



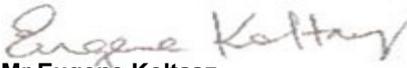
# Metro Outer Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Friday, 12 August 2022; 9:30am  
**Meeting Number:** MOJDAP/191  
**Meeting Venue:** Electronic Means

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

## 1 Table of Contents

<b>1. Opening of Meeting, Welcome and Acknowledgement.....</b>	<b>2</b>
<b>2. Apologies.....</b>	<b>3</b>
<b>3. Members on Leave of Absence.....</b>	<b>3</b>
<b>4. Noting of Minutes.....</b>	<b>3</b>
<b>5. Declaration of Due Consideration.....</b>	<b>3</b>
<b>6. Disclosure of Interests.....</b>	<b>3</b>
<b>7. Deputations and Presentations.....</b>	<b>3</b>
<b>8. Form 1 – Responsible Authority Reports – DAP Applications.....</b>	<b>4</b>
8.1 No. 380 (Lot 50, 76 and 107) Wattleup Road Hammond Park .....	4
<b>9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval .....</b>	<b>7</b>
9.1 Lot 1001, 25 Peverett Lane, Lot 200, 1674 Thomas Road and Lot 210 Abernethy Road, Oakford.....	7
<b>10. State Administrative Tribunal Applications and Supreme Court Appeals .....</b>	<b>7</b>
<b>11. General Business.....</b>	<b>7</b>
<b>12. Meeting Closure .....</b>	<b>7</b>

  
**Mr Eugene Koltasz**  
Presiding Member, JDAP



## Attendance

### DAP Members

Mr Eugene Koltasz (Presiding Member)  
Ms Karen Hyde (Deputy Presiding Member)  
Cr Chontelle Stone (Local Government Member, City of Cockburn)  
Cr Phoebe Corke (Local Government Member, City of Cockburn)

### Officers in attendance

Mr Lorenzo Santoriello (City of Cockburn)  
Mr Milan Nathoo (City of Cockburn)  
Ms Lucia Dunstan (City of Cockburn)  
Mr Scott Jeffrey (Department of Finance)  
Ms Victoria Madigan (Department of Finance)  
Ms Cassandra Ryder (Department of Finance)  
Ms Naomi Thomas (GHD)  
Mr Xavier Byrne (GHD)

### Minute Secretary

Mr Stephen Haines (DAP Secretariat)  
Ms Samantha Hansen (DAP Secretariat)

### Applicants and Submitters

Mr Hugh Gill (Oldfield Knott Architects Pty Ltd)

### Members of the Public / Media

Ms Nadia Budihardjo from Perth Business News was in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:37am on 12 August 2022 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 Eugene Koltasz**  
Presiding Member, JDAP



## 2. Apologies

Mr Jason Hick

## 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, Mr Jason Hick (Third Specialist Member), declared an Indirect Pecuniary Interest in item 8.1. Mr Hick is a shareholder, director and employee of Emerge Environmental services Pty Ltd. (Emerge). Emerge has prepared documentation that supports the application.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed an Indirect Pecuniary Interest, was not permitted to participate in the discussion and voting on the item.

## 7. Deputations and Presentations

7.1 Mr Hugh Gill ((Oldfield Knott Architects Pty Ltd) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 The City of Cockburn addressed the DAP regarding the application at Item 8.1 and responded to questions from the panel.

7.3 Mr Scott Jeffrey (Department of Finance) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

  
Mr Eugene Koltasz  
Presiding Member, JDAP



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

### 8.1 No. 380 (Lot 50, 76 and 107) Wattleup Road Hammond Park

Development Description: New Government Primary School: Wattleup Primary School  
Applicant: Mr Hugh Gill (Oldfield Knott Architects Pty Ltd)  
Owner: Minister for Education/QUBE Hammond Link Pty Ltd  
Responsible Authority: Department of Finance (BMW)  
DAP File No: DAP/22/02255

### REPORT RECOMMENDATION

**Moved by:** Cr Chontelle Stone

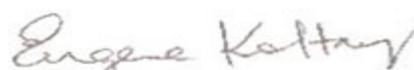
**Seconded by:** Mr Eugene Koltasz

That the Metro Outer JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/22/02255 is appropriate for consideration as a “Educational Establishment” land use and compatible with the objectives of the zoning table in accordance with Clause 3.2.1 of the City of Cockburn Town Planning Scheme No. 3;
2. **Approve** DAP Application reference DAP/22/02255 and accompanying plans (architectural plans WATA101A7; WATA105A7; WATA113E4 A; WATA201P5 D; WATA202E5 WATA203S5 E; WATA209PL4 B; WATA301P5 G; WATA302ES5 F; WATA401P5 F; WATA402P5 F; WATA403P5 F; WATA404E5 E; WATA405S5 C; WATA501P5 F; WATA502ES5 C; WATA502ES5 C; WATA601P5 C; WATA602ES5 C; WATA701P5 F WATA702E5 F; WATA703S5 F; WATA901P5 G; WATA902ES5 F prepared by Oldfield and Knott Architects; Civil plans C.04<sup>A</sup>; C.05<sup>B</sup>; C.06<sup>B</sup>; C.07<sup>B</sup>; C.08<sup>B</sup>; C.09<sup>A</sup>; C.10<sup>B</sup>; C.11<sup>B</sup>; C.15<sup>B</sup>; C.16<sup>B</sup>; C.17<sup>B</sup>; C.20<sup>A</sup>; C.21<sup>A</sup>; C.22<sup>A</sup>; prepared by BG&E; transportable building plans A1.01<sup>1</sup> prepared by Building and Contracts; Landscape plans BMW-15 C prepared by Emerge Associates; all stamped SPAP RECEIVED 24 May 2022) in accordance with the provisions of Clause 24 of the Metropolitan Region Scheme, subject to the following conditions:

### Conditions

1. 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.
2. Prior to the occupation of the school, a total of four (4) accessible parking bays are to be provided on-site to the satisfaction of the Western Australian Planning Commission.
3. All stormwater produced is to be disposed of on-site to the specification of the City of Cockburn and the satisfaction of the Western Australian Planning Commission.

  
**Mr Eugene Koltasz**  
Presiding Member, JDAP



4. All piped and wired services, plant, equipment and storage areas are to 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.
5. Prior to occupation of the development Lot 50 Canary Drive, Lot 76 Wattleup Road and Lot 107 Wattleup Road, Hammond Park shall be amalgamated, and new Certificates of Title obtained for the amalgamated lot.
6. The development shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
7. Prior to the commencement of site works, a Dust Management Plan shall be prepared in consultation with the City of Cockburn and to the satisfaction of the Western Australian Planning Commission. Once approved, the Dust Management Plan is to be implemented in its entirety.
8. Prior to the commencement of site works, a Construction Management Plan shall be prepared in consultation with the City of Cockburn 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.
9. 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.
10. 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 Cockburn and the satisfaction of the Western Australian Planning Commission.
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 Cockburn and the satisfaction of the Western Australian Planning Commission.
12. Landscaping, as specified in the approved landscaping plans, shall be installed prior to occupation of the proposed development and thereafter maintained to the satisfaction of the Western Australian Planning Commission.
13. Prior to the occupation of the development, the school is to prepare and implement a Traffic and Parking Management Plan (TPMP) consistent with the findings of the Transport Impact Assessment prepared by Shawmac Version: 2202011-TIA-001 (dated March 2022) in consultation with the City of Cockburn and to the satisfaction of the Western Australian Planning Commission.
14. 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.

  
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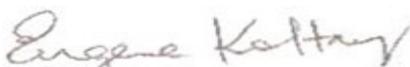
15. The school is to prepare and distribute a Parent Education Program to provide traffic management and car parking advice to parents, including:
  - a. Promoting, and identifying the procedures for the use of available parking facilities, including the on-site kiss and drive area;
  - b. Promoting 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.

### **Advice Notes**

1. 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.
2. The applicant is reminded of its obligations under the *Building Act 2011*.
3. All outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
4. An "Application to Construct or Alter a Food Premises" is required to be submitted to Health Services prior to construction. This is to be accompanied by detailed plans and specifications of the food preparation and storage area (including mechanical ventilation and hydraulics), sanitary conveniences and garbage room, demonstrating compliance with the mentioned legislation.
5. 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 Cockburn for all works and protection of assets 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*.
6. 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 Cockburn has been sought and obtained.
7. The applicant is specifically reminded of its obligation to comply with the *Environmental Protection (Noise) Regulations 1997*.
8. 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.

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

**REASON:** The proposed development of the Wattleup Primary School is consistent with the relevant and applicable statutory requirements, policy provisions and purpose for which the land is zoned under both the City of Cockburn Town Planning Scheme No.3 and the Metropolitan Region Scheme.

  
**Mr Eugene Koltasz**  
Presiding Member, JDAP



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

**9.1 Lot 1001, 25 Peverett Lane, Lot 200, 1674 Thomas Road and Lot 210 Abernethy Road, Oakford**

Development Description: Development of a 29.7MW Solar Farm  
 Proposed Amendments: Amendment To Condition To Extend Date Which Completion Of Development Must Be Achieved - Use Not Listed (Solar Farm), Incident Tourist Facility, Office and Site Facility  
 Applicant: Mr Daniel Lewis (Harley Dykstra Pty Ltd)  
 Owner: Electricity Network Corporation/Westgen Solar Project Pty Ltd  
 Responsible Authority: Shire of Serpentine-Jarrahdale  
 DAP File No: DAP/16/01067

**DAP/16/01067 application has been postponed from meeting MOJDAP/191, 12 August 2022 due to an administrative error made by the Local Government and this will be rescheduled to 9:30am, 22 August 2022 via Zoom.**

**10. State Administrative Tribunal Applications and Supreme Court Appeals**

The Presiding Member noted the following SAT Applications -

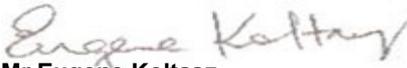
Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022

**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 9:49am.

  
**Mr Eugene Koltasz**  
 Presiding Member, JDAP