



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 22 July 2020; 9.30am
Meeting Number: MOJDAP/24
Meeting Venue: Via electronic means

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

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Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)
Cr Suzanne Thompson (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Mr Scott Jeffrey (Department of Finance)
Ms Amanda Lees (Department of Finance)
Ms Cassandra Ryder (Department of Finance)
Mr Stevan Zecevic (City of Joondalup)
Mr Byron McKie (City of Joondalup)
Mr Chris Leigh (City of Joondalup)

Minute Secretary

Mr Phil Goodwin (DAP Secretariat)
Ms Megan Ventriss (DAP Secretariat)

Applicants and Submitters

Mr Jonathan Chong (Cox Architecture)
Mr Matthew Batchelor (Cox Architecture)
Chris Westhome (Cox Architecture)
Mr Jacob Martin (Cardno)
Ms Faranak Farshidfar (GHD)

Members of the Public / Media

There were 4 members of the public in attendance.

Ms Tyler Brown from Community News was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.31am on 22 July 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 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 Presiding Member advised that 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 meeting would not be recorded.

In response to the COVID-19 situation, this meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Nil

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 The Department of Finance officers responded to questions from the panel.

7.2 Mr Jonathan Chong (Cox Architecture) and Mr Matthew Batchelor (Cox Architecture) responded to questions from the panel.

7.3 The City of Joondalup officer responded to questions from the panel.

7.4 Mr Jacob Martin (Cardno) responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 954 (10) Bramston Vista, Burns Beach

Development Description:	New Government Primary School
Applicant:	Department of Education
Owner:	Department of Education
Responsible Authority:	Department of Finance
DAP File No:	DAP/20/01784



REPORT RECOMMENDATION

Moved by: Cr Philippa Taylor

Seconded by: Cr Suzanne Thompson

That the Metro Outer JDAP resolves to:

Approve DAP Application reference DAP/20/01784 and accompanying architectural plans titled 'Burns Beach Primary School', being drawing numbers BBPA00M0, BBPA13S7, BBPA21P5, BBPA22C5, BBPA23R5, BBPA24E5, BBPA25S5, BBPA31P5, BBPA32C5, BBPA33R5, BBPA34E5, BBPA35S5, BBPA41P5, BBPA42C5, BBPA43R5, BBPA44E5, BBPA45S5, BBPA51P5, BBPA52P5, BBPA53P5, BBPA54C5, BBPA55R5, BBPA56E5, BBPA57S5, BBPA61P5, BBPA63C5, BBPA63R5, BBPA64E5, BBPA65S5, BBPA71P5, BBPA72C5, BBPA73R5, BBPA74E5, BBPA75S5; all dated stamped 'SP RECEIVED 1 MAY 2020', and updated site plan Drawing No. BBPA11P7, dated stamped 'SP RECEIVED 8 JULY 2020'; prepared by COX Architecture, , and accompanying landscape plans titled 'Burns Beach Primary School Landscape Concept Plan; prepared by PLANE, date stamped 'SP RECEIVED 8 JULY 2020', and accompanying civil drawings titled 'Burns Beach Primary School' being drawing numbers C0.03, C0.04, C0.05, C0.06; prepared by Pritchard Francis, date stamped 'SP RECEIVED 1 MAY 2020; in accordance with the provisions of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. Prior to occupation of the development, the school is to prepare and implement a Traffic and Parking Management Plan consistent with the findings of the Burns Beach Primary School Transport Impact Assessment prepared by Cardno dated 27 May 2020, in consultation with the City of Joondalup and to the satisfaction of the Western Australian Planning Commission. The Traffic and Parking Management Plan is to include a Kiss and Drive Operational Plan to ensure that the proposed Kiss and Drive facility is appropriately managed by staff or parent volunteers during peak drop-off and pick-up times.
2. Prior to the installation of any signage, a signage plan indicating the location and design of any proposed signage (including traffic directional signage) shall be prepared to the specification of the City of Joondalup and the satisfaction of the Western Australian Planning Commission.
3. The school is to become an active member in the Department of Transport's 'Your Move' program, which seeks to reduce car dependence and promote alternative modes of transport including walking, cycling and public transport, to the satisfaction of the Western Australian Planning Commission.
4. All stormwater produced shall be disposed of on-site to the specification of the City of Joondalup and the satisfaction of the Western Australian Planning Commission.
5. All on-site car parking and associated vehicle access areas shown on the approved plans shall be constructed, drained, sealed, marked and sign-posted prior to occupation of the proposed development and thereafter maintained to the satisfaction of the Western Australian Planning Commission.



6. Prior to the commencement of site works, a Construction Management Plan shall be prepared in consultation with the City of Joondalup and to the satisfaction of the Western Australian Planning Commission. The requirements of the Construction Management Plan shall be observed at all times during the construction process.
7. All piped and wired services, plant, equipment and storage areas shall be screened from public view, and in the case of roof mounted plant, screened or located so as to minimise visual impact, to the satisfaction of the Western Australian Planning Commission.
8. Prior to the commencement of development, detailed landscaping plans for the proposed development site (including on-site car parking areas, and incorporating vegetation species and sizes, pavement area and reticulation details) shall be prepared in consultation with the City of Joondalup and to the satisfaction of the Western Australian Planning Commission.
9. Landscaping, as specified in the approved landscaping plans, shall be substantially commenced prior to occupation of the proposed development, completed within two months of the date of occupation, and thereafter maintained to the satisfaction of the Western Australian Planning Commission.
10. The development shall comply with the noise attenuation measures, identified by the Gabriels Hearne Farrell Acoustic Report Architectural Acoustics SD Report Burns Beach Primary School (13 March 2020).
11. The access points for the proposed development shall be designed to connect seamlessly with abutting roads and public footpath infrastructure, to the specification of the City of Joondalup and the satisfaction of the Western Australian Planning Commission.
12. Prior to occupation, the applicant/owner shall liaise with the City of Joondalup in relation to entering into a Shared Use Agreement to identify responsibilities and conditions for the development, use and ongoing maintenance of the proposed adjoining sporting oval for school recreation, to the satisfaction of the Western Australian Planning Commission.
13. The development shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
14. The school shall prepare and distribute a Parent Education Program to provide traffic management and car parking advice to parents, including:
 - a) Promoting, and identifying the procedures for the use of available parking facilities, including the on-site kiss and drive area;
 - b) Promoting the use of alternative modes of transport including walking, cycling and public transport; and
 - c) Reminding parents of the need to comply with all relevant parking restrictions and to be mindful of not obstructing access to adjoining residential properties.
15. This approval is valid for a period of two (2) years only, after which time the approval shall lapse and be of no further effect.



Advice Notes

1. The playground shall comply with the requirements of AS4685 – Playground Equipment and Surfacing, and AS4422 – Playground Surfacing; Specifications, Requirements and Test Method. The applicant is encouraged to liaise with Kidsafe WA in this regard.
2. This approval does not include the works within the adjoining road reserves, as indicated on the approved plans. Separate approval is required from the City of Joondalup for all works within the road reserve. This includes the new vehicle crossovers for which separate approval is required under the Local Government (Uniform Local Provisions) Regulations 1996.
3. All car parking and associated vehicle access areas are to be constructed in accordance with relevant Australian Standards.
4. The applicant is reminded of its obligations under the *Environmental Protection (Noise) Regulations 1997*.
5. Noisy construction work outside the period 7.00 am to 7.00 pm Monday to Saturday, and at any time on Sundays and Public Holidays, is not permitted unless the written approval of the City of Joondalup has been sought and obtained.
6. In relation to condition 8 and 9, detailed landscaping plans should note the following:
 - Casuarina tree species are not supported in carpark. The City is currently removing Casuarinas in Burns Beach owing to issues with roots next to hardstands.
 - Sandpits generally preferred to have sand to reduce 'heat traps' with rubber for high-wear or dynamic activity.
 - Bentonite clay is recommended for incorporation into planting to improve nutrient retention and water-holding capacity.
7. All development must comply with the provisions of the Health Regulations, National Construction Code, 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 National Construction Code.
8. The applicant is reminded of its obligations under the *Building Act 2011*.

The decision is issued pursuant to the provisions of the Metropolitan Region Scheme, and has been made after due consideration of the local and regional planning implications of the proposal.

Should the applicant be aggrieved by this decision, there is a right to apply for a review pursuant to the provisions of Clause 33 of the Metropolitan Region Scheme. Such an application for review must be submitted to the State Administrative Tribunal, 565 Hay Street, Perth in accordance with Part 14 of the Planning and Development Act 2005. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website. <http://www.sat.justice.wa.gov.au>

The Report Recommendation was put and CARRIED UNANIMOUSLY.



REASON: In accordance with the planning assessment and the recommendation provided in the Responsible Authority Report. The proposal is consistent with the intended use of the site for a primary school as identified under the City’s Structure Plan and satisfies all relevant State Government policies. The proposed school has been designed in accordance with the Department of Education Primary Schools Brief for a Standard Pattern Primary School, which sets out accommodation and design requirements for new public primary schools. The panel noted the City’s preference for an alternative 60 degree parking layout for the carpark on Watcombe Avenue, however, members were satisfied that the layout proposed in the submitted plans meets acceptable engineering standards and along with a suitable traffic and parking management plan (required in Condition 1), could adequately handle morning and evening peak demands.

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

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01575 DR 256/2019	City of Armadale	Lot 9007 (76) Southampton Drive, Piara Waters	Lifestyle Village (Piara Waters Lifestyle Village)	10/12/2019
DAP/19/01702 DR 049/2020	City of Swan	Lot 11, 152 & 153 Talbot Road, Hazelmere	Industrial Warehouse and Ancillary Uses	18/3/2020
DAP/19/01708 DR 138/2020	City of Kwinana	Lot 108 Kwinana Beach Road, Kwinana	Proposed Bulk Liquid Storage for GrainCorp Liquid Terminals	1/7/2020

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 10.17am.