



Metro South-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 28 September 2016; 9.00am
Meeting Number: MSWJDAP/ 114
Meeting Venue: Department of Planning
140 William Street, Perth

Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Stacey Towne (Deputy Presiding Member)
Mr Rob Nicholson (Specialist Member)
Cr Chris Elliott (Local Government Member, City of Rockingham)
Cr Joy Stewart (Local Government Member, City of Rockingham)

Officers in attendance

Mr Jason Bouwhuis (Department of Planning)
Mr Ivan Zuvela (Department of Finance)
Ms Jade Lightbody (Department of Finance)
Ms Donna Shaw (City of Rockingham)
Mr Greg Delahunty (City of Rockingham)

Department of Planning Minute Secretary

Ms Dallas Downes (Department of Planning)

Applicants and Submitters

Mr Wai Kin Wong (Parry and Rosenthal Architects)
Mr Jeff Malcolm (MGA Town Planning)

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

Cr Kelly McManus (Local Government Member, City of Rockingham)

3. Members on Leave of Absence

Cr Kelly McManus (Local Government Member, City of Rockingham)



4. Noting of Minutes

The minutes of the Metro South-West JDAP meeting No.112 held on the 19 September 2016 and meeting No. 113 held on the 23 September 2016 were not available at time of agenda preparation.

5. 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.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

Nil

8. Form 1 - Responsible Authority Reports – DAP Application

8.1	Property Location:	The southern portion of existing Lots 19, 20 and 21 Sixty Eight Road, Baldivis (with a total area of 9.47 hectares)
	Application Details:	Proposed Secondary School (Stage 1)
	Applicant:	Parry and Rosenthal Architects on behalf of the State Government Department of Building, Management and Works
	Owner:	The Glow Development (WA) Pty Ltd (Lot 19), KEC Nominees Pty Ltd (Lot 20) and ABN Baldivis Pty Ltd (Lot 21)
	Responsible authority:	Department of Planning
	DoP File No:	DAP/16/01083

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

Nil

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Closure

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.



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	The southern portion of existing Lots 19, 20 and 21 Sixty Eight Road, Baldivis (with a total area of 9.47 hectares)
Application Details:	Proposed Secondary School (Stage 1)
DAP Name:	Metropolitan South West Joint Development Assessment Panel
Applicant:	Parry and Rosenthal Architects on behalf of the State Government Department of Building, Management and Works
Owner:	The Glow Development (WA) Pty Ltd (Lot 19), KEC Nominees Pty Ltd (Lot 20) and ABN Baldivis Pty Ltd (Lot 21)
LG Reference:	City of Rockingham
Responsible Authority:	Department of Planning
Authorising Officer:	Assistant Director General Perth and Peel Planning
Department of Planning File No:	DAP/16/01083 DoP: 28-50197-1
Report Date:	21 September 2016
Application Receipt Date:	25 July 2016
Application Process Days:	59 days
Attachment(s):	1 - Regional Context 2 - Aerial Photo 3 - Site Plan 4 - Assessment of Conditions of Development Approval Recommended and Advice Notes Provided by the City of Rockingham 5 - Building Attack Level Contour Map 6 - Liveable Neighbourhoods Neighbourhood Connector A and B 7 - Proposed Sixty Eight Road Upgrade

Officer Recommendation:

That the Metro South West Joint Development Assessment Panel (MSWJDAP) resolves to:

Approve DAP Application reference DP/16/01083 date stamped 25 July 2016 by the Department of Planning 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 subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Transport

2. Satisfactory arrangements being made with the City of Rockingham for the upgrading of Sixty Eight Road to a Neighbourhood Connector A road standard in the location as shown on the plan dated 13 April 2015 as per Figure 9 within the Uloth & Associates Transport Assessment Report .

Site Works

3. All earthworks shall be stabilised to prevent sand drift.
4. All stormwater shall be contained on-site.
5. The preparation, approval and implementation of a landscaping plan to the satisfaction of the Western Australian Planning Commission on the advice of the City of Rockingham. The landscaping plan is to identify the following:
 - The location, number and type of trees and shrubs planted; and
 - Any existing vegetation to be retained and retention thereof with particular focus to road frontages.
6. The preparation, approval and implementation of a Construction Management Plan to address traffic management, the storage of construction materials, waste management and suppression of dust to the satisfaction of the Western Australian Planning Commission on the advice of the City of Rockingham.

Fire and Emergency

7. The implementation of the Baldivis South Secondary School Bushfire Management Plan prepared by Rural Fire Risk Consultancy dated 1 August 2016 (Version 1.5 Reference: 5179).

The above implementation requires amended plans for proposed Buildings 3 and 4 to be submitted and approved by the City of Rockingham that demonstrate construction to BAL-12.5 as per Australian Standard AS3959-2009: Construction of Buildings in Bushfire-Prone Areas.

Background:

The proposed Baldivis South Secondary School (Secondary School) is located approximately 11 kilometres south east of the Rockingham City Centre and approximately 46 kilometres south of the Perth Central Business District (**Attachment 1** - Locality Plan).

Sixty Eight Road abutting the Secondary School currently has a road reserve width of 20 metres and speed limit of 70 kilometre per hour. This road forms a distinctive boundary between land predominantly zoned urban in the Metropolitan Region Scheme (MRS) to that zoned rural to the south (containing two to five hectare lots).

The Secondary School will occupy approximately 9.47 ha of Lots 19, 20 and 21 Sixty Eight Road. The creation of the Secondary School site is to be achieved through the implementation of recently granted subdivision approvals.

The Secondary School site has recently been placed in the urban zone in the MRS.

The WAPC has in the last twelve months approved several residential (local) structure plans for land surrounding the Secondary School site with residential subdivisions approved and presently the subject of development works.

The subdivision approvals will create the following for the Secondary School site:

- A perimeter road to the east, north and west (creating three streets with on-street parking); and
- The widening of the Sixty Eight Road reserve by 2.2 metres to the north and its construction to an urban standard (sealed, kerbed and drained with a central median within a 22.2 metre width road reserve).

Property Address:	The southern portion of existing Lots 19, 20 and 21 Sixty-Eight Road, Baldivis
Zoning	MRS: Urban
	TPS: Development
Development Scheme:	Metropolitan Region Scheme
Site Area:	9.47 hectares (ha) comprising portions of Lot 19 (2.63 ha), Lot 20 (3.50 ha) and Lot 21 (3.34 ha)
Existing Land Use:	Vacant
Value of Development:	\$50,000,000

Details: outline of development application

The Secondary School comprises the following key buildings for stage 1 (stage 2 will be the subject of a separate development application in the future):

- classrooms;
- administration buildings;
- science learning centre;
- technology learning centre;
- health and physical education centre;
- information resource centre and staffroom;
- student services;
- 2.1 metre high fencing along the frontage of Sixty Eight Road; and
- 140 internal car parking bays, 55 on street car parking bays and 2 bus bays (all purposely designed away from Sixty Eight Road), a playing field and 4 hard courts (**Attachment 3** - Site Plan).

The Department of Education has advised that due to the rapid urbanisation of Baldivis, stage 1 is anticipated to be operational by January 2019 and will cater for a total of 725 students from years 7-12 and 60 staff. Stage 2 is likely in 2022/2023, resulting in an overall total of 1,450 students and 145 staff.

Legislation & policy:

Metropolitan Region Scheme 1963.

Planning and Development Act 2005.

State Government Policies

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (2015);

Liveable Neighbourhoods (2009); and
Draft Perth and Peel@3.5million (2015).

Consultation:

The Department of Fire and Emergency Services, the Public Transport Authority, Department of Water and the Department of Planning's Infrastructure and Land Use Planning Co-ordination Division all have no objection to the proposed Secondary School.

The City of Rockingham (City) supports the proposed development, subject to conditions. The planning assessment and analysis of these conditions (and advice notes) is contained in **Attachment 4** – Recommended City Conditions. The recommended conditions are those that serve a planning purpose and have been reviewed with the applicant and the City.

The Department of Parks and Wildlife (DPaW) commented that the clearing required for the proposed Secondary School from Lot 20 Sixty-Eight Road may result in the loss of habitat for 3 species of endangered and vulnerable birds (Carnaby's Black Cockatoo, Baudins' Black Cockatoo and Forest Red-Tailed Black Cockatoo).

The clearing of vegetation for the proposed Secondary School is exempt under Section 6 of the *Environmental Protection Act 1986* because subdivision approval has been granted for Lots 19, 20 and 21 Sixty Eight Road to create the perimeter road and portion of the secondary school site.

The applicant may need to make a separate application under the *Environmental Protection and Biodiversity Conservation Act 1999* to the Federal Department of the Environment and Energy.

Planning assessment:

The proposed development constitutes a public work by a public authority on zoned land in the MRS. Pursuant to clause 6 of the *Planning and Development Act 2005*, the Department of Building, Management and Works is exempt from the requirement to obtain development approval under the City's Town Planning Scheme No. 2. Only approval under the MRS from the WAPC is required.

Metropolitan Region Scheme Assessment

In determining development proposals under the MRS, clause 30(1) is relevant. The following matters are required to be considered:

- The purpose for which the land is zoned;
- The orderly and proper planning of the locality; and
- The preservation of amenities of the locality.

The above is informed by the following considerations.

Purpose of the zone/Preservation of amenities

The subject land is appropriately zoned urban.

Orderly and proper planning and the amenities of the locality

Secondary School Demand

At the 2011 Australian Census, the City of Rockingham had a population of 101,886. The City is anticipating a substantial increase in population from 134,719 people in 2016 to 196,312 by 2036 (45.72% population growth over 20 years from 2016 to 2036). The proposed Secondary School is an urgently required educational facility to accommodate some of the anticipated demand from this substantial population increase.

The only existing public high school in Baldivis is the Baldivis Secondary College, located approximately 3 kilometres to the north (refer to **Attachment 2**). The Baldivis Secondary College currently has 1,424 students that is projected to be almost 2,000 students in 2019.

Bushfire Risk

The south western portion of the secondary school site (which will be occupied by Buildings 3 and 4) is bushfire prone in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas (**Attachment 5** - Building Attack Level Contour Map). Recommended Condition 6 requires the implementation of the submitted Bushfire Management Plan dated 1 August 2016 (Version 1.5).

The submitted Bushfire Management Plan (BMP) advocates the following:

- Proposed Buildings 3 and 4 to be constructed in accordance with Australian Standard AS 3959 to the degree necessary to minimise the risk that these buildings will ignite (BAL-12.5); and
- A 20 metre wide Asset Protection Zone immediately surrounding each proposed building consisting of proposed landscaping that is deemed a low threat.

However, the BMP does not outline the required construction proposals for Buildings 3 and 4 to respond to BAL-12.5. Typically this constitutes the installation of a non-combustible roof material, fixing non-combustible ember guards to roof vents and sealing roof and wall junctions.

Upgrading of Sixty Eight Road

The City has requested that Sixty Eight Road abutting the secondary school site be upgraded to a Neighbourhood Connector A standard. Attachment 6 graphically depicts the different types of Neighbourhood Connector Roads (**Attachment 6** - Liveable Neighbourhoods Connector A and B):

In Liveable Neighbourhoods, a Neighbourhood Connector A road is distinguished from a Neighbourhood Connector B road in Table 1 as follows:

Table 1 - Consistent & Distinguishing Features within Liveable Neighbourhoods Between Neighbourhood Connector A and B Roads

Liveable Neighbourhoods Criteria	Neighbourhood Connector A	Neighbourhood Connector B
<u>Consistent Criteria</u>		
Speed limit	50 kilometres per hour	50 kilometres per hour
Bus route	Yes	Yes
Dual use path	Yes	Yes
<u>Distinguishing Criteria</u>		
<i>Vehicles per day</i>	<i>3000 to 7000</i>	<i>Up to 3000</i>
On street cycle lanes	Yes	No
Indicative road reserve width	24.4 metre	19.4 metres
Central median	Yes	No

Sixty Eight Road is presently a width of 20 metres and is sealed but not kerbed, drained or with a central median.

Whilst Sixty Eight Road is in the process of being widened to the north, this is yet to occur to the south. Nevertheless, the draft Perth and Peel@3.5million (expected in 2050) spatial plan earmarks land to the south of the Secondary School Site as "urban expansion". If this land is zoned urban in the MRS, a further widening of Sixty Eight Road by 2.2 metres will be imposed via future subdivision. This will achieve a 24.4 metre road reserve width, consistent with a Neighbourhood Connector A.

There are currently approximately 2,330 vehicles per day along the section of Sixty Eight Road abutting the proposed Secondary School. This is anticipated to increase to approximately 2,850 vehicles per day on the completion of stage 1 and 3,330 vehicles per day for stage 2.

The traffic report for the WAPC approved (local) structure plan including Lot 21 Sixty Eight Road (and to the east and north comprising approximately 44 hectares) concluded that Sixty Eight Road should be classified as a Neighbourhood Connector A with volumes exceeding 3,000 vehicles per day (**Attachment 7 - Proposed Sixty Eight Road Upgrade**).

The development of the Secondary School will generate substantial traffic volumes and movement in the locality and on Sixty Eight Road to warrant the widening and upgrading to a Neighbourhood Connector A standard (consistent with Attachment 6 - Figure 17 of the road). If a Neighbourhood Connector B standard is adopted as an interim upgrade, this would only apply to abutting Lots 19 and 20 and result in two different road standards, delivering an inappropriate outcome.

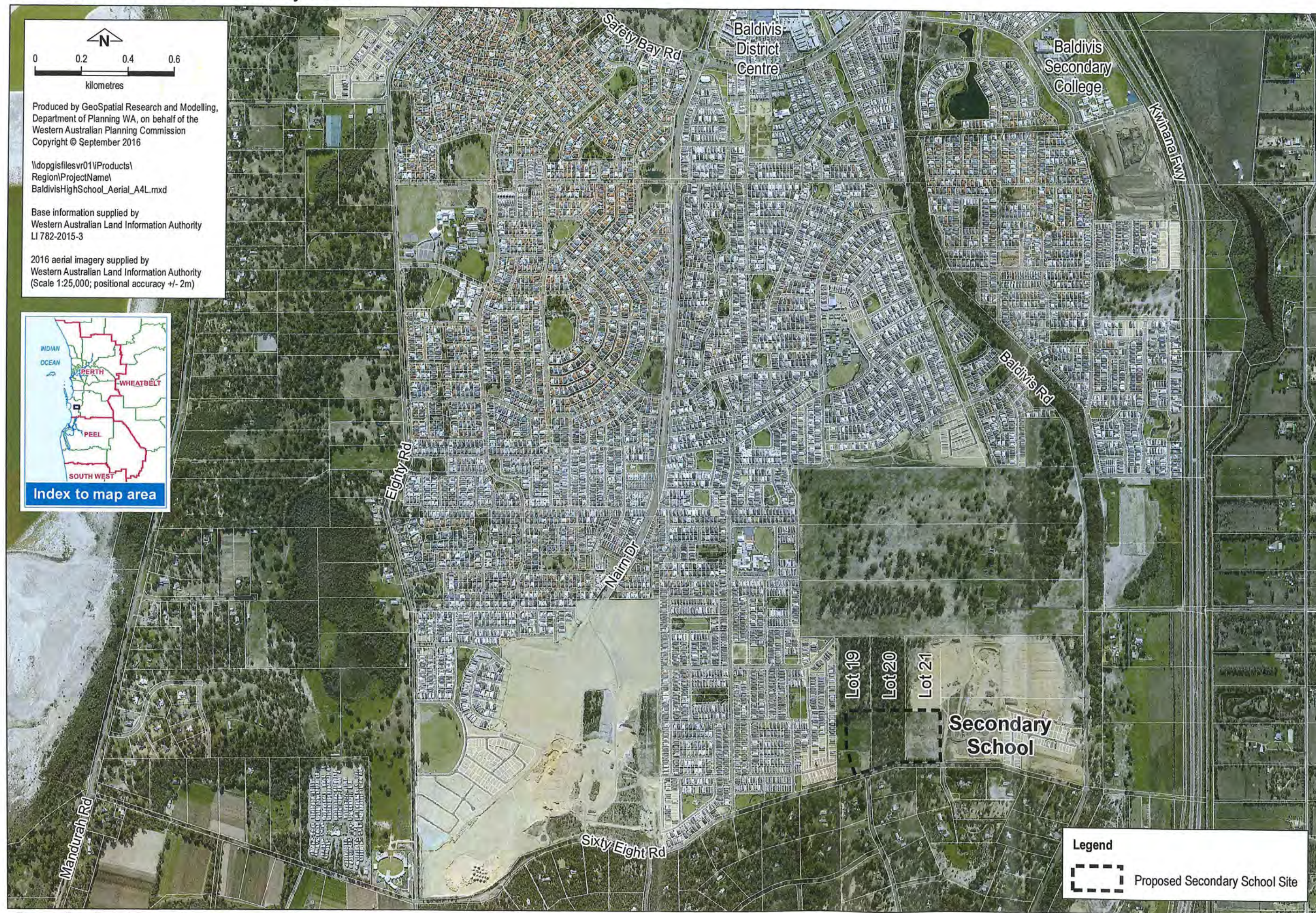
The widening of Sixty Eight Road by 2.2 metres will have no material impact on the development plans. Nevertheless, it will necessitate the relocation of the perimeter fence.

Conclusion:

The development proposal is consistent with the established planning framework, the orderly development of the locality and the provision and preservation of local community amenities.

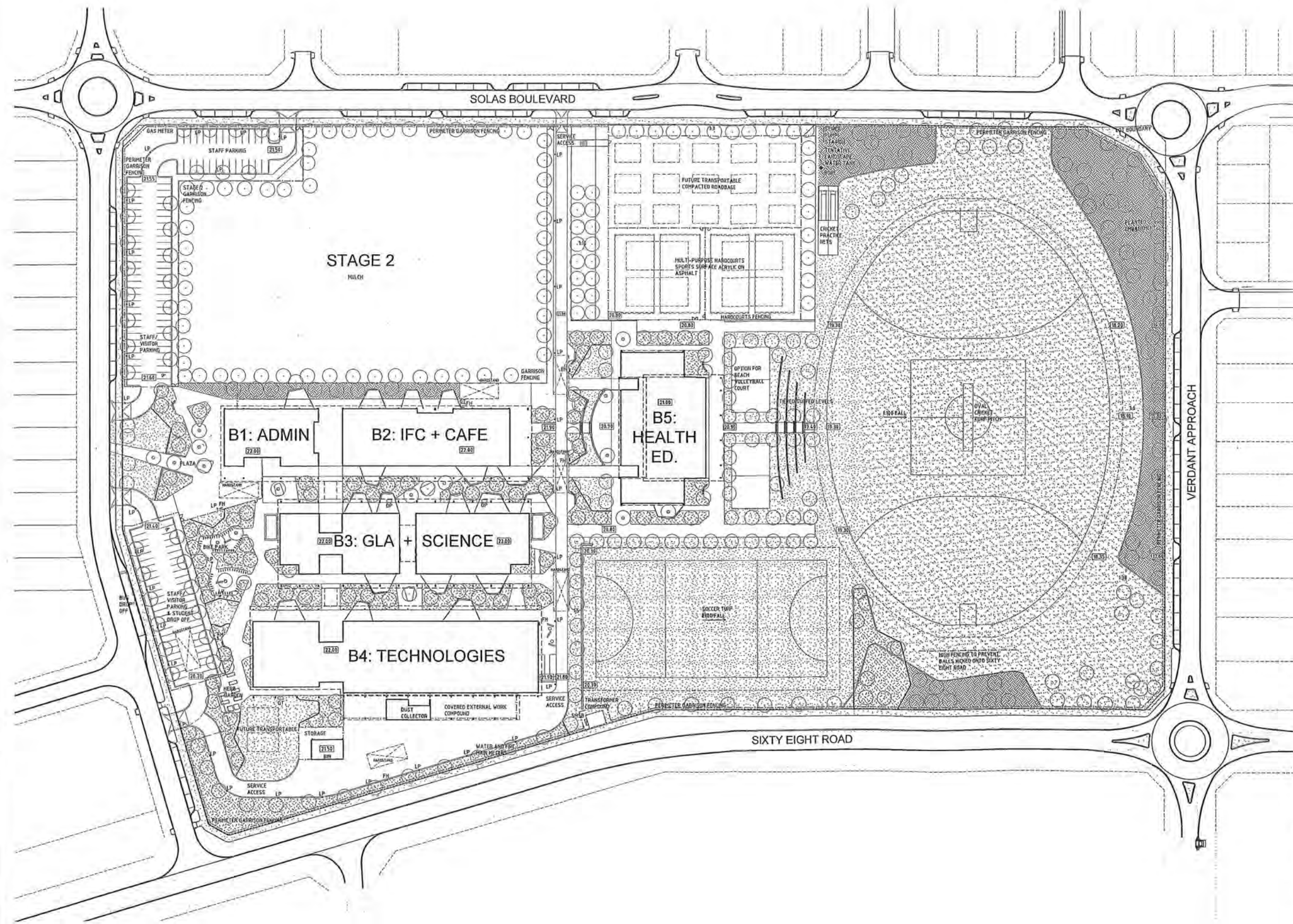
Conditional approval is recommended.





Aerial Photo

LEGEND
 DP DILUTION PIT
 FH FIRE HYDRANT
 GLA GENERAL LEARNING AREA
 GT GREASE TRAP
 IFC INFORMATION RESOURCE CENTRE
 LP STREET LIGHT POLE
 SHS SITE MAIN SWITCHBOARD



DATE	REV	NOTE	BY
14.1.16	0	ISSUE FOR OA	WK

Parry & Rosenthal Architects
 2nd Floor
 43 Ventnor Avenue
 West Perth WA 6009
 PO Box 729 West Perth WA 6872
 T (08) 9481 0540
 F (08) 9324 1292
 E mail@parryros.com.au
 W www.parryros.com.au



BALDIVIS SOUTH SECONDARY SCHOOL
 STAGE 1
 SITE PLAN
 GENERAL ARRANGEMENT

DRAWN	CHKD	APPRD	DATE	SCALE	BY
WKW	MM	PR	25/05/2016	1/750	WKW
DESIGNED	PRINCIPAL	DEPARTMENT OF FINANCE	DATE	SCALE	BY
HM	PR	DEPARTMENT OF FINANCE	25/05/2016	1/750	WKW
DATE	25/05/2016	DATE	25/05/2016	SCALE	1/750
BY	WKW	BY	WKW	SCALE	1/750

THIS IS A CAD DRAWING
 DO NOT AMEND MANUALLY

**ASSESSMENT OF CONDITIONS OF DEVELOPMENT APPROVAL RECOMMENDED
AND ADVICE NOTES PROVIDED BY THE CITY OF ROCKINGHAM**

No.	Requested (Summarised) Conditions	DoP Recommendation
1.	Earthworks stabilised to prevent sand drift.	Condition 3.
2.	All stormwater must be contained on-site.	Condition 4.
3.	A landscaping plan must be prepared including the proposed location, number and type of existing trees and shrubs, (including calculations for the landscaping area), lawn, existing vegetation to be retained and those areas to be reticulated.	Condition 5.
4.	The car park must provide a minimum of 140 off site bays.	Provided on the drawings of the site plan with no condition recommended.
5.	On-street car parking bays are required within Solas Boulevard, Verdant Approach and the future road connection from Sixty Eight Road and Solas Boulevard.	
6.	Implement a waste management plan for bin storage collection.	Condition 6.
7.	Comply with the Bushfire Management Plan dated June 2016.	Condition 7.
8.	Prior to occupation, the Secondary School must be connected to reticulated water.	Unnecessary - school buildings will be connected to the reticulated sewerage and water network.
9.	Engineering drawings for the construction of grade separated pedestrian crossings for Sixty Eight Road and the proposed roads abutting the subject site.	Liveable Neighbourhoods does not advocate for any grade separated pedestrian crossings with no condition recommended.
10.	Satisfactory arrangements for the full cost of upgrading and/or construction of Sixty Eight Road to a Neighbourhood Connector A.	Condition 2 to be constructed to a Neighbourhood Connector A standard.
11.	A traffic management plan must be submitted to the City.	Condition 6.
12.	A dust management plan must be submitted to the City.	Condition 6.
13.	All development must comply with BAL-12.5 within Australian Standard AS3959-2009: Construction of Buildings in Bushfire Prone Areas.	Condition 7 with only amended plans for Buildings 3 and 4.
14.	Amended plans to demonstrate the building has been designed to the required BAL.	Condition 7.
15.	An Asset Protection Zone as depicted in Figure 1C of the Bushfire Management Plan prepared by RUIC Fire dated August 2016 must be installed.	Condition 7.
16.	A plan depicting the vegetation to be cleared and retained within the Asset Protection Zone.	Condition 7.

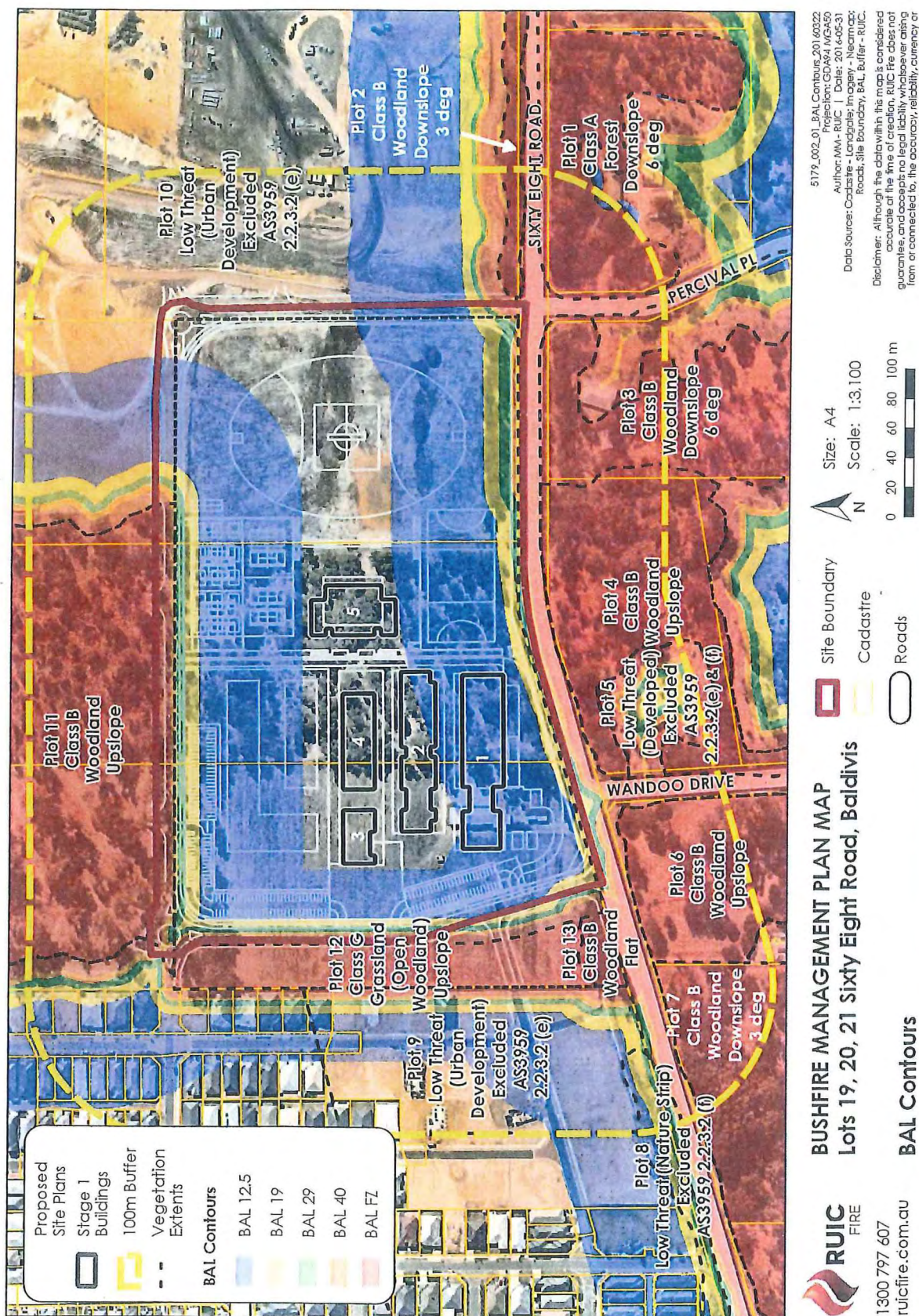
ADVICE NOTES

No.	Advice Notes (Summarised)	DoP Comment
1.	The applicant should liaise with the City regarding landscaping requirements.	Noted and reflected in recommended Condition 3.
2.	The proposed Secondary School must comply with the <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i> .	Subdivision approval provides an exemption from these regulations.
3.	The applicant should liaise with the City regarding road reserve requirements.	Recommended Condition 2 and already indicated on the site plan.
4.	Liaise with the Department of Water regarding the possible need to obtain approval for groundwater extraction.	Noted but unnecessary and not applied for.
5.	Should provide sufficient bicycle parking.	70 bicycle parking bays are proposed.
6.	A separate approval is required from the City under the <i>Food Act 2008</i> and Food Safety Standards prior to the lodgement of a building permit.	Noted but has no bearing on the proposal.
7.	The City supports the provision of paved street verges with irrigated street trees along the eastern, northern and western frontages outside the immediate boundaries of the school property.	Noted but is not within the subject land.
8.	The City supports tree retention along Sixty Eight Road.	Noted and may be retained.

BUILDING ATTACK LEVEL CONTOUR MAP

ATTACHMENT 5

BUSHFIRE MANAGEMENT PLAN
Baldivis South Secondary School



BUSHFIRE MANAGEMENT PLAN MAP
Lots 19, 20, 21 Sixty Eight Road, Baldivis

BAL Contours



1300 797 607
ruicfire.com.au

Figure 2A: BAL Contour Map

Element 2 - Movement network

Neighbourhood connector streets

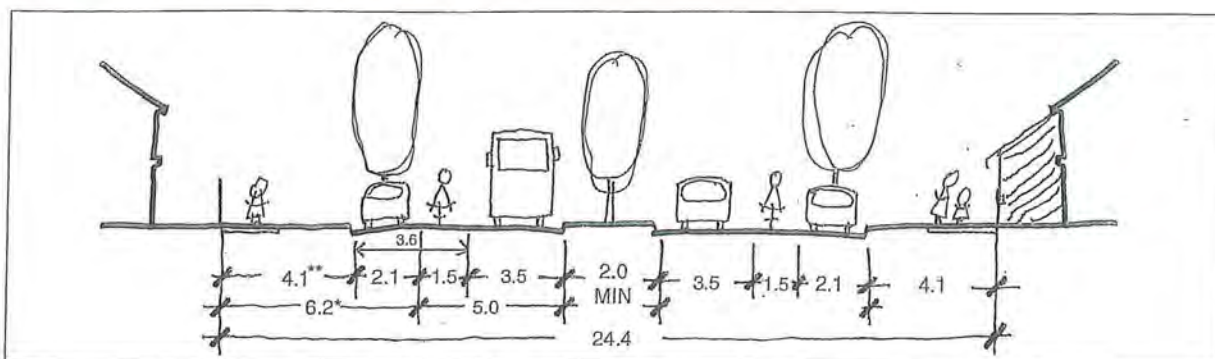


Figure 17: Neighbourhood connector A – 50 km/hr (up to 7000 vehicles per day, with >3000 vehicles per day preferred).

Central median, buses, cycle lanes and parking. Bus stops are normally in travel lane against kerb extensions in parking lane.

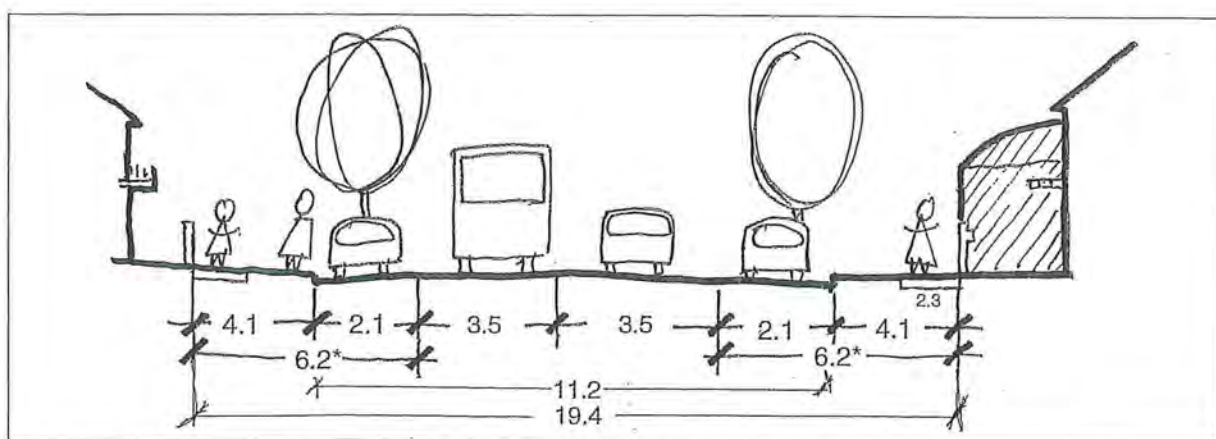


Figure 18: Neighbourhood connector B – 50 km/hr (<3000 vehicles per day).

Lower volume neighbourhood connector, bus route, no cycle lanes, parking. Typically a residential environment with low parking turnover. Detailing of design to visually narrow street (eg including trees in parking lane, painted parking line), together with other speed control mechanisms to limit typical operating speeds to less than 50 km/hr. Bus stops in travel lane against kerb extension in parking lane. A2-2.3 m shared path provided on at least one verge in lieu of on-street cycle lane.

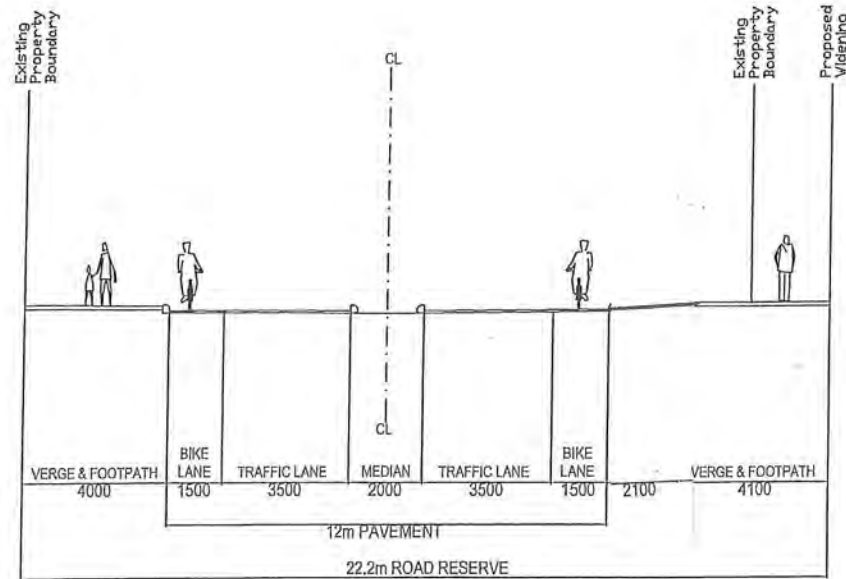
PROPOSED SIXTY EIGHT ROAD UPGRADE

ATTACHMENT 7

SOURCE: ULOTH & ASSOCIATES

0 4 8
METRES
SCALE 1 : 200

SOURCE: ULOTH & ASSOCIATES



*Currently proposed
Structure Plan on
north side.*

RECOMMENDED STRUCTURE PLAN