



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 23 September 2021; 9:30am
Meeting Number: MOJDAP/127
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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Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Mr Tony Arias (A/Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member) – *arrived at 9:38am*
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

Ms Adele McMahon (DAP Secretariat)
Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Christian Hartfield (Silver Thomas Hanley Architects)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 23 September 2021 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

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 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.

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

Mr Ian Birch
Presiding Member, Metro Outer JDAP



2. Apologies

Ms Sheryl Chaffer (Deputy Presiding Member)

3. Members on Leave of Absence

DAP Member, Ms Sheryl Chaffer has been granted leave of absence by the Director General for the period of 23 September 2021 to 4 October 2021 inclusive.

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 Mr Christian Hartfield (Silver Thomas Hanley Architects) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 City of Joondalup officers 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 500 (60) Shenton Avenue, Joondalup

Development Description:	Proposed Hospital Addition
Applicant:	Silver Thomas Hanley
Owner:	Health Ministerial Body
Responsible Authority:	City of Joondalup
DAP File No:	DAP/21/02037



REPORT RECOMMENDATION

Moved by: Cr Philippa Taylor

Seconded by: Cr Suzanne Thompson

With the approval of the mover and seconder the following amendment was made;

That a new advice note no. 4 be added to read as follows:

In relation to condition 4, the Construction Management Plan is to specifically detail how access to sufficient car parking for visitors and staff, including the management of and access to alternative parking locations, will be maintained throughout construction.

REASON: To ensure that access and parking for the hospital campus facilities is adequately addressed and documented during construction.

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/21/02037 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*, and the provisions of the City of Joondalup *Local Planning Scheme No. 3*:

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 four (4) 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 proposed mental health unit 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 include details regarding mitigation measures to address impacts associated with construction works and shall be prepared to the specification and satisfaction of the City. The construction 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 building is to 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.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



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. Four bicycle parking spaces are to be provided adjacent to the main entry to the proposed mental health unit development. Bicycle parking spaces shall be designed and installed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). Detail is to be provided and approved by the City prior to occupation of the development and thereafter maintained to the satisfaction of the City.
8. 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 the subject site, and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - Provide all details relating to landscaping, paving and tree planting in the car park;
 - Provide a minimum of one shade tree per four car bays within new car parking areas;
 - 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;
 - Be based on Designing out Crime principles to the satisfaction of the City; and
 - Show all irrigation design details.
9. Landscaping and reticulation within the subject site shall be established and thereafter maintained by and at the cost of, the landowner/applicant in accordance with the approved landscaping plans, Australian Standards (including AS3959) and best trade practice prior to the development first being occupied to the satisfaction of the City.
10. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
11. All development shall be contained within the property boundaries.
12. The car parking bays and driveways shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standards (AS2890), prior to the occupation of the development and thereafter maintained to the satisfaction of the City.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



Advice Notes

1. The City of Joondalup *Local Planning Scheme No. 3* defines 'Hospital' as;

"means premises used as a hospital as defined in the Health Services Act 2016 section 8(4)"
2. In regard to condition 4, the Construction Management Plan shall be prepared using the City's Construction Management Plan template which can be provided upon request.
3. In regard to condition 8, the landscaping plans relate to landscaping proposed around the perimeter of the mental health unit and do not require detail of the internal courtyard areas to be provided.
4. In relation to condition 4, the Construction Management Plan is to specifically detail how access to sufficient car parking for visitors and staff, including the management of and access to alternative parking locations, will be maintained throughout construction.

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

REASON: The proposed mental health hospital adds to the planned development of the Joondalup Health Campus. The proposal is assessed as satisfying relevant development standards for the campus and is compatible with surrounding development. Conditions of approval address outstanding matters, to be satisfied over the course of construction.

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/19/01708 DR 138/2020	City of Kwinana	Lot 108 Kwinana Beach Road, Kwinana	Proposed Bulk Liquid Storage for GrainCorp Liquid Terminals	01/07/2020
DAP/01729 DR 176/2020	City of Kalamunda	Lot 130 (74) Warlingham Drive, Lesmurdie	Aged Residential Care Facility	28/8/2020
DAP/20/01764 DR 204/2020	City of Swan	Lot 780 (46) Gaston Road, Bullsbrook	Proposed Stock Feed Grain Mill	8/09/2020
DAP/20/01829 DR 001/2021	City of Swan	Lot 1 (42) Dale Road & Lot 4 (43) Yukich Close, Middle Swan	Aged care and community purpose	08/01/2021
DAP/21/01952 DR 096/2021	City of Rockingham	Lot 265 (40) Talisker Bend, Golden Bay	Mixed commercial development	14/05/2021
DAP/210/01926 DR144/2021	City of Armadale	Lot 60 Centre Road, Camillo	Proposed 45 Grouped Dwellings	09/07/2021

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 10:05am.

Mr Ian Birch
Presiding Member, Metro Outer JDAP