



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 11 August 2023; 9:30am
Meeting Number: MOJDAP/263
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

Gene Koltasz (Presiding Member)
Karen Hyde (Deputy Presiding Member)
Jason Hick (Third Specialist Member)
Cr Tom McLean (Local Government Member, City of Joondalup)
Cr Nige Jones (Local Government Member, City of Joondalup)

Officers in attendance

Cathrine Temple (City of Joondalup)

Minute Secretary

Stephen Haimes (DAP Secretariat)
Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Christian Hartfield (Silver Thomas Hanley Architects)

Members of the Public / Media

Chris Tan from Perth Now was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:31am on 11 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.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

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Presiding Member, Metro Outer JDAP



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

Nil.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 500 (No.60) Shenton Avenue, Joondalup

Development Description:	Hospital (Theatre and Back of House Expansion and New Six Storey Public Ward)
Applicant:	Silver Thomas Hanley Architects
Owner:	North Metropolitan Health Service
Responsible Authority:	City of Joondalup
DAP File No:	DAP/23/02497

REPORT RECOMMENDATION

Moved by: Karen Hyde

Seconded by: Cr Nige Jones

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/23/02497 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, 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 approval relates to the Hospital additions and associated works only, and development shall be in accordance with the approved plans, any other supporting information and conditions of approval. It does not relate to any other development on the lot.

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Presiding Member, Metro Outer JDAP



3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
4. All development shall be contained within the property boundaries.
5. 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 to the satisfaction of the City.
6. A detailed Landscaping Plan shall be submitted to, and approved by, the City prior to the commencement of development. The Landscaping Plan is to indicate the proposed landscaping treatment(s) in the subject site and the adjoining road verge(s), and shall:
 - a. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - b. Provide all details relating to paving, treatment of verges and tree planting in the car park. Planting/landscaping within the verge is to be suitably landscaped to discourage the verge from being used as verge parking;
 - c. Show spot levels and/or contours of the site;
 - d. Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - e. Be based on water sensitive urban design principles to the satisfaction of the City;
 - f. Be based on Designing out Crime principles to the satisfaction of the City; and
 - g. Show all irrigation design details.
7. Landscaping and reticulation shall be established in accordance with the approved Landscaping Plan and relevant Australian Standards prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
8. A full schedule of colours and materials for all exterior parts of the development is to be submitted to and approved by the City prior to the commencement of development. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics. 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.
9. The driveways and access points 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. These bays are to be thereafter maintained to the satisfaction of the City.
10. Four bicycle parking spaces shall be provided in accordance with the Australian Standard for Off-street Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking areas shall be provided to the City for approval prior to the commencement of development.

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11. 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.

Advice Notes

1. Any existing infrastructure/assets within the road reserve (e.g. footpath, kerbing and street trees) are to be retained and protected during construction of the development and are not to be removed or altered. Should any infrastructure or assets be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.
2. The Construction Management Plan shall be prepared using the City's Construction Management Plan template which can be provided upon request.
3. The City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.
4. The applicant has an obligation to ensure that all noise emissions associated with plant and equipment comply with the Environmental Protection (Noise) Regulations 1997.
5. Further to condition 7, the applicant is advised the following:
 - Trees planted which have a northern solar access should be deciduous trees in lieu of evergreens.
 - The proposed shrubs should be reconsidered to ensure that there are no health implications and the species are durable.
 - The vegetation species are to be appropriate in regard to the associated planting areas. Identified landscaped spaces with a width of less than 500mm should be paved in lieu of landscaped.

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

REASON: The Panel considered that the proposed development is consistent with the Planning Framework for the site under the Central City Area Zoning in the Metropolitan Region Scheme, and the City of Joondalup Local Planning Scheme No 3, Joondalup Activity Centre Plan.

The Panel also considered the proposal to be well designed for incorporation within the health infrastructure on the Joondalup Health Campus. The application has been comprehensively assessed with appropriate conditions adopted to ensure ongoing compliance with the relevant Schemes.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



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 -

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/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 9:36am.

Eugene Koltasz
Presiding Member, Metro Outer JDAP