



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Thursday 30 January 2014; 2.00pm
Meeting Number: MNWJDAP/46
Meeting Venue: City of Stirling - 25 Cedric Street Stirling
Parmelia Room

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Local Government Member, City of Joondalup)
Mayor Giovanni Italiano (Local Government Member, City of Stirling)
Cr Rod Willox (Local Government Member, City of Stirling)

Officers in attendance

Mr Greg Bowering (City of Stirling)
Ms Patricia Wojcik (City of Stirling)
Ms Melinda Bell (City of Joondalup)
Mr John Corbellini (City of Joondalup)

Local Government Minute Secretary

Ms Melissa Karapetcoff (City of Stirling)

Applicant(s), Submitters and Members of the Public

Mr Stephen Shircore (Meyer Shircore and Associates)
Mr Frank Gotsis

Members of the Public

Two (2) Members of the Public

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2.00pm on 30 January 2014 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*.



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

The Minutes of the Metro North-West JDAP meeting No.45 held on 23 January 2014 were not available at time of Agenda preparation.

5. Disclosure of interests

Nil

6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

7. Deputations and presentations

- 7.1.** Mr Stephen Shircore (Meyer Shircore & Associates) spoke in support of the application at Item 8.1, and responded to questions from DAP members.

8. Responsible Authority reports

8.1	Application Details:	Proposed Showroom and Warehouse Development
	Property Location:	Lot 808 (7) Honeybush Drive, Joondalup
	Applicant:	Meyer Shircore and Associates
	Owner:	Sylvia Ridge Investments Pty Ltd
	Responsible authority:	City of Joondalup
	Report date:	20 January 2014
	DoP File No:	DP/13/00875



REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr John Chester

Seconded by: Mr Paul Drechsler

That the Metro North West JDAP resolves to:

Approve DAP Application reference DP/13/00875 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 sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

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 development. All refuse management shall thereafter be undertaken in accordance with this plan.
4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. 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;
 - Indicate the method in which vegetation will be used to screen the proposed retaining wall;



- 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 development.
 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 development.
 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 development.
 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 application for planning approval.
 14. All awnings shall have a minimum clearance of 2.75 metres above the level of the footpath.



15. Both crossovers onto Honeybush Drive 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.

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. 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.
4. 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.
5. 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: Ms Karen Hyde

Seconded by: Cr Mike Norman

That Condition 4 be amended to add the words 'including the Western Power easement area' between the words 'site' and 'and' to read as follows:

- '4. *Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site including the Western Power easement area 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;*
 - *Indicate the method in which vegetation will be used to screen the proposed retaining wall;*
 - *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.'*

REASON: To specifically include the Western Power easement area into the landscaping plans.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Cr Mike Norman

Seconded by: Ms Karen Hyde

That Condition 15. be amended replacing the first sentence to read as follows:

'15. Vehicles accessing the car park using the southernmost access from Honeybush drive shall be restricted to left turn vehicle movements upon entering the car park only, in order to reduce the potential for excessive vehicle queues on Honeybush Drive. 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.'

REASON: To specify access to the car park in order to reduce the potential for excessive vehicle queues on Honeybush Drive.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Paul Drechsler

That Condition 12. be replaced to read as follows:

'12. 50% of the ground floor glazed façade shall be transparent glass.'

REASON: To specify the ground floor glazed façade requirements for the proposed development.

The Amending Motion was put and CARRIED (3/2)

For: Ms Karen Hyde, Mr Paul Drechsler, Mr Fred Zuideveld.

Against: Cr John Chester, Cr Mike Norman.

PRIMARY MOTION (AS AMENDED)

That the Metro North West JDAP resolves to:

Approve DAP Application reference DP/13/00875 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

Ms Karen Hyde
Presiding Member, Metro North-West JDAP



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 sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

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 development. All refuse management shall thereafter be undertaken in accordance with this plan.
4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site including the Western Power easement area 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;
 - Indicate the method in which vegetation will be used to screen the proposed retaining wall;
 - 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 development.
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 development.
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 development.
11. The retaining walls shall be treated with non-sacrificial anti-graffiti coating.
12. 50% of the ground floor glazed façade shall be transparent glass.
13. All signage shall be the subject of a separate application for planning approval.
14. All awnings shall have a minimum clearance of 2.75 metres above the level of the footpath.
15. Vehicles accessing the car park using the southernmost access from Honeybush drive shall be restricted to left turn vehicle movements upon entering the car park only, in order to reduce the potential for excessive vehicle queues on Honeybush Drive. 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.

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. 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.
4. 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.
5. 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*.

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

Cr John Chester and Cr Mike Norman left the meeting at 2.36pm.

8.2	Application Details:	Two-storey Office Development
	Property Location:	Lot 801, House Number 401, Scarborough
	Applicant:	Peter D. Webb & Associates
	Owner:	Broadview Enterprises Pty Ltd
	Responsible authority:	City of Stirling
	Report date:	21 January 2014
	DoP File No:	DP/13/00778

This item was previously deferred by the meeting to allow for design modifications to reduce the overshadowing on the adjacent lots.

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Rod Willox

Seconded by: Mayor Giovanni Italiano

That the Metropolitan North-West JDAP resolves to:

1. **Approve** DAP Application reference DA13/2450 and accompanying plans (ATTACHMENT 1) for an Office Development in accordance with Clause 10.3.1 of the City of Stirling's Local Planning Scheme No. 3, subject to the following **conditions**:
 - a) A revised colour schedule is to be provided, to the satisfaction of the Manager Approvals, City of Stirling, prior to the release of a Building Permit.
 - b) Air conditioning units, ducts and other services shall be screened from view.
 - c) Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City, the 49 parking spaces being marked out and maintained in good repair.



- d) All off street parking is to be available during business hours for all customers and staff, to the satisfaction of the City of Stirling.
- e) No goods or materials being stored, either temporarily or permanently, in the car parking or landscaped areas or within access driveways. All goods and materials are to be stored within the buildings or dedicated storage yards, where provided.
- f) A separate signage strategy to be submitted to the City for approval prior to the commencement of development, to the satisfaction of the Manager Approvals, City of Stirling.

The following **Advice notes** are also recommended:

- a) If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- b) Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
- c) If an applicant is aggrieved by this determination there is a right of appeal under Part V of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
- d) This is a Development Approval under the City of Stirling Local Planning Scheme No. 3 and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- e) The City's Health and Compliance Business Unit advises that:
 - The development is to comply with the Environmental Protection (Noise) Regulations 1997.
 - Disposal of all waste water produced on-site is to comply with the requirements of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
 - Underground carpark ventilation to conform to Australian Standard 1668.2.
- f) Submission of plans showing the details of paving, stormwater drainage and disposal is required with the Building Permit application.
- g) An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and approved by the Department of Environment and Conservation before any subdivision works or development are commenced. Where an acid sulphate soils management plan is required



to be submitted, all subdivision works shall be carried out in accordance with the approved management plan.

- g) Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Paul Drechsler

That the latter Advice Note g) be amended to Advice Note h) to read as follows:

- 'h) Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.'

REASON: To rectify a minor typographical error to reorder the Advice Notes.

That a new Advice Note i. be added to read as follows:

- 'i) To clarify further to condition a., applicants are referred to the City's Local Planning Policy 4.2.'

REASON: To specify for condition a. that applicants are referred to the City's Local Planning Policy 4.2 regarding the revised colour schedule to be provided.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metropolitan North-West JDAP resolves to:

1. **Approve** DAP Application reference DA13/2450 and accompanying plans (ATTACHMENT 1) for an Office Development in accordance with Clause 10.3.1 of the City of Stirling's Local Planning Scheme No. 3, subject to the following **conditions**:
 - a) A revised colour schedule is to be provided, to the satisfaction of the Manager Approvals, City of Stirling, prior to the release of a Building Permit.
 - b) Air conditioning units, ducts and other services shall be screened from view.
 - c) Vehicular parking, manouevring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City,



the 49 parking spaces being marked out and maintained in good repair.

- d) All off street parking is to be available during business hours for all customers and staff, to the satisfaction of the City of Stirling.
- e) No goods or materials being stored, either temporarily or permanently, in the car parking or landscaped areas or within access driveways. All goods and materials are to be stored within the buildings or dedicated storage yards, where provided.
- f) A separate signage strategy to be submitted to the City for approval prior to the commencement of development, to the satisfaction of the Manger Approvals, City of Stirling.

The following **Advice notes** are also recommended:

- a) If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- b) Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
- c) If an applicant is aggrieved by this determination there is a right of appeal under Part V of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
- d) This is a Development Approval under the City of Stirling Local Planning Scheme No. 3 and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- e) The City's Health and Compliance Business Unit advises that:
 - The development is to comply with the Environmental Protection (Noise) Regulations 1997.
 - Disposal of all waste water produced on-site is to comply with the requirements of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
 - Underground carpark ventilation to conform to Australian Standard 1668.2.
- f) Submission of plans showing the details of paving, stormwater drainage and disposal is required with the Building Permit application.
- g) An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and approved by the Department of



Environment and Conservation before any subdivision works or development are commenced. Where an acid sulphate soils management plan is required to be submitted, all subdivision works shall be carried out in accordance with the approved management plan.

- h) Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
- i) To clarify further to condition a., applicants are referred to the City's Local Planning Policy 4.2.

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

9. Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

The Department of Planning reconsidered last week. There are 2 Appeals to the State Administration Tribunal. One is for a mixed commercial and residential development on Cedric Street, and the other is the Westfield Shopping Centre expansion.

11. Meeting Close

There being no further business, the presiding member declared the meeting closed at 2.45pm.