



## Metro-Inner North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 1 November 2022; 9:30am  
**Meeting Number:** MINJDAP/160  
**Meeting Venue:** Electronic Means

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

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## Attendance

### DAP Members

Ms Francesca Lefante (Presiding Member)  
Ms Lee O'Donohue (Deputy Presiding Member)  
Mr John Syme (Third Specialist Member)  
Cr Suzanne Migdale (Local Government Member, City of Stirling)  
Cr Felicity Farrelly (Local Government Member, City of Stirling)

### Officers in attendance

Mr James Fletcher (City of Stirling)  
Mr Dean Williams (City of Stirling)  
Mr Russell Jackson (City of Stirling)

### Minute Secretary

Mr Christopher Dodson (DAP Secretariat)  
Ms Zoe Hendry (DAP Secretariat)

### Applicants and Submitters

Mr Jordan Busher (Resolve Group)  
Mr Kieran Hunt (Resolve Group)  
Mr Stuart Preston (Munns Sly Moore)  
Mr Conrad Moore (Munns Sly Moore)  
Mr Maxwell Puddey

### Members of the Public / Media

There were 2 members of the public in attendance.

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

The Presiding Member declared the meeting open at 9:32am on 1 November 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*.

**Ms Francesca Lefante**  
Presiding Member, Metro Inner-North JDAP



## 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.

## 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 Mr Maxwell Puddey addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Jordan Busher (Resolve Group) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.3 Mr Stuart Preston (Munns Sly Moore) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.4 The City of Stirling 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 House Numbers 18 And 38 (Lots 501 And 433), Dolomite Court & House Numbers 216 And 224 (Lots 7125 And 500) Empire Avenue, Churchlands**

Development Description: Additions To Existing Educational Establishment  
Newman College  
Applicant: Resolve Group  
Owner: Trustees of the Marist Brothers, Department of Planning, Lands and Heritage (DPLH) and Water Corporation  
Responsible Authority: City of Stirling  
DAP File No: DAP/22/02275

**REPORT RECOMMENDATION**

**Moved by:** Cr Felicity Farrelly

**Seconded by:** Mr John Syme

That the Metro Inner-North JDAP resolves to:

- Approve** DAP Application reference DAP/22/02275 and accompanying plans as per Condition 3(Attachment 1) 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 Stirling Local Planning Scheme No. 3, subject to the following conditions:

**Conditions**

- 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.
- This decision constitutes planning approval only and is valid for a period of 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.
- The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon. The plans approved as part of this application form part of the development approval issued and are listed below:

<b>Drawing Title</b>	<b>Date</b>	<b>Drawn By</b>
Block 1 – Admin – Floor Plan	15 June 2022	Munns Sly Moore architects
Block 1 – Admin – Roof Plan	15 June 2022	Munns Sly Moore architects
Block 1 – Admin – Elevations – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 1 – Admin – Elevations – Sheet 2	15 June 2022	Munns Sly Moore architects



Block 1 – Admin – Sections – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 1 – Admin – Sections – Sheet 2	15 June 2022	Munns Sly Moore architects
Block 1 – Admin – Perspectives	15 June 2022	Munns Sly Moore architects
Block 2 – PK– Sections – Sheet 2	15 June 2022	Munns Sly Moore architects
Block 2 – PK– Perspectives	15 June 2022	Munns Sly Moore architects
Block 2 – PK– Floor Plan	15 June 2022	Munns Sly Moore architects
Block 2 – PK– Roof Plan	15 June 2022	Munns Sly Moore architects
Block 2 – PK – Elevations – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 2 – PK – Elevations – Sheet 2	15 June 2022	Munns Sly Moore architects
Block 2 – PL – Sections - Sheet 1	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K – Demolition Plan	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K – Floor Plan	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K – Roof Plan	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K – Elevations – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K – Elevations – Sheet 2	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K – Sections – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 3 – PP&K - Perspectives	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Demolition Plan	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Floor Plan	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Roof Plan	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Elevations – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Elevations – Sheet 2	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Sections – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 4 – 1&2 – Perspectives	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Demolition Plan	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Floor Plan	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Roof Plan	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Elevations - Sheet 1	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Elevations - Sheet 2	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Sections- Sheet 1	15 June 2022	Munns Sly Moore architects



Block 5 – SPEC – Sections-Sheet 2	15 June 2022	Munns Sly Moore architects
Block 5 – SPEC – Perspectives	15 June 2022	Munns Sly Moore architects
Block 6 – Hall – PL00	15 June 2022	Munns Sly Moore architects
Block 6 – Hall – PL01	15 June 2022	Munns Sly Moore architects
Block 6 – Hall – Roof Plan	15 June 2022	Munns Sly Moore architects
Block 6 – Hall – Elevations - Hall	15 June 2022	Munns Sly Moore architects
Block 6 – Hall – Sections – Hall	15 June 2022	Munns Sly Moore architects
Block 6 – Hall - Perspectives	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – PL00	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – PL01	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – Roof Plan	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – Elevations – Sheet 1	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – Elevations – Sheet 2	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – Sections	15 June 2022	Munns Sly Moore architects
Block 7 – YR3-6 – Perspectives	15 June 2022	Munns Sly Moore architects
Title Sheet	15 June 2022	Munns Sly Moore architects
Location Plan	15 June 2022	Munns Sly Moore architects
Site Aerial Photo	15 June 2022	Munns Sly Moore architects
Site Plan - Existing	15 June 2022	Munns Sly Moore architects
Site Plan - Proposed	15 June 2022	Munns Sly Moore architects
Part Site Plan – Existing	15 June 2022	Munns Sly Moore architects
Part Site Plan - Proposed	15 June 2022	Munns Sly Moore architects
Part Site Plan - Overall	27 September 2022	Munns Sly Moore architects
Part Site Plan	15 June 2022	Munns Sly Moore architects
Part Site Plan – Levels and Retaining Walls – Sheet 1	15 June 2022	Munns Sly Moore architects
Part Site Plan – Levels and Retaining Walls – Sheet 2	15 June 2022	Munns Sly Moore architects
Part Site Plan – Levels and Retaining Walls – Sheet 3	15 June 2022	Munns Sly Moore architects
Part Site Plan – Roof Plan	15 June 2022	Munns Sly Moore architects
Site Sections – Sheet 1	15 June 2022	Munns Sly Moore architects
Site Sections – Sheet 2	15 June 2022	Munns Sly Moore architects
Site elevations – Sheet 1	15 June 2022	Munns Sly Moore architects
Proposed Parking Plan	15 June 2022	Munns Sly Moore architects
Bush Fire Attack Level (BAL) Assessment Plan	15 June 2022	Munns Sly Moore architects
Hardcourts General Arrangement	27 September 2022	Munns Sly Moore architects
Site Structures – Storage – South – Sheet 1	15 June 2022	Munns Sly Moore architects



Site Structures – Storage – South – Sheet 2	15 June 2022	Munns Sly Moore architects
Site Structures – Shade – Sheet 1	15 June 2022	Munns Sly Moore architects
Site Structures – Shade – Sheet 2	15 June 2022	Munns Sly Moore architects
Site Structures – Service Enclosures	15 June 2022	Munns Sly Moore architects
Site Structures – COLA – Sheet 1	15 June 2022	Munns Sly Moore architects
Site Structures – COLA – Sheet 2	15 June 2022	Munns Sly Moore architects
Site Structures – Storage – North – Sheet 1	15 June 2022	Munns Sly Moore architects
Site Structures – Storage – North – Sheet 2	15 June 2022	Munns Sly Moore architects

#### Construction Management

4. A Site Management Plan is to be submitted to the City of Stirling prior to commencement of works. The Site Management Plan shall include but not be limited to measures relating to dust, noise, waste management, storage of materials, traffic, contractor parking, onsite and street tree protection zones and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
5. A protective fence be installed around Tree Numbers 24 – 43 of the May 20, 2022 Paperbark Technologies Tree Summary Report – Newman College – Tree 1 -50, which forms part of this approval, for the duration of demolition and construction works to the direction of a qualified arborist, to the satisfaction of the City of Stirling.

#### Acoustics

6. Prior to the occupation of the development, the measures identified in the Reverberate Acoustic Design Report dated 12 May 2022 shall be implemented and written statement identifying the implementation of the measures submitted to the City of Stirling, to the satisfaction of the City of Stirling.

#### Landscaping

7. Prior to occupation of the development, all landscaping is to be implemented in accordance with the Approved Plans (Attachment 1) and Landscaping Investigation and Opportunities Plan prepared by Four Landscape Studio dated May 2022 (Attachment 5e) submitted as part of this application and any recommendations therein, to the satisfaction of the City of Stirling.
8. Prior to the occupation of the development, all reticulated garden beds shall be fitted with low flow triple dropper or coarse spray and timer connection reticulation measures, to the satisfaction of the City of Stirling.



9. Prior to the commencement of any works, a Tree Protection Plan shall be submitted to and approved by the City of Stirling. The Tree Protection Plan shall identify protection measures in accordance with AS4970-2009 Protection of trees of Development Sites, to the satisfaction of the City of Stirling.
10. Tree protection zones identified in the Landscaping Investigation and Opportunities Plan prepared by Four Landscape Studio dated May 2022 shall be maintained for life of development, to the satisfaction of the City of Stirling.
11. Prior to the occupation of the development, all mulched landscaping areas shall be mulched to a depth of 75mm, to the satisfaction of the City of Stirling.

#### Environmentally Sustainable Design

12. As part of the Building Permit application, an Environmentally Sustainable Design Report shall be submitted to the City of Stirling including details of how energy efficient lighting, electrical and mechanical systems, water efficient fixtures and low VOC finishes are integrated into the development, to the satisfaction of the City of Stirling.

#### Waste Management

13. Waste management shall be in accordance with the Munns Sly Moore Architects Newman College PK-6 Waste Management Plan dated 27 September 2022, which forms part of this approval, to the satisfaction of the City of Stirling.

#### Parking and Access

14. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
15. All driveways, parking, circulation and manoeuvring areas shall be hard surface, drained, demarcated and maintained in accordance with the City's Local Planning Policy 6.7 - Parking and Access prior to the occupation of the development to the satisfaction of the City of Stirling.
16. Prior to the occupation or use of the development, all accessible (disabled) car parking bays are to be constructed, sealed and drained to comply with AS2890.6, to the satisfaction of the City of Stirling.
17. Prior to the occupation or use of the development, all visitor car parking bays are to be constructed in accordance with AS2890.1, Table 1.1, to the satisfaction of the City of Stirling.
18. An on-site Traffic Management Plan is to be submitted prior to the occupancy of the development. The Traffic Management Plan shall address the management and use of car parking bays and drop-off areas within the development site during peak drop-off and pick-up times, to the satisfaction of the City of Stirling.





19. A minimum of 20 additional bicycle parking bays shall be provided on site prior to occupation of the additions. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking, to the satisfaction of the City of Stirling.
20. During the weekday hours of operation of the Educational Establishment, vehicular access from the Dolomite Court pedestrian access leg shall be limited to emergency vehicles only.

#### Colours and Materials

21. The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, to the satisfaction of the City of Stirling.

#### Wayfinding Signage

22. Prior to the occupation of the development, wayfinding signage is to be installed on-site, identifying on-site pedestrian footpath locations and destinations, to the satisfaction of the City of Stirling.

#### Bush Fire

23. Prior to the use or occupation of the development the implementation actions contained within Part 6.1 Implementation of the Element Bush Fire Management Plan Ref 21-589 dated 6 May 2022, shall be implemented, to the satisfaction of the City of Stirling.
24. The ongoing management actions identified in Part 6.2 Management of Element Bush Fire Management Plan Ref 21-589 dated 6 May 2022, shall be undertaken and maintained for the life of the development, to the satisfaction of the City of Stirling.
25. All buildings intended to occupy persons under the age of 18 are to be constructed in accordance with the following requirements:
  - i. External building elements (walls, roof, frames and fixtures) shall be constructed of non- combustible materials or bushfire resisting timber;
  - ii. External windows shall be fitted with ember screens made of corrosion resistant steel, bronze or aluminium mesh with a minimum aperture of 2mm;
  - iii. External doors shall be constructed of non-combustible material, 35mm thick solid timber, laminated timber or reconstituted timber, or fully framed glass panel;
  - iv. External glazed elements with direct exposure to the bushfire hazard shall use 6mm toughened glass;
  - v. All external penetrations, gaps or weepholes shall be sealed or screened with either mesh, mineral wool or other non-combustible materials;
  - vi. Evaporative cooling units fitted with non-combustible butterfly closers or the unit fitted with non-combustible mesh or perforated covers; and
  - vii. Above ground, exposed water supply pipes shall be metal.



26. All landscaping on site is to be managed as low threat vegetation in accordance with Clause 2.2.3.2(f) of AS3959-2018, for the life of the development.
27. A notification, pursuant to Section 70A of the *Land Act 1893* is to be placed on the Certificate of Title of the lot and included on the diagram or plan of survey (deposited plan), advising that the site is subject to a Bushfire Management Plan. The notification is to state as follows:

*This land is within a Bushfire Prone Area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.*

28. Bushfire Emergency Evacuation measures shall be in accordance with the Element Lavalla Campus, Newman College Bushfire Emergency Evacuation Plan, prepared by Dylan Wray (BPAD Level 2 – 44656) dated 21 February 2022, The Bushfire Emergency Evacuation Plans shall be reviewed annually.

#### Stormwater

29. Stormwater from all roofed and paved areas shall be collected and contained on-site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

#### Main Roads WA

30. The carpark located in the Primary Regional Road Reserve is temporary only and shall be removed and the land remediated at the Applicants cost when the land is required for road purposes.
31. A legal agreement between the State and the Applicant is to be in place prior to the construction of the car parking to ensure the carpark is temporary only and to address compensation matters in relation to the removal of the car park.

### **Advice Notes**

#### Food Premises

1. Please be advised that food - Canteens and kitchens to comply with WA Food Act and ANZ Food Safety Standards Code. Plans including elevations, of all finishes, equipment, fixtures, and fittings will be required to confirm purpose of all kitchens (e.g., Making Kitchens).
2. Please be advised that all kitchen fit outs are to be approved on completion - an inspection will be required at the completion of works by a City of Stirling Environmental Health Officer.
3. Please be advised that Food Business Notification form/s is required to be submitted to the City of Stirling.



4. Please be advised that the installation of mechanical ventilation systems are to be compliant with AS1668.2 (Kitchens and Toilets).
5. Please be advised that certification that the installation of all plumbing services are compliant with the Plumbing Code of Australia (all plumbing).

#### Public Buildings

6. Please be advised that public buildings are required to comply with the Health (Public Building) Regulations 1992.
7. Please be advised that Forms 1, 2 and 5 are required to be submitted to the City of Stirling for all public building (assembly) areas.
8. Please be advised that emergency evacuation plans are to be places in all building areas identifying exits.

#### Main Roads WA

9. The proposal includes parking within the Primary Regional Road (PRR) Reserve. Main Roads recommends alternative marking arrangements be made in future to prevent a parking shortfall at such time as the PRR reserve is required for Stephenson Highway.
10. The development must not compromise the ultimate road design. Other than car parking or landscaping, no form of development should be located within the PRR reserve.
11. The construction of the future Stephenson Highway is not in Main Roads 4-year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.

#### Acoustics

12. 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 a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.
13. Please be advised that the development is subject to compliance with the *Environmental Protection (Noise) Regulations 1997*.



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

**REASON:** The proposal is considered consistent with the planning framework. Project is well conceived, building reuse and well designed and is in keeping with the existing campus. Landscaping and improvements to the school connectively were positive elements of the proposed. The Panel was of the opinion that the new parking and access arrangements will improve the functionality of the junior school and student drop off, and the impact of this proposal (junior school expansion) on the broader wider parking issues was considered largely unaffected. The historical parking issues associated with schools in the area and broader issues of traffic movement and parking were noting by panel members as being matters for the City and other agencies to review, including parking controls or prohibitions. On balance the JDAP supported the proposal consistent with planning framework for the reasons contained within the RAR, including conditions requiring construction management plans and internal traffic management plans.

**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 -

<b>Current SAT Applications</b>				
<b>File No. &amp; SAT DR No.</b>	<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>	<b>Date Lodged</b>
DAP/19/01651 DR160/2020	City of Nedlands	Lot 1 (80) Stirling Highway, Lots 21-23 (2, 4 & 6) Florence Road and Lots 33 & 33 (9&7) Stanley Street, Nedlands	Shopping Centre	21/07/2020
DAP/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/18/01491 DR61/2022	City of Vincent	No. 636-640 Newcastle Street, Leederville	Mixed Use Development comprising of 32 Multiple Dwellings, 10 Offices, One Restaurant/Café and One Shop	04/04/2022



<b>Current SAT Applications</b>				
<b>File No. &amp; SAT DR No.</b>	<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>	<b>Date Lodged</b>
DAP/20/01770 DR140/2022	City of Nedlands	97 (Lots 1-4) and 105 (Lot 500) Stirling Highway, Nedlands	Mixed use development comprising of basement car parking, restaurants, offices, motor vehicle sales and multiple dwellings.	23/08/2022

### 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 10:38am.