



Metro Inner-South Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 15 September 2022; 9:30am
Meeting Number: MISJDAP/109
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

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	3
3.	Members on Leave of Absence.....	3
4.	Noting of Minutes.....	3
5.	Declaration of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications.....	3
	8.1 Lot 2123 (No. 2) Alma Street, Fremantle.....	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	9
	Nil	9
10.	State Administrative Tribunal Applications and Supreme Court Appeals	9
11.	General Business.....	9
12.	Meeting Closure	9



Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Mr John Syme (A/Third Specialist Member)
Cr Andrew Sullivan (Local Government Member, City of Fremantle)
Cr Bryn Jones (Local Government Member, City of Fremantle)

Officers in attendance

Mr Tim Richings (Western Australian Planning Commission)
Mr Jamie Townsend (Western Australian Planning Commission)
Ms Chloe Johnston (City of Fremantle)

Minute Secretary

Mr Christopher Dodson (DAP Secretariat)
Ms Sara Cleggett (DAP Secretariat)

Applicants and Submitters

Mr Scott Jeffrey (Department of Finance)
Ms Victoria Madigan (Department of Finance)
Ms Rachel Bridges (Department of Finance)
Mr Michael Webster (Department of Finance)
Mr Warren Vanalopulos (Department of Finance)
Mr Stephen Metexas (Department of Finance)
Ms Vanessa Chong (Department of Finance)
Mr Justin Tan Torres (Department of Finance)
Ms Sian Martin (South Metropolitan Health Service, Department of Health)
Ms Louise Esplan (South Metropolitan Health Service, Department of Health)
Ms Amy Jordan (Hunt Architects)
Mr Steven Smyth (Hunt Architects)

Members of the Public / Media

Mr Nadia Budihardjo from Business News and Ms Indigo Lemay-Conway from Seven West Media was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at Time on Choose date 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*.

Mr Clayton Higham
Presiding Member, 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

Mr Peter Lee (Third Specialist Member)
Ms Rachel Pemberton (Local Government Member, City of Fremantle)

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 Western Australian Planning Commission 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 2123 (No. 2) Alma Street, Fremantle

Development Description:	Refurbishment of V Block, Fremantle Hospital
Applicant:	Mr Scott Jeffrey - Department of Finance
Owner:	Metropolitan Health Service Board
Responsible Authority:	Department of Finance
DAP File No:	DAP/22/02274



REPORT RECOMMENDATION

Moved by: Cr Bryn Jones

Seconded by: Ms Rachel Chapman

That the Metro Inner-South JDAP resolves to:

Approve DAP Application reference DAP/22/02274 and accompanying plans dated 22 July 2022 in accordance with Clause 30(1) of the Metropolitan Region Scheme subject to the following conditions:

Conditions

1. The development is to be carried out in accordance with the approved plans subject to any modifications required by the conditions of approval.
2. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.
3. All stormwater generated by the development is to be retained on the lot to the specification of the City of Fremantle and to the satisfaction of the Western Australian Planning Commission.
4. All air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the specification of the City of Fremantle and to the satisfaction of the Western Australian Planning Commission.
5. Prior to commencement of development, a Construction Management Plan shall be prepared to the specification of the City of Fremantle and to the satisfaction of the Western Australian Planning Commission. Once approved, the Construction Management Plan is to be implemented in its entirety to the satisfaction of the Western Australian Planning Commission.

Mr Clayton Higham
Presiding Member, JDAP



Advice Notes

1. In regard to Condition 5, the Construction Management Plan is to be submitted to the City of Fremantle a minimum of 30 days prior to the commencement of works and shall detail how the construction of the development will be managed including the following:
 - (a) public safety and site security;
 - (b) hours of operation;
 - (c) noise and vibration controls;
 - (d) air and dust management;
 - (e) stormwater, groundwater and sediment control;
 - (f) waste and material disposal;
 - (g) a Traffic Management Plan/s prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
 - (h) the parking arrangements for contractors and sub-contractors;
 - (i) on-site delivery times and access arrangements;
 - (j) the storage of materials and equipment on site (no storage of materials on road verges will be permitted);
 - (k) any other matters likely to impact upon the surrounding properties or road reserves;
 - (l) the location of proposed temporary structures, such as demountable offices, portable toilets and skip bins for storage, administration and construction activities during construction. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties, and
 - (m) use of City of Fremantle car parking bays for construction related activities
2. The City of Fremantle advises that construction works are to meet the Environmental Protection (Noise) Regulations 1997. Construction work that needs to be performed outside 7am-7pm requires an Application for Approval of a Noise Management Plan submitted to the City of Fremantle at least 7 days prior. Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.
3. The City of Fremantle advises that an obstruction permit will be required from the City for any obstructions within the road reserve. An application for obstruction permit can be found via www.fremantle.wa.gov.au.
4. The Department of Fire and Emergency Services advises that the fire hydrant booster is optimally sited for fire fighter accessibility and practical operability in an emergency event.



5. Atco Gas advises that:

- The proposed areas fall within the WAPC *Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (Attachment 5 – ATCO Gas Pipeline Trigger Area)*. As such any sensitive land use or high-density community use developments within this Trigger Distance requires further consultation with ATCO prior to preliminary designs being finalised.
- Anyone proposing to carry out construction or excavation works within 15 metres of the Critical Asset Infrastructure must contact 'Before You Dig' (www.byda.com.au) to determine the location of buried gas infrastructure.
- A request form to have the service disconnected and meter to be removed is to be completed via the ATCO web site before any demolition works can take place.

AMENDING MOTION 1

Moved by: Ms Rachel Chapman

Seconded by: Choose title Insert Name

That Condition No. 2 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The condition was considered unnecessary as the default position is 4 years for substantial commencement.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner-South JDAP resolves to:

Approve DAP Application reference DAP/22/02274 and accompanying plans dated 22 July 2022 in accordance with Clause 30(1) of the Metropolitan Region Scheme subject to the following conditions:

Conditions

1. The development is to be carried out in accordance with the approved plans subject to any modifications required by the conditions of approval.
2. All stormwater generated by the development is to be retained on the lot to the specification of the City of Fremantle and to the satisfaction of the Western Australian Planning Commission.
3. All air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the specification of the City of Fremantle and to the satisfaction of the Western Australian Planning Commission.

Mr Clayton Higham
Presiding Member, JDAP



4. Prior to commencement of development, a Construction Management Plan shall be prepared to the specification of the City of Fremantle and to the satisfaction of the Western Australian Planning Commission. Once approved, the Construction Management Plan is to be implemented in its entirety to the satisfaction of the Western Australian Planning Commission.

Advice Notes

1. In regard to Condition 5, the Construction Management Plan is to be submitted to the City of Fremantle a minimum of 30 days prior to the commencement of works and shall detail how the construction of the development will be managed including the following:
 - (a) public safety and site security;
 - (b) hours of operation;
 - (c) noise and vibration controls;
 - (d) air and dust management;
 - (e) stormwater, groundwater and sediment control;
 - (f) waste and material disposal;
 - (g) a Traffic Management Plan/s prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
 - (h) the parking arrangements for contractors and sub-contractors;
 - (i) on-site delivery times and access arrangements;
 - (j) the storage of materials and equipment on site (no storage of materials on road verges will be permitted);
 - (k) any other matters likely to impact upon the surrounding properties or road reserves;
 - (l) the location of proposed temporary structures, such as demountable offices, portable toilets and skip bins for storage, administration and construction activities during construction. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties, and
 - (m) use of City of Fremantle car parking bays for construction related activities
2. The City of Fremantle advises that construction works are to meet the Environmental Protection (Noise) Regulations 1997. Construction work that needs to be performed outside 7am-7pm requires an Application for Approval of a Noise Management Plan submitted to the City of Fremantle at least 7 days prior. Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.
3. The City of Fremantle advises that an obstruction permit will be required from the City for any obstructions within the road reserve. An application for obstruction permit can be found via www.fremantle.wa.gov.au.
4. The Department of Fire and Emergency Services advises that the fire hydrant booster is optimally sited for fire fighter accessibility and practical operability in an emergency event.



5. Atco Gas advises that:

- The proposed areas fall within the WAPC *Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (Attachment 5 – ATCO Gas Pipeline Trigger Area)*. As such any sensitive land use or high-density community use developments within this Trigger Distance requires further consultation with ATCO prior to preliminary designs being finalised.
- Anyone proposing to carry out construction or excavation works within 15 metres of the Critical Asset Infrastructure must contact 'Before You Dig' (www.byda.com.au) to determine the location of buried gas infrastructure.
- A request form to have the service disconnected and meter to be removed is to be completed via the ATCO web site before any demolition works can take place.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

REASON: The proposed facility was acknowledged as appropriate and necessary and therefore fully supported by the panel, however the applicants were requested to give further consideration to the location of the fire pump tanks adjacent to the development site to ensure that the development of the greater complex was not compromised.



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/21/02116 DR 90/2022	City of South Perth	No. 3 & 3a (Lot 5) Davilak Street and Units 1-3, No. 135 (Lot 67) Robert Street, Como	Proposed Mixed Development in a 15 Storey Building	30/05/2022
DAP/21/01936 5.2020.709.1	Town of Victoria Park	No. 176 (Lot 40) Burswood Road, Burswood	Proposed Officer Tower	09/08/2021

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 9:52am.