



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Wednesday 29 August 2012, 2.00pm
Meeting Number: 14
Meeting Venue: City of Joondalup
Conference Room 1
90 Boas Avenue
Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Rory O'Brien (Alternate Deputy Presiding Member)
Mr Terence Tyzack (Alternate Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr Liam Gobbert (Local Government Member, City of Joondalup)

Officers in attendance

Mr Stephen Ferguson (Department of Planning)
Mr Jason Gordon (Department of Planning)
Mr Garry Hunt (City of Joondalup)
Ms Dale Page (City of Joondalup)
Mr Brad Sillence (City of Joondalup)
Ms Melinda Bell (City of Joondalup)
Mr Glenn Shaw (City of Joondalup)
Ms Christine Mahncke (City of Joondalup)
Mr John Byrne (City of Joondalup)
Mr Mark McCrory (City of Joondalup)
Mr Brian Gray (City of Joondalup)
Mr Graeme Catchpole (City of Joondalup)
Ms Renae Mather (City of Joondalup)
Ms Emma Bracknell (City of Joondalup)
Mr John Humphreys (City of Joondalup)
Ms Janine Sparling (City of Joondalup)
Ms Jo Kempton (City of Joondalup)
Ms Chantal Corthals (City of Joondalup)

Local Government Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

Karen Hyde



Applicants, Submitters and Members of the Public

Mr Paul Lampropoulos (Arise Developments – Item 8.1)
Mr Adam Lisle (Arise Developments – Item 8.1)
Mr Matthew Toohey (Bunnings – Item 8.1)
Mr David Caddy (TPG – Item 8.1)
Mr Chris Harman (TPG – Item 8.1)
Mr Behnam Bordbar (Transcore – Item 8.1)
Mr Geoff Loxton (Property Development Solutions – Item 8.1)
Mr Paul McQueen (Lavan Legal – Item 8.1)
Mr Jonathan Riley (Riley Consulting – Item 8.1)
Mr Sean Fairfoul (Greg Rowe and Associates – Item 10.1)
Mr John Young (Masters – Item 10.1)
Mr Robert Hain (Masters – Item 10.1)
Mr Tony Shaw (Shawmac – Item 10.1)

Six (6) members of the public and one (1) member of the press were present at the meeting.

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2.07pm on Wednesday, 29 August 2012 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member advised the proceedings of the meeting are in accordance with the DAP Standing Orders 2012 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member announced, in accordance with Section 5.16 of the Standing Orders 2012 (No Record of Meeting), 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of a DAP meeting unless the Presiding Member has given permission to do so', and that she had granted permission for the electronic recording of the meeting for the purposes of recording the minutes only.

2. Apologies

Nil

3. Members on Leave of absence

Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)

4. Noting of minutes

Minutes of the North-West Meeting No.13 held on 13 August 2012 be noted by DAP members.

Karen Hyde



5. Disclosure of interests

Panel member, Cr Liam Gobbert, declared a proximity interest in items 8.1 and 10.1 as his parents own property across the road from the two developments.

In accordance with section 4.5.1 and 4.5.2 of the Standing Orders 2012, members of the Metro North-West Joint Development Assessment Panel agree that the member listed above, who disclosed a proximity interest, is permitted to participate in discussion and voting on the items.

6. Declaration of Due Consideration

All members declared that they had duly considered the documents

7. Deputations and presentations

7.1. Presenters Mr Paul McQueen (Laval Legal) and Mr Behnam Bordbar (Transcore).

Mr McQueen addressed the DAP for item 8.1 and responded to questions raised by DAP Members.

7.2. Presenters Mr Sean Fairfoul (Greg Rowe and Associates), Mr John Young (Masters) and Mr Tony Shaw (Shawmac).

Mr Fairfoul, Mr Young and Mr Shaw addressed the DAP for item 10.1 and responded to questions raised by DAP Members.

Both presenters were afforded an opportunity of a right of reply.

8. Form 1 - Responsible Authority Reports – DAP Application

| | | |
|-----|------------------------|---|
| 8.1 | Application Details: | Proposed Hardwares Store, Showrooms, Offices and Take Away Food Outlets |
| | Property Location: | Lot 807 (16) Honeybush Drive, Joondalup |
| | Applicant: | Arise Developments |
| | Owner: | Landcorp |
| | Responsible authority: | City of Joondalup |
| | Report date: | 29 August 2012 |
| | DoP File No: | DP 12/0568 |

PRIMARY MOTION

Moved by: Cr Gobbert

Seconded by: Mr Tyzack

That the Metro North-West Joint Development Assessment Panel resolves to **APPROVE** DAP Application reference DP 12/00582 and accompanying plans (refer Attachment 2) in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Karen Hyde



Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of this decision letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. A Construction Management Plan being submitted and approved prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of dust during the construction process; and
 - other matters likely to impact on the surrounding properties;
3. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to the commencement of construction.
4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - provide all details relating to paving, treatment of verges and tree planting in the car park;
 - show spot levels and/or contours of the site;
 - indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - be based on water sensitive urban design principles to the satisfaction of the City;
 - be based on Designing out Crime principles to the satisfaction of the City; and
 - show all irrigation design details.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
6. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the City.

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7. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.
8. An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Permit submission and be approved by the City prior to the commencement of construction.
9. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
10. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of construction.
11. The retaining walls shall be treated with non-sacrificial anti-graffiti coating.
12. No obscure or reflective glazing is permitted to ground floor facades.
13. All signage shall be the subject of a separate Development Application.
14. All awnings shall have a minimum clearance of 2.75 metres above the level of the footpath.
15. Both crossovers onto Sundew Rise (to the at-grade and undercroft carparks) shall be restricted to left in and left out movements only. Detailed engineering drawings demonstrating how this will be achieved are to be submitted to the City for its approval prior to the commencement of construction.
16. Should the site be subdivided, a suitable easement shall be put in place between the landowners and the City of Joondalup to ensure reciprocal rights of parking and access between the new lots, at all times. This easement shall be registered on the certificate(s) of title prior to the occupation of the development or subdivision clearance being obtained.
17. The entry/exit arrangement for large vehicle movements on Honeybush Drive shall be reversed so as to remove the need for these

Karen Hyde



vehicles to cross Honeybush Drive to access the roundabout. Details of this arrangement, including plans shall be submitted to the City for approval prior to the commencement of construction.

Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
3. The applicant is advised that any proposed food premise will need to comply with the requirements of the *Food Act 2008* and the Australia New Zealand Food Standards Code. Prior to obtaining building certification for kitchen fit outs, applicant is encouraged to obtain feedback by contacting the City's Health Services on 9400 4933.
4. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
5. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* including all internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air.
6. Any mechanical ventilation for the development shall comply with Australian Standard 1668.2, Australian Standard 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.

AMENDING MOTION

Moved by: Cr Norman

Seconded by: Mr O'Brien

That an additional Advice Note be added as follows:

7. In relation to condition 10 above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on Lot 807 (16) Honeybush Drive, Joondalup.

REASON: To encourage staff to use travel-smart behaviour to this location.

The motion was put and CARRIED UNANIMOUSLY.

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AMENDING MOTION

Moved by: Cr Norman

Seconded by: Mr Tyzack

That an additional condition be added as follows:

18. Landscaping of a sufficient height and density to screen the service yard walls located adjacent to the Honeybush Drive and Sundew Rise property boundaries shall be indicated on the landscaping plans required by condition 4 of this approval. This landscaping shall be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City.

REASON: To provide screening to the service yard walls.

The motion was put and **CARRIED UNANIMOUSLY.**

PRIMARY MOTION (AS AMENDED)

Moved by: Cr Gobbert

Seconded by: Mr Tyzack

That the Metro North-West Joint Development Assessment Panel resolves to **APPROVE** DAP Application reference DP 12/00582 and accompanying plans (refer Attachment 2) in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of this decision letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. A Construction Management Plan being submitted and approved prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of dust during the construction process; and
 - other matters likely to impact on the surrounding properties.
3. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to the commencement of construction.

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4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - provide all details relating to paving, treatment of verges and tree planting in the car park;
 - show spot levels and/or contours of the site;
 - indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - be based on water sensitive urban design principles to the satisfaction of the City;
 - be based on Designing out Crime principles to the satisfaction of the City; and
 - show all irrigation design details.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
6. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the City.
7. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.
8. An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Permit submission and be approved by the City prior to the commencement of construction.
9. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.

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10. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of construction.
11. The retaining walls shall be treated with non-sacrificial anti-graffiti coating.
12. No obscure or reflective glazing is permitted to ground floor facades.
13. All signage shall be the subject of a separate Development Application.
14. All awnings shall have a minimum clearance of 2.75 metres above the level of the footpath.
15. Both crossovers onto Sundew Rise (to the at-grade and undercroft carparks) shall be restricted to left in and left out movements only. Detailed engineering drawings demonstrating how this will be achieved are to be submitted to the City for its approval prior to the commencement of construction.
16. Should the site be subdivided, a suitable easement shall be put in place between the landowners and the City of Joondalup to ensure reciprocal rights of parking and access between the new lots, at all times. This easement shall be registered on the certificate(s) of title prior to the occupation of the development or subdivision clearance being obtained.
17. The entry/exit arrangement for large vehicle movements on Honeybush Drive shall be reversed so as to remove the need for these vehicles to cross Honeybush Drive to access the roundabout. Details of this arrangement, including plans shall be submitted to the City for approval prior to the commencement of construction.
18. Landscaping of a sufficient height and density to screen the service yard walls located adjacent to the Honeybush Drive and Sundew Rise property boundaries shall be indicated on the landscaping plans required by condition 4 of this approval. This landscaping shall be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City.

Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.

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3. The applicant is advised that any proposed food premise will need to comply with the requirements of the *Food Act 2008* and the Australia New Zealand Food Standards Code. Prior to obtaining building certification for kitchen fit outs, applicant is encouraged to obtain feedback by contacting the City's Health Services on 9400 4933.
4. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
5. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* including all internal W.C's shall be provided with mechanical exhaust ventilation and flumed to the external air.
6. Any mechanical ventilation for the development shall comply with Australian Standard 1668.2, Australian Standard 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.
7. In relation to condition 10 above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on Lot 807 (16) Honeybush Drive, Joondalup.

The motion was put and CARRIED UNANIMOUSLY.

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

| | | |
|-------------|------------------------|--|
| 10.1 | Application Details: | Proposed Hardware Store and Showrooms |
| | Property Location: | Lot 806 (No. 11) Injune Way, Joondalup |
| | Applicant: | Greg Rowe and Associates |
| | Owner: | Landcorp |
| | Responsible authority: | City of Joondalup |
| | Report date: | 20 August 2012 |
| | DoP File No: | DP/12/00506 |

PRIMARY MOTION

Moved by: Cr Norman

Seconded by: Mr O'Brien

That the Metro North-West Joint Development Assessment Panel resolves to:

Pursuant to section 31 of the *State Administrative Tribunal Act 2004*, reconsider its deemed refusal of application No. DAP12/00506 (DR 264 of 2012) and

Karen Hyde



APPROVES the application in accordance with clause 6.9 of the City of Joondalup District Planning Scheme No. 2 and the application details and accompanying plans [refer Attachment 3], subject to the condition(s) set out below:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of this decision letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. A Construction Management Plan being submitted and approved prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of dust during the construction process; and
 - other matters likely to impact on the surrounding properties.
3. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to the commencement of construction.
4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - provide all details relating to paving, treatment of verges and tree planting in the car park;
 - show spot levels and/or contours of the site;
 - indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - be based on water sensitive urban design principles to the satisfaction of the City;
 - be based on Designing out Crime principles to the satisfaction of the City; and
 - show all irrigation design details.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.



6. Landscaping of a sufficient height and density to screen the rear service yard walls shall be indicated on the landscaping plans required by condition 4 of this approval. This landscaping shall be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
7. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the City.
8. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.
9. An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Permit submission and be approved by the City prior to the commencement of construction.
10. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
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12. The retaining walls shall be treated with non-sacrificial anti-graffiti coating.
13. No obscure or reflective glazing is permitted to ground floor facades.
14. All signage not provided on the approved signage strategy plans shall be the subject of a separate Development Application.
15. All awnings shall have a minimum clearance of 2.75 metres above the level of the footpath.

Karen Hyde



16. A right turning pocket shall be provided within the existing paved median on Sundew Rise to provide access to the easternmost crossover to the site on Sundew Rise. Detailed engineering drawings are to be submitted to the City for approval prior to the commencement of construction of the vehicle parking and accesses.
17. A seagull island or similar traffic treatment shall be provided within the easternmost crossover on Sundew rise to ensure right turn movements out of the site are prevented at this point. Detailed engineering drawings are to be submitted to the City for approval prior to the commencement of construction of the vehicle parking and accesses.
18. The crossover to the service yard to the western crossover on Sundew Rise shall be restricted to left in and left out movements only. Detailed engineering drawings indicating how these movements are to be controlled are to be submitted to the City for its approval prior to the commencement of construction.

Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. Bin stores to be provided with a hose cock, graded concrete floor and a floor waste connected to sewer in accordance with the City's *Health Local Law 1999*.
3. Areas to be used for the sale of food are to comply with the *Food Act 2008*.

AMENDING MOTION

Moved by: Cr Norman

Seconded by: Mr Tyzack

That an additional Advice Note be added as follows:

4. In relation to condition 11 above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on Lot 806 (11) Injune Way, Joondalup.

REASON: To encourage staff to use travel-smart behaviour to this location.

The motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

Moved by: Cr Norman

Seconded by: Mr O'Brien

That the Metro North-West Joint Development Assessment Panel resolves to:



Pursuant to section 31 of the *State Administrative Tribunal Act 2004*, reconsider its deemed refusal of application No. DAP12/00506 (DR 264 of 2012) and **APPROVES** the application in accordance with clause 6.9 of the City of Joondalup District Planning Scheme No. 2 and the application details and accompanying plans [refer Attachment 3], subject to the condition(s) set out below:

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 - be based on water sensitive urban design principles to the satisfaction of the City;
 - be based on Designing out Crime principles to the satisfaction of the City; and
 - show all irrigation design details.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade



- practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
6. Landscaping of a sufficient height and density to screen the rear service yard walls shall be indicated on the landscaping plans required by condition 4 of this approval. This landscaping shall be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
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Karen Hyde



15. All awnings shall have a minimum clearance of 2.75 metres above the level of the footpath.
16. A right turning pocket shall be provided within the existing paved median on Sundew Rise to provide access to the easternmost crossover to the site on Sundew Rise. Detailed engineering drawings are to be submitted to the City for approval prior to the commencement of construction of the vehicle parking and accesses.
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Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. Bin stores to be provided with a hose cock, graded concrete floor and a floor waste connected to sewer in accordance with the City's *Health Local Law 1999*.
3. Areas to be used for the sale of food are to comply with the *Food Act 2008*.
4. In relation to condition 11 above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on Lot 806 (11) Injune Way, Joondalup.

The motion was put and CARRIED UNANIMOUSLY.

11. Meeting Close

There being no further business, the Presiding Member declared the meeting closed at 3.07pm.

Karen Hyde