



## **Metro North-West Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** 9 March 2020, 9:00 AM  
**Meeting Number:** MNWJDAP/282  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue, Joondalup

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## Attendance

Ms Sheryl Chaffer (A/Presiding Member)  
Mr Clayton Higham (A/Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Suzanne Thompson (Local Government Member, City of Joondalup)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)

## Officers in attendance

Mr Chris Leigh (City of Joondalup)  
Mr Jeremy Thompson (City of Joondalup)

## Minute Secretary

Mrs Wendy Cowley (City of Joondalup)

## Applicants and Submitters

Ms Amanda Butterworth (Allerding and Associates)  
Mr Julio Amores (Parry & Rosenthal Architects)  
Mr Steve Martin (Sacred Heart College)

## Members of the Public / Media

There were 3 members of the public in attendance.

Ms Lucy Jarvis from Community News was in attendance.

### 1. Opening of Meeting, Welcome and Acknowledgement

The A/Presiding Member declared the meeting open at 9.00am on 9 March 2020 and acknowledged the traditional owners and pay respect to Elders past and present of the land on which the meeting was being held.

The A/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*.

#### 1.1 Announcements by Presiding Member

The A/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 A/Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

The A/Presiding Member announced that the Metro North-West JDAP is currently undertaking a trial of revised templates to promote greater consistency and transparency of information published on the DAP website. During this time, changes to the content contained within the Agendas, Minutes and Responsible Authority Reports may be observed.



## 2. Apologies

Ms Karen Hyde (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

DAP Member, Cr Suzanne Thompson, declared an Impartiality Interest in item 8.1. The owner of a neighbouring property, Ms Taryn Walter is known to Cr Thompson and was formally a neighbour.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2017, the A/Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest interest, was permitted to participate in the discussion and voting on the item.

## 7. Deputations and Presentations

7.1 Ms Amanda Butterworth (Allerding & Associates) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Julio Amores (Parry & Rosenthal 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 Joondalup officers addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.

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

### 8.1 Lot 803 (15) Hocking Parade, Sorrento

|                          |  |
|--------------------------|--|
| Development Description: | Educational Establishment<br>(New Technology Centre) |
| Applicant:               | Allerding and Associates                             |
| Owner:                   | The Roman Catholic Archbishop of Perth.              |
| Responsible Authority:   | City of Joondalup                                    |
| DAP File No:             | DAP/19/01716   |



## REPORT RECOMMENDATION

**Moved by:** Cr Suzanne Thompson

**Seconded by:** Cr Philippa Taylor

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01716 is appropriate for consideration as an “Educational Establishment” land use and compatible with the objectives of the zoning table in accordance with Clause 16 of the City of Joondalup Local Planning Scheme No. 3;
2. **Approve** DAP Application reference DAP/19/01716 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the City of Joondalup *Local Planning Scheme No.3* subject to the following conditions:

### Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. 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 specified period, the approval shall lapse and be of no further effect.
3. This approval relates to the Educational Establishment (new technology centre) only and development shall be in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
4. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;
  - the parking arrangements for the contractors and subcontractors;
  - the management of dust during the construction process;
  - access to car parking and the centre for staff and visitors;
  - other matters likely to impact on the surrounding properties;

and works shall be undertaken in accordance with the approved Construction Management Plan.

5. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.



6. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
7. An acoustic report demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997* shall be submitted to and approved by the City prior to occupation. Noise attenuation measures shall be implemented as outlined in the approved acoustic report.
8. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
9. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of both the site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - Provide all details relating to plant species, plant spacing, pot size and quantities;
  - Replacement of the *Melaleuca Viridiflora* with *Callistemon* (Bottle Brush);
  - Show spot levels and/or contours of the site;
  - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Outline what works are required within the subject sites and adjacent verges to ensure compliance with AS3959;
  - Be based on Designing out Crime principles to the satisfaction of the City; and,
  - Show all irrigation design details.
10. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
11. A Delivery Management Plan indicating the timing of deliveries for activities associated with the Technology Centre shall be submitted prior to the commencement of development and approved by the City prior to the development first being occupied. Delivery management shall then be undertaken in accordance with the approved plan.



12. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
13. All development shall be contained within the property boundaries.

#### **Advice Notes**

1. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
2. The applicant/owner is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.joondalup.wa.gov.au/Live/Streetscapes/StreetVergeGuidelines.aspx>
3. With respect to the schedule of colours and materials, the City encourages the developer to incorporate materials and colours to the external surface of the building and associated structures, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours. The colours and materials are to have particular attention to the eastern façade in order to ensure an appropriate treatment to Hocking Parade and is to include elements such as recessed window frames and metal panelling (including perforated and solid metal panels) and include any designs to be incorporated into these panels.
4. Educational use fits the definition of a Public Building under the *Health (Miscellaneous Provisions) Act 1911* and the premises must comply with the provisions of the *Health (Public Buildings) Regulations 1992*. There are some requirements for Public Buildings that can be different from the provisions of the BCA and your attention is drawn to the requirement for steps and stairs having a minimum 280mm tread and maximum 180mm riser as well as the need to have more than 1 exit available in an area intended for more than 50 persons.
5. The food related teaching areas should be designed in accordance with the *Food Act 2008* but this is not required unless the food will be sold\* (\* as defined in the Act).
6. Development should be designed and constructed so as to ensure noise emissions comply with the provisions of the *Environmental Protection (Noise) Regulations 1997*.

#### **AMENDING MOTION 1**

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Mr Clayton Higham

That condition no. 3 be amended to read as follows:

*This approval relates to the Educational Establishment (new technology centre **and associated works**) only and development shall be in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**



**REASON:** To include any associated works for the new technology centre.

**AMENDING MOTION 2**

**Moved by:** Mr Clayton Higham

**Seconded by:** Mr Fred Zuideveld

That a new condition no. 14 be added to read as follows:

***Revised plans are to be submitted to present additional articulation on the eastern façade fronting Hocking Parade, to the satisfaction of the City of Joondalup.***

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To enhance the appearance of the design of the development fronting on to Hocking Parade.

**AMENDING MOTION 3**

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Cr Suzanne Thompson

That condition no. 13 be amended to read as follows:

***All development on site shall be contained within the property boundaries.***

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To provide clarity.

**AMENDING MOTION 4**

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Mr Clayton Higham

That condition no. 9 be amended to read as follows:

***Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of both the site and the adjoining road verge(s), and shall:***

- ***Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;***
- ***Provide all details relating to paving, treatment of verges and tree planting in the car park;***
- ***Provide all details relating to plant species, plant spacing, pot size and quantities;***
- ***Replacement of the Melaleuca Viridiflora with Callistemon (Bottle Brush) or similar;***
- ***Show spot levels and/or contours of the site;***
- ***Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;***
- ***Be based on water sensitive urban design principles to the satisfaction of the City;***
- ***Outline what works are required within the subject sites and adjacent verges to ensure compliance with AS3959;***



- *Be based on Designing out Crime principles to the satisfaction of the City; and,*
- *Show all irrigation design details.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To allow other species to be considered that are consistent with the City's verge planting policies resulting in a more compact tree species which, on maturity, will align more closely with the roof height of the development.

**REPORT RECOMMENDATION (AS AMENDED)**

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01716 is appropriate for consideration as an "Educational Establishment" land use and compatible with the objectives of the zoning table in accordance with Clause 16 of the City of Joondalup Local Planning Scheme No. 3;
2. **Approve** DAP Application reference DAP/19/01716 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the *City of Joondalup Local Planning Scheme No.3* subject to the following conditions:

**Conditions**

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. 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 specified period, the approval shall lapse and be of no further effect.
3. This approval relates to the Educational Establishment (new technology centre and associated works) only and development shall be in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
4. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;
  - the parking arrangements for the contractors and subcontractors;
  - the management of dust during the construction process;
  - access to car parking and the centre for staff and visitors;
  - other matters likely to impact on the surrounding properties;

and works shall be undertaken in accordance with the approved Construction Management Plan.



5. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
6. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
7. An acoustic report demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997* shall be submitted to and approved by the City prior to occupation. Noise attenuation measures shall be implemented as outlined in the approved acoustic report.
8. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
9. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of both the site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - Provide all details relating to plant species, plant spacing, pot size and quantities;
  - Replacement of the Melaleuca Viridiflora with Callistemon (Bottle Brush) or similar;
  - Show spot levels and/or contours of the site;
  - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Outline what works are required within the subject sites and adjacent verges to ensure compliance with AS3959;
  - Be based on Designing out Crime principles to the satisfaction of the City; and,
  - Show all irrigation design details.
10. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.



11. A Delivery Management Plan indicating the timing of deliveries for activities associated with the Technology Centre shall be submitted prior to the commencement of development and approved by the City prior to the development first being occupied. Delivery management shall then be undertaken in accordance with the approved plan.
12. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
13. All development on site shall be contained within the property boundaries.
14. Revised plans are to be submitted to present additional articulation on the eastern façade fronting Hocking Parade, to the satisfaction of the City of Joondalup.

### Advice Notes

1. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
2. The applicant/owner is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.joondalup.wa.gov.au/Live/Streetscapes/StreetVergeGuidelines.aspx>
3. With respect to the schedule of colours and materials, the City encourages the developer to incorporate materials and colours to the external surface of the building and associated structures, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours. The colours and materials are to have particular attention to the eastern façade in order to ensure an appropriate treatment to Hocking Parade and is to include elements such as recessed window frames and metal panelling (including perforated and solid metal panels) and include any designs to be incorporated into these panels.
4. Educational use fits the definition of a Public Building under the *Health (Miscellaneous Provisions) Act 1911* and the premises must comply with the provisions of the *Health (Public Buildings) Regulations 1992*. There are some requirements for Public Buildings that can be different from the provisions of the BCA and your attention is drawn to the requirement for steps and stairs having a minimum 280mm tread and maximum 180mm riser as well as the need to have more than 1 exit available in an area intended for more than 50 persons.
5. The food related teaching areas should be designed in accordance with the *Food Act 2008* but this is not required unless the food will be sold\* (\* as defined in the Act).
6. Development should be designed and constructed so as to ensure noise emissions comply with the provisions of the *Environmental Protection (Noise) Regulations 1997*.

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



**REASON:** The proposed development is consistent with the intent and objectives of the local and regional planning framework, including the land use and development objectives of the City of Joondalup Local Planning Scheme No 3 and relevant local planning policies.

Extension of the existing Educational Establishment to include the proposed new technology centre and associated works does not result in an increase in school capacity numbers and the location, height and scale of the buildings have been designed sensitively to fit in with the neighbouring residential streetscape.

The conditional approval provides for additional articulation of the buildings fronting Hocking Parade and suitable landscaping to enhance the appearance of the development from the street.

**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 State Administrative Tribunal Application

| Current SAT Applications   |                   |  |   |             |
|----------------------------|-------------------|--|---|-------------|
| File No. & SAT DR No.      | LG Name           | Property Location                              | Application Description                     | Date Lodged |
| DAP/19/01557<br>DR159/2019 | City of Joondalup | Lot 104 & 105 (8 & 10) Brechin Court, Duncraig | 3 Levels, 16 Apartments, Multiple Dwellings | 01/08/2019  |

**11. General Business**

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.

**12. Meeting Closure**

There being no further business, the Presiding Member declared the meeting closed at 9.42am.