



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Monday, 7 August 2023; 9.30am
Meeting Number: MOJDAP/262
Meeting Venue: Electronic Means

This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person

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Eugene Koltasz
Presiding Member, Metro Outer JDAP



Attendance

DAP Members

Eugene Koltasz (Presiding Member)
Sheryl Chaffer (A/Deputy Presiding Member)
Jason Hick (Third Specialist Member)
Cr Lorna Buchan (Local Government Member, City of Rockingham)
Cr Mark Jones (Local Government Member, City of Rockingham)

Officers in attendance

Lisa Hall (Western Australian Planning Commission)
Aiden O'Brien (Western Australian Planning Commission)
Chris Parlane (City of Rockingham)
David Banovic (City of Rockingham)
Mike Ross (City of Rockingham)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Rachel Bridges (Department of Finance)
Alisha Adhikari (Department of Finance)
Graham Hunt (Hunt Architects)
Jacob Gray (WA Police Force)
Jason Wong (WA Police Force)
Christopher Rologas (WA Police Force)
Mike Scott (Bushfire Prone Planning)
Sarina Gorman (Bushfire Prone Planning)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 7 August 2023 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

This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

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2. Apologies

Karen Hyde (Deputy Presiding Member)

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 Graham Hunt (Hunt Architects) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.3 City of Rockingham addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 154 Nairn Drive, Lot 9101 Sherry Street, Baldivis

Development Description:	Baldivis Police Station
Applicant:	Department of Finance
Owner:	Stockland Development Pty Ltd
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/23/02482

REPORT RECOMMENDATION

Moved by: Sheryl Chaffer

Seconded by: Jason Hick

That the Metro Outer Joint Development Assessment Panel resolves to **Approve** Development Assessment Panel application reference DAP/23/02482 and accompanying plans (**Attachment 1**) in accordance with the provisions of the *Metropolitan Region Scheme* for the proposed Baldivis Police Station, and subject to the following conditions:

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Presiding Member, Metro Outer JDAP



Conditions

1. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development being carried out in accordance with the approved plans date stamped 4 July 2023 (attached) by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission.
3. All stormwater is to be disposed of in accordance with the Drainage Plan (prepared by Stantec dated 30 June 2023, Revision C) in consultation with the City of Rockingham and the satisfaction of the Western Australian Planning Commission.
4. Prior to commencement of works, the applicant is to prepare and submit a Construction Management Plan, in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. The Construction Management Plan must be prepared by a suitably qualified person and detail how the construction of the development will be maintained including, but not limited to:
 - a) Dust, noise, erosion, lighting and environmental hazards management;
 - b) Earthworks stabilisation to prevent sand drift;
 - c) Public safety and security;
 - d) Hours of construction;
 - e) Traffic management plans during construction, including any proposed road closures, parking and loading areas;
 - f) Toilet facilities for construction workers;
 - g) Protection of public infrastructure;
 - h) Material and equipment delivery, storage and removal from site;
 - i) Parking arrangements for staff, contractors and visitors;
 - j) Construction waste disposal strategy and location of waste disposal bins;
 - k) Complaint management procedure; and
 - l) Dilapidation report(s).

The approved Construction Management Plan must be implemented prior to the commencement of works and thereafter maintained for the duration of works in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.

5. Prior to commencement of works, the applicant is to prepare plans to provide for one short term bicycle parking space on the development site for visitors, and a minimum of eight long term bicycle facilities provided within the development, in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. The bicycle parking spaces are to be provided prior to occupancy.

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6. Prior to commencement of works, the applicant is to prepare a Bicycle Parking and End of Trip Facilities plan in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. The end of trip facilities are to be provided prior to occupancy.
7. The pylon sign shall be located no closer than 1.8m to the road reserve boundary of Sherry Street.
8. Prior to occupation of the development, all signage shown in the approved development plans, including luminance maximums, must be installed and maintained thereafter in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
9. Prior to commencement of works, a revised waste management plan is to be prepared in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. The revised waste management plan is to detail, but not limited to:
 - a) updated site plan;
 - b) the location of bin storage areas and bin collection areas;
 - c) anticipated waste generation volumes and types;
 - d) number, volume and type of bins;
 - e) general design considerations to ensure bin store and waste receptacles can be suitably cleaned;
 - f) bin storage management and hygiene management;
 - g) waste collection vehicle(s); and
 - h) frequency of waste services.

The revised waste management plan is to be implemented.

10. Public art to the value of 1% of the estimated total construction cost, being provided accordance with the WA State Government Percent for Art Scheme. The public art is to be provided in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
11. The applicant/landowner is to submit detailed information relating to external finishes and colour schemes in consultation with the City of Rockingham. Prior to occupation of the development, the approved external finishes and colour schemes are to be implemented in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
12. Prior to commencement of works, a Landscape Management Plan is to be prepared in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. The Landscape Management Plan is to detail:
 - a) the location, number and type of proposed trees and shrubs, including calculations for the landscaping areas;
 - b) detailed landscape, irrigation/reticulation, lighting and street furniture plans; and
 - c) paving materials for the footpaths, which are to be carried across driveways.

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The approved Landscape Management Plan is to be implemented and thereafter maintained for the duration of the development, in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.

13. Prior to occupation of the development, all car parking areas must meet the following requirements:
 - a) The provision and maintenance of a minimum of 57 on-site car parking spaces (including one ACROD bay), which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off street car parking.
 - b) The provision and maintenance of car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off street parking for people with disabilities and which are linked to an entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1 2009, Design for access and mobility, Part 1: General Requirements for access New building work.
 - c) Vehicle parking, manoeuvring and circulation areas are to be suitably constructed, sealed, kerbed, line marked and drained in consultation with the City of Rockingham to Australian Standard AS2890.

The development is to comply with the above requirements and be maintained for the duration of the development, in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.

14. Prior to occupation of the development, crossovers must be designed and constructed in consultation with the City of Rockingham and to the satisfaction of the Western Australian Planning Commission.
15. The Bushfire Attack Level Assessment Report prepared by Bushfire Prone Planning and dated 31 March 2023 is to be amended. The amended report is to be in the form a Bushfire Management Plan that:
 - a) classifies vegetation within Reserve 52070 (the drainage basin), which the current Bushfire Attack Level Assessment Report identifies as Area 4;
 - b) identifies the extent of works required (in terms of modifying existing landscaping and vegetation) to ensure the intended development on the site is located in an area subject to a bushfire attack level of 29 or less;
 - c) includes an Implementation Table which outlines management responsibilities and addresses criteria set out in the *Guidelines for Planning in Bushfire Prone Areas*;
 - d) includes a Landscape Management Plan prepared in consultation with the City of Rockingham, which clearly sets out the extent of any vegetation management that may be necessary to ensure development on the site is located in an area subject to a bushfire attack level rating not exceeding BAL-29; and
 - e) provides for the implementation of the Landscape Management Plan, at the landowners/applicant's cost.

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16. Prior to occupation of the development, information to be provided to demonstrate that the measures contained in the updated Bushfire Management Plan, required in Condition 15, have been implemented. The information should include a completed 'Certification by Bushfire Consultant' from the Bushfire Management Plan.

Advice Notes

1. This decision constitutes planning approval under the Metropolitan Region Scheme only. It is the applicant's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. All development must comply with the provisions of the Health Regulations, Building Code of Australia, 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 Building Codes of Australia.
3. Any damage to public assets and reserves arising during the development activity are to be repaired and restored in accordance with the "Local Government Guidelines for Restoration and Reinstatement in WA" and to the requirements of the City of Rockingham.
4. With regard to Condition 6, the City of Rockingham advises the applicant/landowner to refer to its *Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities*.
5. All existing street trees adjacent the development site are to be protected throughout the course of development in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites.
6. APA Group advises that anyone proposing to carry out construction or excavation works in proximity to a gas pipeline must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure.
7. Prior to the commencement of development works, the landowner/applicant needs to be aware of their obligations under the *Aboriginal Cultural Heritage Act 2021*. The *Aboriginal Cultural Heritage Management Code* sets out the process for meeting those obligations.

The Report Recommendation was put and **CARRIED UNANIMOUSLY**.

REASON: The Panel considered that approval of the Police station was warranted given it generally complies with the purpose and intent of the Metropolitan Region Scheme and Local Planning Framework as enunciated in the City of Rockingham Planning Scheme No 2, The Byford Activity Centre Structure Plan and Local Planning Policy PP3.2.4 Baldivis Town Centre.

The Panel also considered that the Police station was appropriately located and well-designed following extensive consultation with the City of Rockingham. Appropriate conditions to further improve location and design issues have been imposed with agreement between the City and the proponents.

Eugene Koltasz
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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/22/02346 DR47/2023	City of Joondalup	8 Elcar Lane, Joondalup	Two Storey Mixed Used Development	17/03/2022
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02394 DR69/2023	City of Mandurah	Lot 9124 Cobaki Brace, Lakelands	Proposed Bulky Goods Showroom	28/04/2023
DAP/22/02379 DR98/2023	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023

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 10:01.

Eugene Koltasz
Presiding Member, Metro Outer JDAP