



Minutes of the Metro Central Joint Development Assessment Panel

Meeting Date and Time: Monday 23 January 2012, 4.05pm
Meeting Number: MCJDAP/2
Meeting Venue: City of Melville
10 Almondbury Road Booragoon

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Ian Hocking (Deputy Presiding Member)
Mr Luigi D Alessandro (Specialist Member)
Cr Mark Reynolds (City of Melville Local Government member)
Cr Nicole Foxton (City of Melville Local Government member)

Officers in attendance

Mr Mathew Selby – Department of Planning
Mr Peter Prendergast – City of Melville
Mr Hide Shigeyoshi – City of Melville

Local Government Minute Secretary

Ms Elise Brown – Corporate Administration Officer

Applicant(s), Submitters and Members of the Public

Representative from St John of God

1. Declaration of Opening

The Presiding Member, Mr Charles Johnson, declared the meeting open at 4.05pm on Monday 23 January 2012 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

2. Apologies

Nil

3. Members on Leave of absence

Nil



4. Noting of minutes

Minutes of the Metro Central JDAP meeting 1 held on Monday 21 November 2011 were noted by the DAP members.

5. Disclosure of interests

Nil

6. Deputations and presentations

Nil

7. Responsible Authority reports

7.1	Application Details:	DAP: DP/11/01937
	Property Location:	100 Murdoch Drive, Murdoch, St John of God Hospital redevelopment and new medical clinic
	Applicant:	Landvision
	Owner of Property:	St John of God Health Care Inc.
	Responsible authority:	Department of Planning
	Report date:	11 January 2012
	DoP File No:	DOP: 17-50102-2

The following motion was moved for discussion:

That the Metropolitan Central Joint Development Assessment Panel resolves to:

- A. Approve** DAP Application reference DP/11/01937 and accompanying plans date stamped 13 December 2011 (Drawing No's: DA-01-00A, DA-01-01A, DA-01-02A, DA-01-03 - 07, DA-01-08A, DA-01-09A, DA-01-10A, DA-01-11 - 19, DA-02-00A - 09A, DA-03-00 - 07, DA-04-00 - 09) in accordance with the provisions of the Metropolitan Region Scheme, subject to the following conditions and advice notes:

Conditions:

1. The proposed screening of the at grade car parking bays visible from and adjacent to Barry Marshall Parade are to be designed and constructed to the satisfaction of the Western Australian Planning Commission prior to initial occupation of the development.
2. An independent way finding study to address non-vehicular traffic connectivity from Barry Marshall Parade to the entry points for the hospital buildings to be prepared and implemented to the satisfaction of the Western Australian Planning Commission prior to initial occupation of the development.
3. A signage strategy to demonstrate how the future signage requirements for all uses within the hospital buildings are to be accommodated to be prepared and implemented to the satisfaction of the Western Australian Planning Commission.



4. An Ecologically Sustainable Design Report for the hospital buildings that details measures specified in the sustainability performance criteria for the Built Form element of the Murdoch Activity Centre Mixed Use Precinct and Main Street Design Guidelines (October 2011) to be prepared and submitted to the Western Australian Planning Commission.
5. The sustainability measures identified in the Ecologically Sustainable Design Report to be implemented to the satisfaction of the Western Australian Planning Commission.
6. The Parking Management Plan to be finalised and implemented to the satisfaction of the Western Australian Planning Commission.
7. The vehicular access point from Barry Marshall Parade, between parking area P1 and the new south block, to be designed and constructed to the satisfaction of the Western Australian Planning Commission.
8. Arrangements to the satisfaction of the Western Australian Planning Commission to ensure investigation and implementation of staff shift change times that would not coincide with staff shift change times at the Fiona Stanley Hospital, in order to alleviate traffic congestion during the AM and PM peak periods attributed to traffic generated concurrently by both hospitals.
9. All stormwater generated on site is to be retained on site.
10. The ground floor level of the buildings and any blank walls are to be treated with a non-sacrificial anti-graffiti agent prior to initial occupation of the development.
11. Roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding street(s) prior to initial occupation of the development.
12. No development or landscaping over 0.75m in height is to be located within 1.5m of where a vehicle access point meets the road reserve.
13. Details of staging of the proposed landscaping to be approved and implemented to the satisfaction of the Western Australian Planning Commission.
14. A public entry point to be provided and maintained as an operational access point to allow direct access from the street/footpath into the ground floor level of the retail tenancy/pharmacy of the new medical centre building.
15. Arrangements to the satisfaction of the Western Australian Planning Commission and to the specification of the Department of Regional Development and Lands for the provision of an easement or other suitable tenure arrangement for the portion of the new medical centre which overhangs the boundary of the site into Crown Land.



16. This approval is valid for two years from the date of this letter. If the development the subject of this approval is not substantially commenced within this time, the approval shall lapse and be of no further effect. There an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having been first sought and obtained.

Advice:

1. With regard to Condition 7, the vehicular access point is to be designed in consultation with the City of Melville and Main Roads WA.
2. With regard to Condition 15, the Department of Regional Development and Lands as the administrator for Crown Land should be contacted.
3. Development approval does not negate the requirement for a clearing permit (or need for an application to amend existing permit areas. Please contact Department of Environment and Conservation's Native Vegetation Protection Branch for further information regarding clearing permits.

- B. Advise** the applicant, City of Melville and Department of Planning of its decision accordingly.

Moved by: Mr Ian Hocking Seconded by: Cr Nicole Foxtton

For: Mr Charles Johnson (Presiding Member)
 Mr Ian Hocking (Deputy Presiding Member)
 Mr Luigi D Alessandro (Specialist Member)
 Cr Mark Reynolds (City of Melville Local Government member)
 Cr Nicole Foxtton (City of Melville Local Government member)

Against: Nil

Following discussion, it was agreed that Condition 8 would be deleted and Advice Note 4 would be added as detailed below.

A second motion was then put:

That the Metropolitan Central Joint Development Assessment Panel resolves to:

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Conditions:



1. The proposed screening of the at grade car parking bays visible from and adjacent to Barry Marshall Parade are to be designed and constructed to the satisfaction of the Western Australian Planning Commission prior to initial occupation of the development.
2. An independent way finding study to address non-vehicular traffic connectivity from Barry Marshall Parade to the entry points for the hospital buildings to be prepared and implemented to the satisfaction of the Western Australian Planning Commission prior to initial occupation of the development.
3. A signage strategy to demonstrate how the future signage requirements for all uses within the hospital buildings are to be accommodated to be prepared and implemented to the satisfaction of the Western Australian Planning Commission.
4. An Ecologically Sustainable Design Report for the hospital buildings that details measures specified in the sustainability performance criteria for the Built Form element of the Murdoch Activity Centre Mixed Use Precinct and Main Street Design Guidelines (October 2011) to be prepared and submitted to the Western Australian Planning Commission.
5. The sustainability measures identified in the Ecologically Sustainable Design Report to be implemented to the satisfaction of the Western Australian Planning Commission.
6. The Parking Management Plan to be finalised and implemented to the satisfaction of the Western Australian Planning Commission.
7. The vehicular access point from Barry Marshall Parade, between parking area P1 and the new south block, to be designed and constructed to the satisfaction of the Western Australian Planning Commission.
8. All stormwater generated on site is to be retained on site.
9. The ground floor level of the buildings and any blank walls are to be treated with a non-sacrificial anti-graffiti agent prior to initial occupation of the development.
10. Roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding street(s) prior to initial occupation of the development.
11. No development or landscaping over 0.75m in height is to be located within 1.5m of where a vehicle access point meets the road reserve.
12. Details of staging of the proposed landscaping to be approved and implemented to the satisfaction of the Western Australian Planning Commission.
13. A public entry point to be provided and maintained as an operational access point to allow direct access from the street/footpath into the



ground floor level of the retail tenancy/pharmacy of the new medical centre building.

14. Arrangements to the satisfaction of the Western Australian Planning Commission and to the specification of the Department of Regional Development and Lands for the provision of an easement or other suitable tenure arrangement for the portion of the new medical centre which overhangs the boundary of the site into Crown Land.
15. This approval is valid for two years from the date of this letter. If the development the subject of this approval is not substantially commenced within this time, the approval shall lapse and be of no further effect. There an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having been first sought and obtained.

Advice:

1. With regard to Condition 7, the vehicular access point is to be designed in consultation with the City of Melville and Main Roads WA.
2. With regard to Condition 15, the Department of Regional Development and Lands as the administrator for Crown Land should be contacted.
3. Development approval does not negate the requirement for a clearing permit (or need for an application to amend existing permit areas. Please contact Department of Environment and Conservation's Native Vegetation Protection Branch for further information regarding clearing permits.
4. That the applicant liaise with the WAPC and Fiona Stanley Hospital to work towards a solution which reduces the impact on road and the public transport network, at peak times associated with shift changeover.

- B. Advise** the applicant, City of Melville and Department of Planning of its decision accordingly.

Moved by: Mr Luigi D Alessandro

Seconded by: Cr Mark Reynolds

The motion was put and carried unanimously.

8. Amending or cancelling DAP development approval

Nil



9. Appeals to the State Administrative Tribunal

Nil

10. Meeting Close

There being no further business, the presiding member declared the meeting closed at 4.30pm.

Ch Johnson
Approved
Minutes