 4214. In reply please quote reference number 04/10555-10 (D13#167046).

Yours faithfully

Lang Fong  
PLANNING INFORMATION MANAGER

