



## Minutes of the Metro North-West Joint Development Assessment Panel

**Meeting Date and Time:** Wednesday 27 March 2013; 10am  
**Meeting Number:** 25  
**Meeting Venue:** Department of Planning  
Room 3.22  
140 William Street  
Perth

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Liam Gobbert (Local Government Member, City of Joondalup)  
Cr Mike Norman (Local Government Member, City of Joondalup)

#### Officers in attendance

Mr Ian Patterson (DAP Secretariat)  
Ms Melinda Bell (City of Joondalup)  
Mr Joe Lamont (City of Joondalup)

#### DAP Secretariat Minute Secretary

Ms Zoe Hendry

#### Applicant and Submitters

Mr Peter Goff (MGA Town Planners)  
Mr Reg Bateman (Realcom)

#### Members of the Public

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#### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 10.03am on 27 March 2013 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

## 2. Apologies

Nil

## 3. Members on Leave of absence

Nil

## 4. Noting of minutes

Minutes of the Metro North-West JDAP meeting No.24 held on 18 March 2013 have been signed and published on the DAP website.

## 5. Disclosure of interests

Nil

## 6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

## 7. Form 1 - Responsible Authority Reports and Presentations

- 7.1 Mr Peter Goff (MGA Town Planners) presented for the application at Item 7.2. The presenter gave an overview of the amendments to the application.

Mr Goff answered questions from the Panel.

- 7.2 Application Details: Proposed Shop Extension (Dan Murphy's Liquor Outlet) to the Carine Tavern and Associated Signage Additions
- |                        |                                      |
|------------------------|--------------------------------------|
| Property Location:     | Lot 12 (No.493) Beach Road, Duncraig |
| Applicant:             | MGA Town Planners                    |
| Owner:                 | ALH Group Property Holdings Pty Ltd  |
| Responsible authority: | City of Joondalup                    |
| Report date:           | 27 March 2013                        |
| DoP File No:           | DP/12/00977                          |

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Mr Paul Drechsler

**Seconded by:** Mr Fred Zuideveld

Ms Karen Hyde

*Karen Hyde*



The Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004*, and as invited by the State Administrative Tribunal in respect of SAT application DR 381 of 2012, resolves to:

Reconsider its decision dated 17 October 2012 and approve DAP Application reference DP/12/0097, subject to the amended plans set out in Attachment 2 to this report dated 19 March 2013, and 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 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;
  - 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.

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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.
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 and approved by the City prior to the commencement of construction.
11. All external walls of the proposed building shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;
12. The tavern, including all function room areas shall not exceed a maximum capacity of 569 persons at any given time.

#### Advice notes

1. In relation to condition 1 above, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.
2. In relation to condition 3, a refuse management plan is required which must consider the total amount of waste that would be expected, the number and type of bins proposed, the frequency of collection, method of collection and other issues affecting handling of waste.

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3. 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 the site.
4. The City's Local Laws require all commercial developments to be provided with a bin storage area of sufficient size to accommodate the bins that will be used and incorporating wash-down facilities. Minimum specification is a suitably screened 1.5m x 1.5m concrete pad 100mm thick with a floor graded to a floor waste connected to sewer and a hose cock.
5. Kitchen and food related areas to be designed and built in accordance with the *Food Act 2008*. It is recommended that detailed plans of the kitchen area are submitted to the City's Health & Environmental Services section for assessment and comment prior to obtaining a Building Permit. Please contact Health & Environmental Services on 9400 4933 for further information.
6. A report is required from a qualified acoustic consultant showing that noise generated by plant and equipment in the proposed development will meet the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at the nearest noise sensitive premises. Report must also confirm if noise generated by bin servicing and deliveries to the proposed development prior to 7am or after 7pm Monday to Saturday and prior to 9am or after 7pm on Sunday and Public Holidays will meet the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at the nearest noise sensitive premises.

### **AMENDING MOTION**

**Moved by:** Cr Mike Norman

**Seconded by:** Cr Liam Gobbert

To add Condition 13 to read:

*The glazing along the eastern facade of the building (pedestrian passageway) shall be provided with appropriate levels of passive shading in order to improve the thermal efficiency of the building, to the satisfaction of the City. Such shading mechanisms or devices shall be shown on the plans submitted with the Building Permit application, for approval by the City.*

**REASON:** To provide adequate shading to the satisfaction of the City of Joondalup.

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

### **PRIMARY MOTION (AS AMENDED)**

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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.
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**The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.**

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

Nil

**9. Appeals to the State Administrative Tribunal**

The following State Administrative Tribunal Applications have been received:

- City of Stirling – 2 Sixteen Storey Office Building – Lot 212 (No.3) Tassels Place, Innaloo
- City of Stirling – 10 Storey Office Building – Lot 214 (No.7) Sunray Drive, Innaloo

**10. Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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.

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There being no further business, the presiding member declared the meeting closed at 10.23am.

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