



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Wednesday 28 August 2013; 2pm
Meeting Number: MNWJDAP/37
Meeting Venue: City of Joondalup - 90 Boas Avenue Joondalup

Attendance

DAP Members

Mr Paul Drechsler (Alternate Presiding Member)
Mr Rory O'Brien (Alternate Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Alternate Local Government Member, City of Joondalup)

Officers in attendance

Mr Ian Patterson (DAP Secretariat)
Mr Graeme Catchpole (City of Joondalup)
Mr John Byrne (City of Joondalup)

Local Government Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

Applicant and Submitters

Ms Michelle Huggins (TPG)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

2. Apologies

Ms Karen Hyde (Presiding Member)
Cr Liam Gobbert (Local Government Member, City of Joondalup)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

The Minutes of the Metro North-West JDAP Meeting No.36 held on 19 August 2013 were not available at time of Agenda preparation.

5. Disclosure of Interests

Nil

6. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

7. Deputations and Presentations

- 7.1** Mr David Caddy (TPG) presenting for the application at Item 8.1. The presentation will provide an overview of the proposed minor modifications to the Lakeside Joondalup Shopping Centre.

8. Form 1 - Responsible Authority Reports – DAP Application

- | | |
|------------|---|
| 8.1 | Property Location: Lot 708 (420) Joondalup Drive, Joondalup
Application Details: Modifications to existing shopping centre (Lakeside Joondalup) to introduce a food dining precinct at Level 1

Applicant: TPG Town Planning, Urban Design and Heritage
Owner: Lend Lease Funds Management Ltd
Responsible authority: City of Joondalup
Report date: 15 August 2013
DoP File No: DP/13/00568 |
|------------|---|

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

Nil

10. Appeals to the State Administrative Tribunal

Nil

11. Meeting Closure



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 708 (420) Joondalup Drive, Joondalup
Application Details:	Modifications to existing shopping centre (Lakeside Joondalup) to introduce a food dining precinct at Level 1
DAP Name:	Metro North-West JDAP
Applicant:	TPG Town Planning, Urban Design and Heritage
Owner:	Lend Lease Funds Management Ltd
LG Reference:	DA13/0734
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/13/00568
Report Date:	15 August 2013
Application Receipt Date:	25 June 2013
Application Process Days:	60 days
Attachment(s):	1: Location plan 2: Development plans

Recommendation:

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DP/13/00568 and accompanying plans (DA1004, DA1006, DA1007 and DA1008) 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 approval. 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;
 - 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. 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.
5. 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.

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 DAP having first being sought and obtained.
2. All food tenancies shall be designed and constructed in accordance with the *Food Act 2008*. Ceilings above food preparation areas should be impervious and able to be easily cleaned.
3. All premises shall be provided with toilet facilities in accordance with the City's *Health Local Law 1999* and the Building Code of Australia.

Background:

Insert Property Address:	Lot 708 (420) Joondalup Drive, Joondalup
Insert Zoning MRS:	Central City Area
TPS:	Centre
Insert Use Class:	Shop
Insert Strategy Policy:	N/A
Insert Development Scheme:	City of Joondalup District Planning Scheme No. 2
Insert Lot Size:	23.78 ha
Insert Existing Land Use:	Shop
Value of Development:	\$15.8 million

The subject site is located within the centre of the City's central business district and is commonly known as "Lakeside Joondalup." The site is bound by Boas Avenue to the north, Joondalup Drive to the west, Grand Boulevard to the east and Collier Pass to the south (Attachment 1 refers).

The site is zoned 'Central City Area' under the Metropolitan Region Scheme (MRS) and 'Centre' under the City's District Planning Scheme No. 2 (DPS2). The site is subject to the requirements of the Joondalup City Centre Development Plan and Manual (JCCDPM). Under the JCCDPM the eastern side of the site is subject to the provisions of the Central Business District and the western portion of the site is subject to the provisions of the Western Business District. The development the subject of this application falls within the Central Business District.

In addition to the requirements of the JCCDPM, due regard is also given to the draft Joondalup City Centre Structure Plan (JCCSP). Council at its meeting of 11 December 2012 resolved to adopt the JCCSP. The document has been referred to the Western Australian Planning Commission (WAPC) for determination. Under the JCCSP the site is subject to the provisions of the Central Core, Lakeside Precinct.

Due regard is also given to DPS2 Amendment No. 65, which was adopted by Council at its meeting of 25 June 2013 and has also been forwarded to the WAPC for consideration. This amendment proposes to change some of the existing car parking standards, including the Shopping Centre car parking standard.

Construction works are currently being undertaken in the southern portion of the site as part of a large expansion to the shopping centre. These works, which were approved by the City of Joondalup in December 2011 include; the revitalisation of Station Square and the existing southern entry; a two level department store with retail malls connecting the existing centre; the expansion of an existing supermarket; new mini-majors; the addition of new speciality shops and associated deck car parking.

The modifications to Lakeside Joondalup the subject of this development application will incorporate a minor expansion and reconfiguration of several existing tenancies on Level 1 and to the westernmost loading dock adjoining the Boas Avenue boundary.

As the development does not meet the definition of “major development” as defined within State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP 4.2), the development does not require the preparation of an Activity Centre Structure Plan prior to development approval.

Details: outline of development application

The proposed development is for a new food dining precinct to be located within the existing Level 1 of the Lakeside Joondalup Shopping Centre (refer to Attachment 2). The development consists of:

- An extension of existing tenancies on Level 1 into the existing loading dock area on Boas Avenue to create new food tenancies;
- Conversion of nine existing speciality tenancies to eight food tenancies on Level 1;
- The retention and reduction of one existing speciality tenancy on Level 1;
- The provision of two food kiosks on Level 1;
- A reduction in the overall Net Lettable Area (NLA) by 4,058m² to that included in the most recent development approval issued for the large expansion to the shopping centre described in the Background section above; The relocation and upgrade of existing public amenities adjacent to the dock area on Boas Avenue, with the inclusion of a parents room on Level 1;
- The relocation of the tenancy storage area on Level 1; and
- Reconfiguration of mall fire egress and loading corridors in areas in close proximity to the proposed works.

Legislation & policy:

Legislation

Planning and Development Act 2005
Metropolitan Region Scheme (MRS); and
City of Joondalup District Planning Scheme No. 2

State Government Policies

SPP 4.2 Activity Centres for Perth and Peel

Local Policies

Nil

Consultation:

Public Consultation

Public consultation was not undertaken in relation to this proposal as the development is not considered to have a detrimental impact on surrounding developments, or the locality.

Consultation with other Agencies or Consultants

Nil

Planning assessment:

The proposal is for the reconfiguration and modifications to existing tenancies on Level 1 and the westernmost loading dock to Boas Avenue to accommodate a new food dining precinct to Lakeside Joondalup Shopping Centre. The modifications result in an overall reduction to the approved NLA to 95,436m² (a 4,058m² reduction), inclusive of the works currently being undertaken as a part of the larger expansion of the Shopping Centre.

Under clause 6.4 of SPP 4.2, an Activity Centre Structure Plan is required to be endorsed prior to a major development being approved. Appendix 1 of SPP 4.2 defines "major development" as:

"Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop-retail purposes and where the shop-retail nla of the:

- Proposed building is more than 10,000m²; or*
- Extension/s is more than 5,000m²."*

As the proposed development does not exceed 5,000m² NLA, an Activity Centre Structure Plan is not required to be prepared in this instance.

The proposed development is subject to the provisions of the JCCDPM and the draft JCCSP. The draft JCCSP was adopted by Council at its meeting of the 11 December 2012 and has been referred to the WAPC for determination. Upon determination, the JCCSP will be used as an interim document, pending the preparation and adoption of an Activity Centres Structure Plan as required under SPP 4.2.

Both the JCCDPM and the draft JCCSP incorporate provisions pertaining to land use, design and other development criteria. The works proposed as a part of this application are considered to meet all the provisions of both the JCCDPM and the draft JCCSP. In addition the proposal has been assessed against the requirements

of the City's DPS2. The development generally meets all development provisions of DPS2 aside for car parking as discussed below.

Car Parking

Car parking for the proposed development has been assessed in accordance with clause 4.8 of DPS2. Car parking as outlined within the JCCDPM and the draft JCCSP does not apply to Lakeside Joondalup and as a result has not been referred to in the assessment of car parking for this development. In addition to the current requirements of DPS2, it is considered that regard must also be given to the car parking requirements contained within SPP 4.2 and Scheme Amendment No. 65.

The following table summarises the car parking requirements under these documents:

	Parking Standard	Parking Required	Parking Provided
DPS2	3000 bays for the first 50,000m ² NLA plus 4.8 per 100m ² NLA thereafter	5190 bays (197 bay shortfall)	4993 bays
Scheme Amendment No. 65	2400 bays for the first 50,000m ² plus 4 per 100m ²	4224.8 (4225) bays (768 bay surplus)	
SPP 4.2	Upper limit of five bays per 100m ² NLA	4781.1 (4782) bays (211 Bay surplus)	

In 2011 approval was granted by the City for an expansion to the existing shopping centre and for a total of 4996 car bays across the site. Council at that time applied a car parking standard of five bays per 100m² NLA in line with car parking standards provided within SPP 4.2. Since that approval, a further development approval has reduced the number of car bays by three to 4993 bays, exclusive of the 50 bays set aside for public transport commuter parking as part of the expansion.

Scheme Amendment No. 65 proposes to formally change the car parking standards contained within DPS2 to five bays per 100m² NLA, in line with the car parking standards upper limit set out in SPP 4.2 as outlined in the table above. It was considered that the change will bring the standard into line with that recommended under SPP 4.2. While the revised standards reflect a reduced car parking requirement, it is considered that the change will not have a negative impact on the current parking provision at Lakeside Joondalup given the size of the centre and that the standard is the upper limit set out in SPP 4.2. The standard ensures adequate consideration is given to other modes of transport, which is relevant considering the Shopping Centre is located so as to have direct access to Joondalup train station, high frequency bus routes and public parking areas within the City Centre.

In applying the car parking standard proposed within Scheme Amendment No. 65 it is noted that a 768 bay surplus will result, ensuring ample parking is provided for Lakeside Joondalup and any further expansions to the shopping centre.

Loading Dock

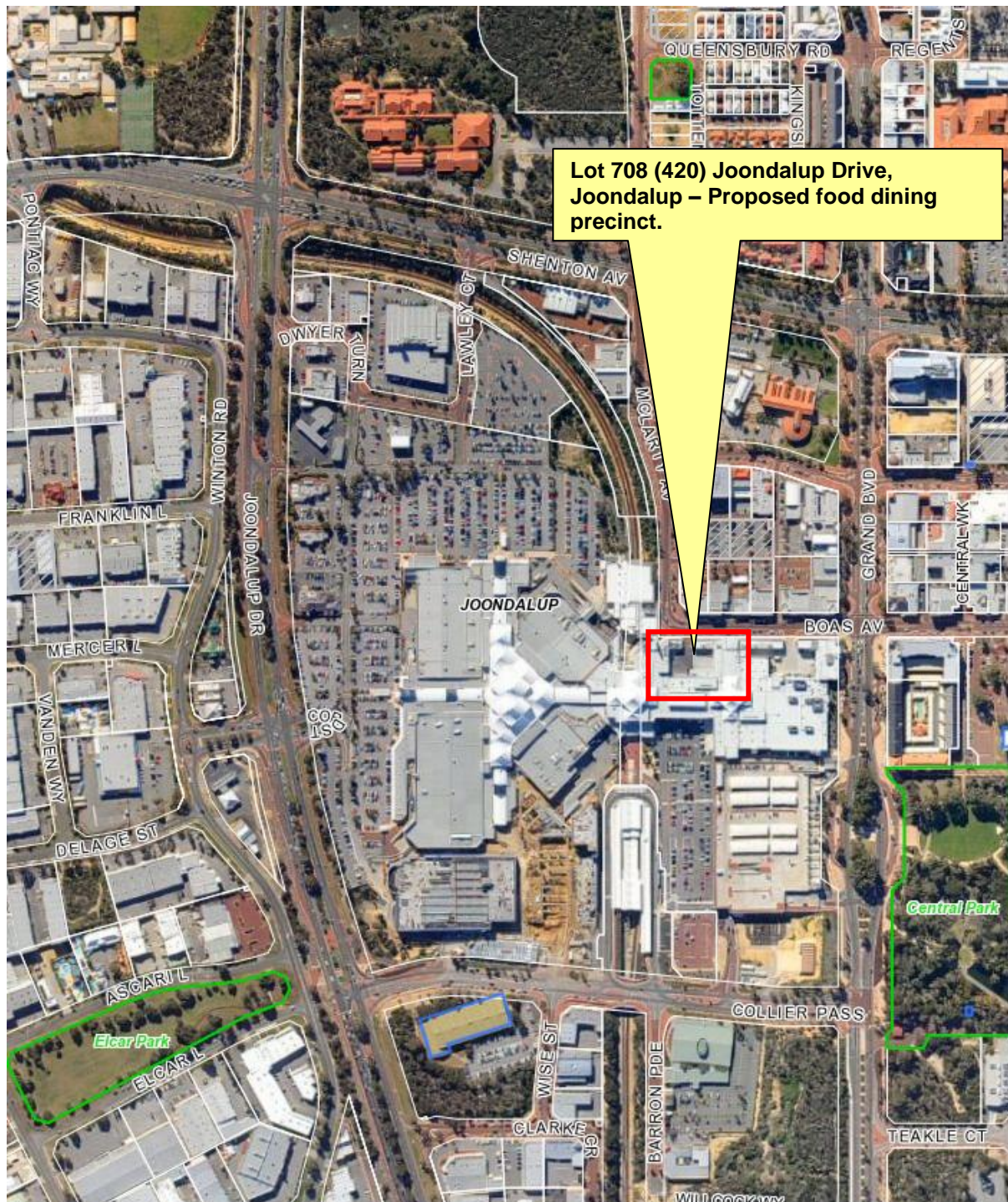
In order to accommodate the internal reconfiguration, modifications to reduce the size of the westernmost loading dock to the Boas Avenue boundary are required. The applicant has provided a traffic report, which has been reviewed by the City,

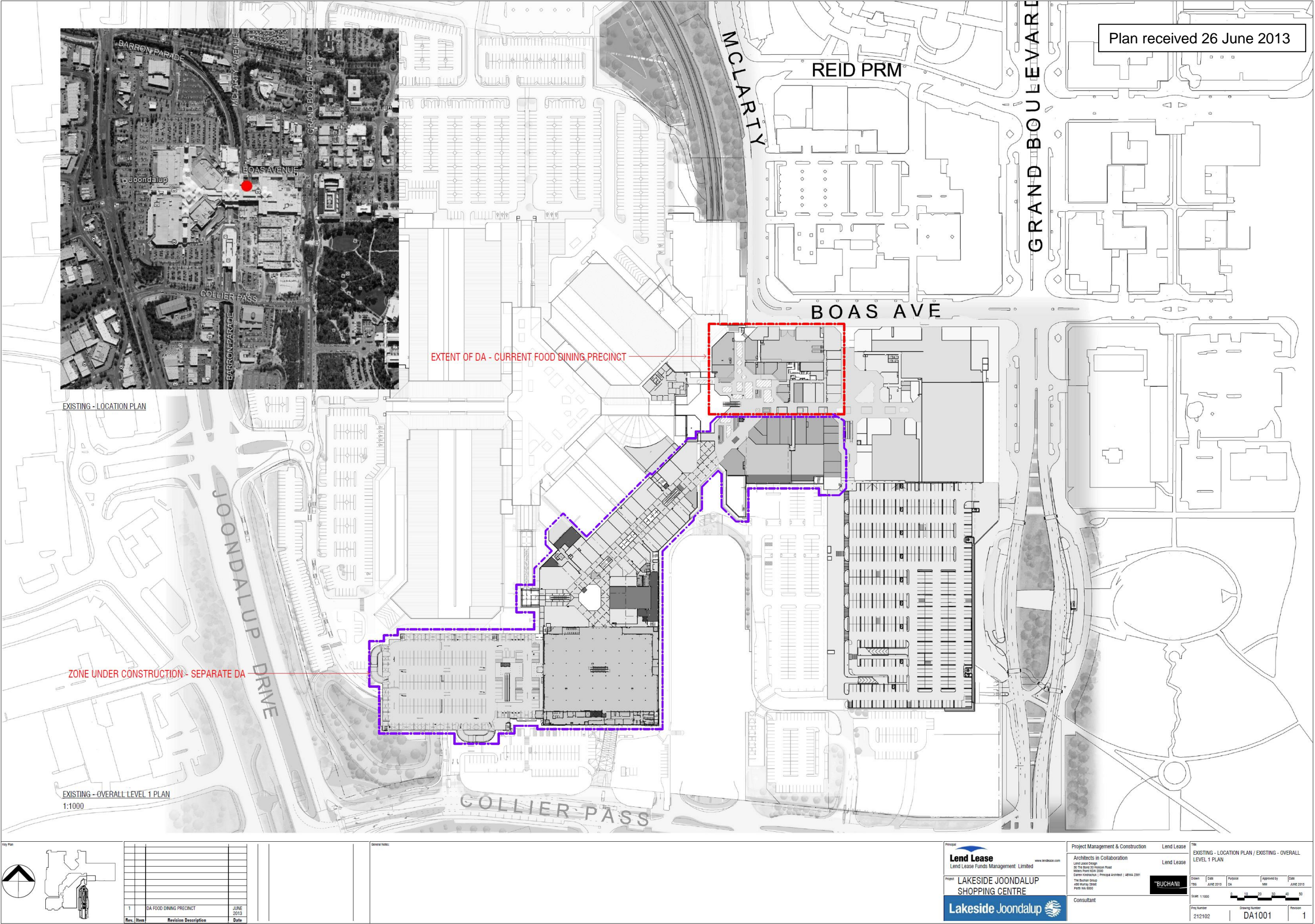
demonstrating that the reduction to the loading dock will still allow for manoeuvrability within the dock and the ingress/egress point at Boas Avenue.

Conclusion:

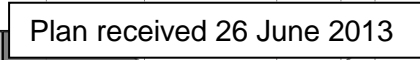
As outlined above the development complies with the requirements of the JCCDPM and the draft JCCSP. Whilst the development does not meet the car parking standards provided within Table 2 of DPS2, car parking exceeds the requirements applied within SPP 4.2 and within Scheme Amendment No. 65.

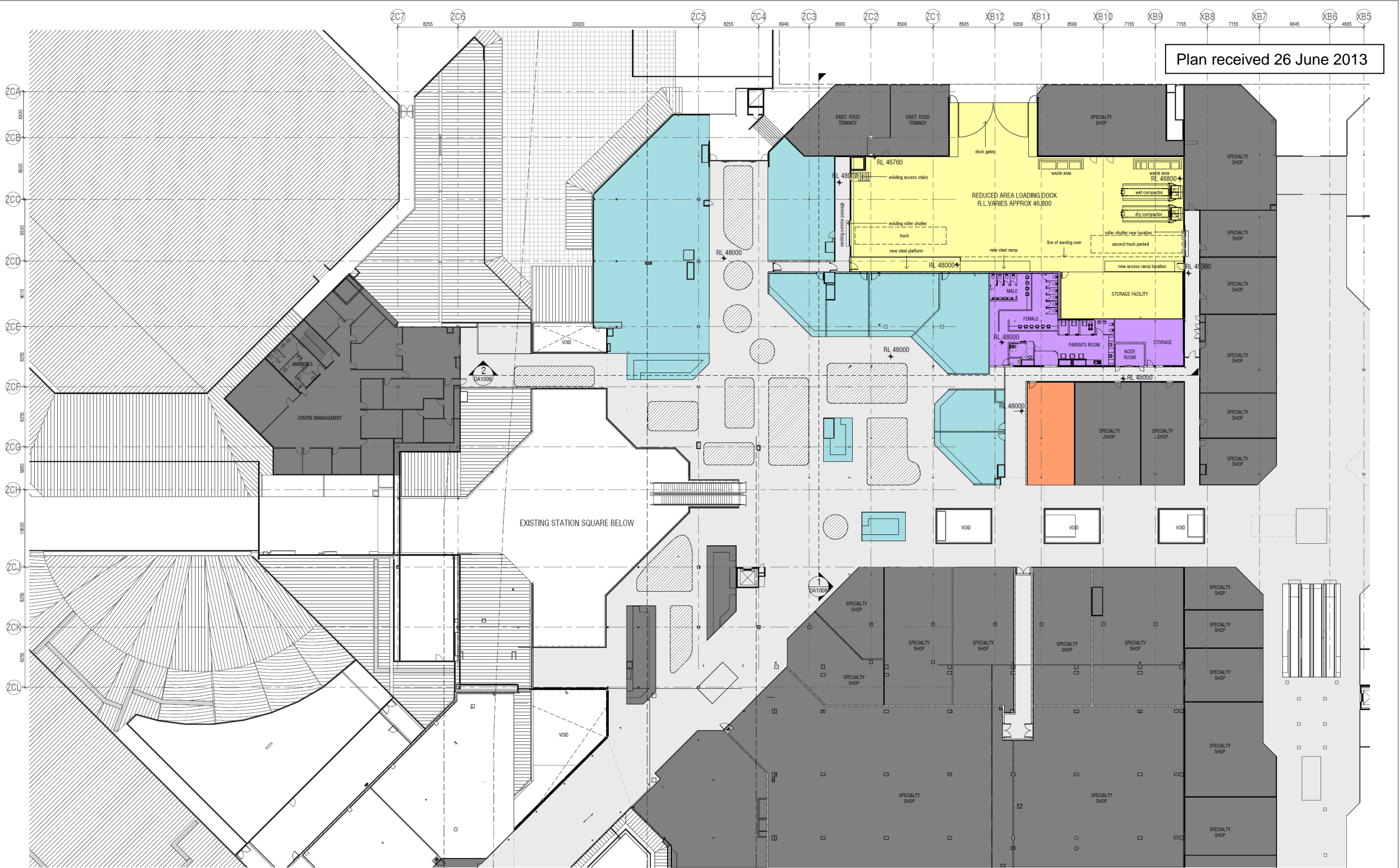
The development of the proposal, although minor in nature, reinforces the Joondalup City Centre's 'Strategic Metropolitan Centre' status as outlined within SPP 4.2.











Key Plan

Rev.	Item	Revision Description	Date
1		DA FOOD DINING PRECINCT	JUNE 2013

LEGEND:

PROPOSED FOOD TENANCY

AMENDED SPECIALTY TENANCY

PROPOSED AMENITIES / NODE ROOM / STORAGE

REDUCED LOADING DOCK AREA

EXISTING TENANCY

SEATING

Principal

Lend Lease

Lend Lease Funds Management Limited

www.lendlease.com

Project

LAKESIDE JOONDALUP SHOPPING CENTRE

Lakeside Joondalup

Project Management & Construction

Lend Lease

Architects in Collaboration

Lend Lease

BUCHANAN

Consultant

The

PROPOSED - LEVEL 1 PLAN

Drawn: JDS

Date: JUNE 2013

Purpose: DA

Approved by: [Signature]

Date: JUNE 2013

Scale: 1:200

Fig Number: 212102

Drawing Number: DA1004

Revision: 1

