



Metro Outer Development Assessment Panel Related Information

Meeting Date and Time: Thursday, 27 February 2025; 9:30am
Meeting Number: MODAP/66

PART C – SHIRE OF MUNDARING

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 1636, 3303 and 9001 (340) Roland Road, Parkerville – Proposed Educational Establishment – DAP/24/02810
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Attendance

Officers in attendance

David Tomlinson (Shire of Mundaring)

Applicants and Submitters

Peter Simpson (PTS Town Planning)
Steve Ireland (McCorkell Constructions)
Phil Idle (EIW Architects)
Anthony Rowe (Envision Bushfire Protection)
Laura Grey (Heritage Intelligence)



PART C – SHIRE OF MUNDARING

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

3.1 Lots 1636, 3303 and 9001 (340) Roland Road, Parkerville – Proposed Educational Establishment – DAP/24/02810

3.1.1 Deputations and Presentations

Peter Simpson (PTS Town Planning) presenting in support of the recommendation for the application at Item 3.1. The presentation will address support for the proposal and request amendments to the proposed conditions.

The Shire of Mundaring may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.1.2 Additional Information

The Presiding Member notes an addendum to the agenda was published to include details of a DAP request for further information and responsible authority response in relation to Item 3.1, received on 26 February 2025.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dph.wa.gov.au

Presenter Details

| | |
|---|--|
| Name | Peter Simpson |
| Company (if applicable) | PTS Town Planning Pty Ltd |
| Please identify if you have any special requirements: | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text. |

Meeting Details

| | |
|------------------------|---|
| DAP Name | Metro Outer DAP |
| Meeting Date | 27 February 2025 |
| DAP Application Number | DAP/24/02810 |
| Property Location | Lots 1636, 3303 and 9001 (340) Roland Road, Parkerville |
| Agenda Item Number | Part C – Item 3.1 |

Presentation Details

| | |
|---|---|
| I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be published as part of the Agenda</u> : — | YES <input checked="" type="checkbox"/> |
| Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>) | SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/> |
| Is the presentation in support of or against the <u>proposed development</u> ? | SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/> |
| Will the presentation require power-point facilities? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach |
| Will you be attending in person or via electronic means | In person <input checked="" type="checkbox"/> Online <input type="checkbox"/> |



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

| | |
|--|---|
| Brief sentence summary for inclusion in the Additional Information as part of the agenda | <i>The presentation will address:</i> Speaking in support of the proposed development and seeking amendments to the proposed conditions. |
|--|---|

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Refer to attached.

Our Ref: J000503
LG Ref: Ro 6.340
DAP Ref: DAP/24/02810



24 February 2025

Presiding Member
Metro Outer DAP
Locked Bag 2506
PERTH WA 6000

PO Box 538, Inglewood
Western Australia 6932

0411 445 031
peter@ptsplanning.com.au

www.ptsplanning.com.au

Dear Presiding Member

ABN - 32 603 168 850

LOTS 1636, 3303 and 9001 (340) ROLAND ROAD, PARKERVILLE – PROPOSED EDUCATIONAL ESTABLISHMENT – AGENDA PART C ITEM 3.1

We refer to the Agenda and Responsible Authority Reports to be considered by the DAP at its meeting to be held on 27 February 2025. In attendance online will also be consultants representing the various disciplines including architecture, building, transport, heritage and bushfire.

We support the recommendation to approve the application and request amendments to Conditions 2, 3, 10, 13, 15 and 31.

The RAR includes the updated location and updated site plans in Attachment 4 and the individual building works in Attachment 14.

The educational establishment, which will be operated by Parkerville, is for high school aged children who have experienced trauma and adverse childhood experiences, and where mainstream schooling environments are not supportive of their emotional, social, and psychological needs to support their educational development. Parkerville Children and Youth Care is a not-for-profit that has been supporting vulnerable children, young people and their families with specialist advocacy, therapeutic services, education and employment training, and out of home care for over a century.

The school is proposed to have 50 students and 10-12 staff in the first year of operation in 2026 increasing to approximately 90 students and 17-20 staff by 2030. The buildings located on site are listed by the Heritage Council of Western Australia.

It is important to note that under the planning framework (Special Use Zone), the only uses that can be approved on this site are residential building, educational establishment and office.

The site includes 13 existing buildings, and with the exception of the Blue Cottage which is to be demolished due to critical structural defects, are to be retained, conserved and adapted for the school. The only new building is the new maintenance shed.

The site is subject to quite an extensive framework for a development that in reality only seeks to retain and adapt existing buildings and we have addressed transport, environmental, arboricultural, archaeological, structural, bushfire, heritage, landscape, servicing, stormwater, acoustic and waste considerations.

The proposed development is an important community outcome for the site and for the proposed students who will use the facility. The proposed development is consistent with the planning framework.

CONDITIONS

Condition 2

Condition 2 requires substantial commencement within 2 years. While the intent is to commence works immediately and be open for the school year in 2026, we are seeking a 4 year approval, which is current standard practice, to cater for any unforeseen issues or events that might arise following approval.

Conditions 3

Condition 3 requires *'The development shall comply with the approved plans (including any amendments marked in red) unless approval is granted by the Planning Service for any minor variation made necessary by detailed design.'* We understand that this is a standard condition, however, request that *(including any amendments marked in red)* be deleted as there are no amendments marked in red on the plans.

Condition 10

Condition 10 requires the provision of public art to a value of \$130,000 being either provided on site or as cash in lieu. The public art requirement is based on the Shire's local planning policy (LPP3.1). As you would be aware it is important that policy is not applied inflexibly. Local Planning Policies are a tool to assist with decision-making, not a document requiring slavish compliance regardless of other competing planning considerations.

In this instance we consider that there are good reasons to depart from the policy, including:

- The policy identifies celebrating and telling the story of history and culture within the Shire and to facilitate the provision of public art when a proposed development generates a planning need for it.
 - The site includes 13 state heritage listed buildings, which with the exception of the Blue Cottage, are to be retained, conserved and adapted for use. This is an important heritage outcome for the site and the Shire.
 - The development is for the adaptive reuse of existing buildings and therefore we do not consider that the development generates a planning need for public art. There is only one new building, which is a maintenance shed.
 - The application is largely a change of use application and upgrade of existing buildings.
- If the buildings were not heritage listed, the cost of development would be significantly lower. The heritage outcome comes at a significant cost, and it would be onerous to then also apply a public art contribution based on the cost of development when the cost is a result of the buildings being heritage listed.
- The proposed development is being undertaken by a not for profit and therefore additional costs come at the expense of providing services.
- The development provides a public good.
- Given the nature of the site, it would be difficult to locate public art where the public would be able to see the art.
- The site has an extensive framework that the development needs to address, which also adds to the cost of the development.

For the reasons outlined above, we consider that the departure from the policy is appropriate in this instance and request that Condition 10 be deleted.

Condition 13

Condition 13 states '*Satisfactory arrangements being made with the Shire of Mundaring for the upgrading and/or construction Beacon Road.*'

It is not clear from the condition the extent of the upgrading and/or construction of Beacon Road. We understand as indicated on the plans, that the condition relates to the construction from the end of the bitumen portion of Beacon Road to the extent of the access to the site. This is indicated as the new 6m asphalt sealed road.

This needs to be included in the condition or as an advice note as the condition is vague and not certain.

Condition 15

Condition 15 states '*Prior to any works commencing, a revised Environmental Acoustics report shall be submitted to, and approved by the Shire of Mundaring.*'

Advice Note 2 is generic in relation to this condition and therefore it is not clear why the Environmental Acoustics report needs to be revised. The RAR includes discussion regarding some assumptions in the report in respect to generators and fire pumps used in emergency situations and the methodology employed in respect to internal vehicle access.

This needs to be included in the condition or as an advice note as the condition is vague and not certain.

Condition 31

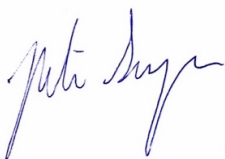
Condition 31 states '*Prior to installation of the effluent disposal system the subject sites (Lots 1636, 3303 and 9001 Roland Road) are to be amalgamated on to a single certificate of title.*'

We are seeking to have the timing of the clearance of this condition changed to '*prior to commencement of use/occupation of the proposed development*'. The reason for this is that the amalgamation and use of the effluent disposal system arises at occupation rather than prior to the installation of the system. The current wording will have an impact on the timing of the development.

We are seeking approval of the application in accordance with the amended conditions.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on 0411 445 031 or peter@ptsplanning.com.au.

Yours sincerely
PTS Town Planning Pty Ltd



Peter Simpson
Director



Direction for Further Services from the Responsible Authority

Regulation 13(1)

Guidelines

A DAP Member who wishes to request further services (e.g. technical advice and assistance or information in writing) from the Responsible Authority must complete this form and submit to daps@dplh.wa.gov.au.

The request will be considered by the DAP Executive Director and if approved, the Responsible Authority will be directed to provide a response to DAP Secretariat within the form.

It is important to note that **the completed form containing the query, response and any accompanying documentation will be published on the DAP website** as an addendum to the meeting agenda.

DAP Application Details

| | |
|------------------------|---|
| DAP Name | Metro Outer DAP (Meeting MODAP/66) |
| DAP Application Number | DAP/24/02810 |
| Responsible Authority | Shire of Mundaring |
| Property Location | Lots 1636, 3303 and 9001 (340) Roland Road, Parkerville |

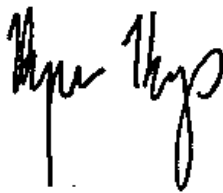
Nature of technical advice required*

| | | |
|---|-----------|--|
| 1 | DAP query | <p>Condition 13 refers to the upgrade and/or construction of Beacon Road.</p> <p>Please comment on what the basis is for application of this condition, including comments on need and nexus and whether the proposed upgrade is underpinned by a Developer Contribution Plan or similar.</p> |
| | Response | <p>The Shire's Infrastructure staff have provided the following response:</p> <p><i>Currently Beacon Road is not considered adequate for the volume of traffic that the proposal is likely to generate. It is anticipated that the upgrades will be limited to localised widening and sealing near the proposed entrance.</i></p> <p><i>Requests for road upgrades in a local context are not unusual if it is considered the road is not of a standard that can reasonably accommodate the proposal. The need for road upgrading has been discussed with the applicant during the assessment process.</i></p> <p><i>The recommended condition is not underpinned by a Developer Contribution Plan or similar.</i></p> |

* Any alternate recommendation sought does not infer a pre-determined position of the panel.

| | | |
|---|------------------|---|
| 2 | DAP query | Please provide a copy of the advice received from the Department Planning, Lands and Heritage in relation to the works proposed to the heritage listed buildings on site. |
| | Response | Please find attached correspondence from the Department of Planning, Lands and Heritage dated 2 February 2025. |
| 3 | DAP query | On page 13 of the RAR, there is mention of the Environmental Assessment Report submitted as part of the application, and the conclusion of the report is quoted (verbatim). Please comment on the Shire's agreement (or otherwise) with the findings and conclusion(s) of the Environmental Assessment Report. |
| | Response | The Shire's Environmental staff have provided the following response: <i>The Shire is satisfied with the level of detail provided in the Environmental Assessment Report and supports the findings and recommendations provided. The Shire is confident that the proposed development has utilised existing cleared areas and minimised the overall environmental footprint to deliver an acceptable environmental outcome</i> |

DAP Executive Director Authorisation

| | |
|--------------|---|
| Signature |  |
| Date | 24 February 2025 |
| Response Due | 26 February 2025; midday |



Your ref: N/A
Our ref: P8546-52092
Enquiries: Dimity Dennis (08) 6551 9929

Chief Executive Officer
Shire of Mundaring
ShireofMundaring@mundaring.wa.gov.au

Attention: Lydia Bailey

Dear Sir

PARKERVILLE CHILDREN'S HOME AND CEMETERY

Thank you for your referral to the Heritage Council under the provisions of section 73 of the *Heritage Act 2018* as described below:

| | |
|----------------------|---|
| Place Number | P8546 |
| Place Name | Parkerville Children's Home and Cemetery |
| Street Address | 340 Roland Road, Parkerville |
| Referral date | 23 December 2024 |
| Proposal Description | Proposed educational establishment at 340 Roland Road, Parkerville. |

We received the following drawings prepared by EIW Architects dated October 2024:

| | | |
|-----------------------------|-----------------------------|-----------------------------|
| Site Plan (2) | - Rendered Elevations (4) | - Rendered Elevations (4) |
| Rosemary Cottage: | - Rendered Plan | - Rendered Plan |
| - Demolition Elevations (4) | Kindergarten: | Worthington Hall: |
| - Demolition Plan | - Demolition Elevations (4) | - Demolition Elevations (4) |
| - Elevations (4) | - Demolition Plan | - Demolition Plan |
| - Plan | - Elevations (4) | - Elevations (4) |
| - Rendered Elevations (4) | - Plan | - Plan |
| - Rendered Plan | - Rendered Elevations (4) | - Rendered Elevations (4) |
| St Gabriel's Cottage: | - Rendered Plan | - Rendered Plan |
| - Demolition Elevations (4) | - Demolition Diagram | Blue Cottage: |
| - Demolition Plan | Workshop: | - Demolition Elevations (4) |
| - Elevations (4) | - Demolition Elevations (4) | - Demolition Plan |
| - Plan | - Demolition Plan | - Rendered Elevations (4) |
| - Rendered Elevations (4) | - Elevations (4) | - Rendered Plan |
| - Rendered Plan | - Plan | Carinya: |
| Padbury Cottage: | - Rendered Elevations (4) | - Elevations (4) |
| - Demolition Elevations (4) | - Rendered Plan | - Plan |
| - Demolition Plan | Workshop (Laundry): | Wearne House: |
| - Elevations (4) | - Demolition Elevations (4) | - Elevations (4) |
| - Plan | - Demolition Plan | - Plan |
| - Rendered Elevations (4) | - Elevations (4) | Maintenance Shed: |
| - Rendered Plan | - Plan | - Site Plan |
| Wattle Cottage: | George Turner Cottage: | - 3D Views (2) |
| - Demolition Elevations (4) | - Demolition Elevations (4) | - Elevations (4) |
| - Demolition Plan | - Demolition Plan | - Plan |
| - Elevations (4) | - Elevations (4) | |
| - Plan | - Plan | |

Feature Survey – T.J. Mularczyk – 30/5/2024

We received the following information:

| | |
|---|--|
| Landscape Concept | Waste Water Management Plan |
| Arboricultural Report | Stormwater Management Overview |
| Bushfire Management and Evacuation Plan | Waste Management Plan |
| Heritage Impact Statement | Acoustics Report |
| Structural Investigation Report | Development Application |
| Transport Impact Statement | Archaeological Management Plan – Part 1 and 2 |
| Geotechnical Study | Environmental Assessment Report – Part 1 and 2 |
| Site Soil Evaluation | |

The proposal has been considered in the context of the identified cultural heritage significance of *Parkerville Children's Home and Cemetery* and the *Wood Preservation* maintenance series, and the following advice is given under delegated authority from the Heritage Council:

Findings

- *Parkerville Children's Home & Cemetery* was established in 1903 and is significant as the first residential childcare facility in Western Australia to introduce the 'cottage' system of care. The place forms a significant cultural environment in a natural setting and is highly valued by those associated with it.
- This referral is for the proposed development of an educational establishment at 340 Roland Road, Parkerville, which falls within the curtilage of *Parkerville Children's Home and Cemetery*. Works involve the demolition, renovation, and installation of elements to accommodate use; and the adaptive reuse of buildings into 7 learning precincts. Works include the removal of 10 trees and the considerably significant Blue Cottage building.
- The proposal will have a moderate positive benefit on the cultural heritage significance of *Parkerville Children's Home and Cemetery*.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following conditions:

1. Any damage or alteration to significant fabric is to be made good, in profile and materials, to match the original/existing. Precautionary measures are to be taken to ensure significant detailing is not damaged or removed during works.
2. If the cleaning or removal of paint and glue from significant masonry surfaces is required, non-abrasive methods such as low-pressure water washing, and soft brushing are to be used to ensure no damage of the surface occurs.
3. Unpainted original surfaces are to remain unpainted.
4. To avoid future damp issues, paints are to demonstrate breathability and porosity characteristics that will allow moisture to escape.
5. All visible conduit is to be surface mounted and be colour matched to the adjacent surface and installed in a discrete/sensitive manner that minimises

- impact to the original fabric and setting. Where possible existing penetrations/conduits/utilities are to be used.
6. New fixings for installations (internal partitioning, floor finishes, internal fixtures etc.) are to avoid significant fabric where possible. Where fixing to significant fabric is required, they are to be unobtrusive and reversible. Where possible, existing penetrations are to be reused and fixings to brickwork are to be done within mortar joints to minimise irreversible damage to heritage fabric.
 7. Measures are to be taken to ensure that any archaeological material uncovered during works is dealt with appropriately.
 8. Airconditioning units are to be carefully installed under verandahs to ensure that minimal irreversible damage occurs to original building fabric. Where alternative placement is required, this is to be submitted to the satisfaction of Director of Historic Heritage prior to the application for a Building Permit.
 9. The following detailed construction documentation is to be submitted to the satisfaction of the Director, Historic Heritage Conservation, prior to the application for a Building Permit:
 - a. Mechanical.
 - b. Electrical.
 - c. Fire.
 - d. Hydraulic.
 - e. Waste.
 - f. Junctions between old and new.
 - g. Landscape.
 - h. Conservation works.
 - i. Schedule of works.
 - j. Door and window schedule (identifying which are to be retained and removed).
 - k. Identification of storage/salvage elements and reuse management strategy of significant fabric.
 10. Any salvageable significant materials (including timber and brickwork) are to be retained and repurposed.
 11. A photographic archival record of the Blue Cottage is to be prepared in accordance with the Guide to Preparing an Archival Record. A copy is to be provided to the satisfaction of Director of Historic Heritage prior to demolition.
 12. A suitably qualified and experienced Arborist is to guide works to ensure root and canopy impact is minimised. Proposed development is to be guided by an 'Arborist Impact Assessment' and an 'Arborist Method Statement', which is to be produced to the satisfaction of Director of Historic Heritage prior to the application for a Building Permit.
 13. Any reconstruction work should be undertaken strictly in accordance with documentary evidence and documented as a separate works package to be considered by the Director Historic Heritage Conservation prior to the application for a Building Permit.
 14. Where materials are to be replaced, these are to be like-for-like and match the original/existing in profile and materials. Where variations in materials and/or finishes are required, a material, colour and finishes schedule is to be submitted to the satisfaction of Director of Historic Heritage prior to the application for a Building Permit.

15. Only removal and/or demolition of critically failing elements and fabric are acceptable. Where other alterations are required, these are to be detailed in writing to the satisfaction of Director of Historic Heritage prior to the application for a Building Permit.

Please provide a copy of your determination within 10 days after making the decision, as required by the *Heritage Regulations 2019*.

If you have any queries about this advice please contact Dimity Dennis at dimity.dennis@dph.wa.gov.au or on 6551 9929.

Yours faithfully



Liza Mathews
A/Assistant Manager
Historic Heritage Conservation

3 February 2025