



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Wednesday 26 February 2014; 3:30pm
Meeting Number: MNWJDAP/48
Meeting Venue: City of Wanneroo
23 Dundee Road Wanneroo
Lechenaultia Room

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Ian Birch (Alternate Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Tracey Roberts (Local Government Member, City of Wanneroo)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Local Government Member, City of Joondalup)

Officers in attendance

Ms Ivin Lim (Department of Planning)
Ms Melinda Bell (City of Joondalup)
Ms Jo Kempton (City of Joondalup)
Ms Dale Page (City of Joondalup)
Mr John Corbellini (City of Joondalup)
Mr Pas Bracone (City of Wanneroo)
Ms Catriona Tatam (City of Wanneroo)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicants and Submitters

Mr Daniel Lees (TPG)
Mr Martin Attwill (on behalf of Helsall Court residents)
Mr Ray Warnes (local resident)
Mr Mike Allen (Mike Allen Planning)
Mr Peter Goff (MGA Town Planners)
Mr John Young (Masters)
Mr Sean Fairfoul (Rowe Group)

Members of the Public

Seventeen (17) Members of the Public



1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 3.30pm on 26 February 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 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 meeting would not be recorded.

2. Apologies

Mr Paul Drechsler (Deputy Presiding Member)

3. Members on Leave of absence

Nil

4. Noting of minutes

The Minutes of the Metro North-West JDAP meeting No.47 held on 13 February 2014 were noted by DAP members.

5. Disclosure of interests

Panel member, Cr John Chester, declared an impartiality interest in item 8.2. Cr Chester met with residents of Helsall Court and Bahama Close, Sorrento and listened to their concerns with the proposed development at Item 8.2. Cr Chester has also received phone calls regarding the development.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was 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 Mr Mike Allen (Mike Allen Planning on behalf of local resident) addressed the DAP against the application at Item 8.2.
- 7.2 Mr Ray Warnes (local resident) addressed the DAP against the application at Item 8.2.
- 7.3 Mr Martin Attwill (on behalf of Helsall Court residents) addressed the DAP against the application at Item 8.2.
- 7.4 Mr Peter Goff (MGA Town Planners) addressed the DAP for the application at Item 8.2.
- 7.5 Mr John Young (Masters) and Mr Sean Fairfoul (Rowe Group) addressed the DAP for the application at Item 8.3.

8. Form 1 - Responsible Authority Reports – DAP Applications

- 8.1

Property Location:	Lot 929 (1244) Marmion Avenue, Currambine
Application Details:	Shop; Restaurant; Cinema Complex (Marketplace and Cinema Additions)
Applicant:	TPG Town Planning
Owner:	Davidson Pty Ltd, Roman Catholic Archbishop City of Joondalup (Road Reserve)
Responsible authority:	City of Joondalup
Report date:	18 February 2014
DoP File No:	DP/13/00791

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Mike Norman

Seconded by: Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DA/13/00791 and accompanying plans 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 dual use path adjacent to Marmion Avenue shall be constructed at the cost of the owners of Lot 929 Marmion Avenue, Currambine, to the satisfaction of the City. Detailed drawings showing the location, alignment and specifications of the path and associated structures shall be submitted to the City for approval prior to the commencement of construction.



3. A continuous footpath with a minimum width of 3.0 metres shall be provided along the eastern and northern edge of the marketplace building to the satisfaction of the City.
4. The terraced retaining wall and associated landscaping is permitted in the Marmion Avenue road reservation on a temporary basis only. In the event that the road is to be upgraded these structures shall be removed at the expense of the owners of Lot 929 Marmion Avenue, Currambine. No compensation or improvements costs will be paid by the City or the Western Australian Planning Commission at any such time when the land is required.
5. The proposed retaining wall within the subject site, along the western boundary is to be designed and engineered such that it is capable of supporting the development on site without modification, in the event the wall in the road reserve requires removal. Detailed engineering drawings demonstrating how this is to be achieved are to be submitted to the City for approval prior to the commencement of development.
6. 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/NZS 2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS 2890.6 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;
7. The car bays for people with disabilities within the cinema complex car park (P3) shall be relocated closer to the building entrance to the satisfaction of the City. Amended plans demonstrating how this is to be achieved are to be submitted to the City for approval prior to the commencement of development.
8. The pedestrian crossing relating to the cinema complex car park (P3) and northern entry are to include appropriate pedestrian and disability access facilities in accordance with Australian Standards 1428 (as amended).
9. Detailed engineering drawings concerning the modification of the cinema complex car park (P3) entry layout shall be submitted to the City for approval prior to the commencement of development. All works shall be undertaken in accordance with the approved plans to the satisfaction of the City.
10. A Construction Management Plan being submitted and approved prior to the commencement of development. 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;



11. 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.
12. 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.
13. 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.
14. 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 retaining wall, landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - i. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - ii. Provide all details relating to retaining wall, paving, treatment of verges and tree planting in the car park;
 - iii. Show spot levels and/or contours of the site;
 - iv. Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - v. Be based on water sensitive urban design principles to the satisfaction of the City;
 - vi. Be based on Designing out Crime principles to the satisfaction of the City; and
 - vii. Show all irrigation design details;
15. 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.
16. Landscaping and reticulation located within the Marmion Avenue road reserve shall be maintained by the owner of Lot 929 Marmion Avenue to the satisfaction of the City.
17. Obscured or reflective glazing shall not be used on the ground floor building facades.
18. All signage is subject to a separate development application.
19. Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). If the development is to include bicycle parking, details of bicycle parking area(s) shall be provided to, and approved by the City 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 under District Planning Scheme No. 2 having first being sought and obtained.
2. The applicant is advised that the cinema complex shall comply with Health (Public Buildings) Regulations 1992.
3. The applicant is advised that the development shall comply with Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
4. The applicant is advised that any food premises to comply with all requirements of the Food Act 2008.
5. The applicant is advised that the marketplace/restaurant development to be provided with a bin storage area, which shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer. Provide hose cock to bin store area.
6. The applicant is advised that, for the medium to long term, parking at the Currambine Central Shopping Centre should be managed in accordance with an established Parking Management Strategy or Management Plan to ensure that the on-site parking is not over supplied.
7. The applicant is advised that a reduced amount of car parking will help to reduce private vehicle dependence and also ensure that the objectives of State Planning Policy 4.2 are being implemented at the Currambine Central Shopping Centre.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Ian Birch

That Condition 2 be amended to add the paragraph to read as follows:

- '2. A dual use path adjacent to Marmion Avenue shall be constructed at the cost of the owners of Lot 929 Marmion Avenue, Currambine, to the satisfaction of the City. Detailed drawings showing the location, alignment and specifications of the path and associated structures shall be submitted to the City for approval prior to the commencement of construction.

In the event that Marmion Avenue is upgraded such that the retaining wall and/or landscaping in the Marmion Avenue road reserve is required to be removed or modified, the retaining wall and/or landscaping shall be upgraded to minimise the impact of the wall on Marmion Avenue. An Application for Planning Approval, detailing the works proposed to achieve this, such as landscaping to screen the wall, shall first be submitted to, and approved by the City. This application shall also address any necessary modifications to the dual use path adjacent to the retaining wall within the road reserve, which shall also be modified if necessary at the expense of the owners of Lot 929 Marmion Avenue, Currambine. All works required by

Karen Hyde



the Planning Approval shall be carried out within 90 days of the completion of the related upgrade to Marmion Avenue.

REASON: To clarify and justify the condition.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DA/13/00791 and accompanying plans 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 dual use path adjacent to Marmion Avenue shall be constructed at the cost of the owners of Lot 929 Marmion Avenue, Currambine, to the satisfaction of the City. Detailed drawings showing the location, alignment and specifications of the path and associated structures shall be submitted to the City for approval prior to the commencement of construction.

In the event that Marmion Avenue is upgraded such that the retaining wall and/or landscaping in the Marmion Avenue road reserve is required to be removed or modified, the retaining wall and/or landscaping shall be upgraded to minimise the impact of the wall on Marmion Avenue. An Application for Planning Approval, detailing the works proposed to achieve this, such as landscaping to screen the wall, shall first be submitted to, and approved by the City. This application shall also address any necessary modifications to the dual use path adjacent to the retaining wall within the road reserve, which shall also be modified if necessary at the expense of the owners of Lot 929 Marmion Avenue, Currambine. All works required by the Planning Approval shall be carried out within 90 days of the completion of the related upgrade to Marmion Avenue.

3. A continuous footpath with a minimum width of 3.0 metres shall be provided along the eastern and northern edge of the marketplace building to the satisfaction of the City.
4. The terraced retaining wall and associated landscaping is permitted in the Marmion Avenue road reservation on a temporary basis only. In the event that the road is to be upgraded these structures shall be removed at the expense of the owners of Lot 929 Marmion Avenue, Currambine. No compensation or improvements costs will be paid by the City or the Western Australian Planning Commission at any such time when the land is required.



5. The proposed retaining wall within the subject site, along the western boundary is to be designed and engineered such that it is capable of supporting the development on site without modification, in the event the wall in the road reserve requires removal. Detailed engineering drawings demonstrating how this is to be achieved are to be submitted to the City for approval prior to the commencement of development.
6. 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/NZS 2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS 2890.6 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;
7. The car bays for people with disabilities within the cinema complex car park (P3) shall be relocated closer to the building entrance to the satisfaction of the City. Amended plans demonstrating how this is to be achieved are to be submitted to the City for approval prior to the commencement of development.
9. The pedestrian crossing relating to the cinema complex car park (P3) and northern entry are to include appropriate pedestrian and disability access facilities in accordance with Australian Standards 1428 (as amended).
10. Detailed engineering drawings concerning the modification of the cinema complex car park (P3) entry layout shall be submitted to the City for approval prior to the commencement of development. All works shall be undertaken in accordance with the approved plans to the satisfaction of the City.
11. A Construction Management Plan being submitted and approved prior to the commencement of development. 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;
11. 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.
12. 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.
13. 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.

14. 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 retaining wall, landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - i. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - ii. Provide all details relating to retaining wall, paving, treatment of verges and tree planting in the car park;
 - iii. Show spot levels and/or contours of the site;
 - iv. Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - v. Be based on water sensitive urban design principles to the satisfaction of the City;
 - vi. Be based on Designing out Crime principles to the satisfaction of the City; and
 - vii. Show all irrigation design details;
15. 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.
16. Landscaping and reticulation located within the Marmion Avenue road reserve shall be maintained by the owner of Lot 929 Marmion Avenue to the satisfaction of the City.
17. Obscured or reflective glazing shall not be used on the ground floor building facades.
18. All signage is subject to a separate development application.
19. Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). If the development is to include bicycle parking, details of bicycle parking area(s) shall be provided to, and approved by the City 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 under District Planning Scheme No. 2 having first being sought and obtained.
2. The applicant is advised that the cinema complex shall comply with Health (Public Buildings) Regulations 1992.
3. The applicant is advised that the development shall comply with Sewerage (Lighting, Ventilation and Construction) Regulations 1971.

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4. The applicant is advised that any food premises to comply with all requirements of the Food Act 2008.
5. The applicant is advised that the marketplace/restaurant development to be provided with a bin storage area, which shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer. Provide hose cock to bin store area.
6. The applicant is advised that, for the medium to long term, parking at the Currambine Central Shopping Centre should be managed in accordance with an established Parking Management Strategy or Management Plan to ensure that the on-site parking is not over supplied.
7. The applicant is advised that a reduced amount of car parking will help to reduce private vehicle dependence and also ensure that the objectives of State Planning Policy 4.2 are being implemented at the Currambine Central Shopping Centre.

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

8.2 Property Location:	Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
Application Details:	Educational Establishment (Gymnasium addition)
Applicant:	MGA Town Planners
Owner:	Roman Catholic Archbishop of Perth
Responsible authority:	City of Joondalup
Report date:	18 February 2014
DoP File No:	DP/13/00954

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr John Chester

Seconded by: Cr Mike Norman

That the Metro North West JDAP resolves to:

Refuse DAP Application DP13/00954 and accompanying plans (refer Attachment 2) in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No.2, for the following reasons:

1. The proposed development does not meet the objective of the City's policy *Height of Buildings within the Coastal Area (non-residential zones)* as it does not enhance the amenity and streetscape character of the surrounding area by virtue of its prominent location.
2. The proposed development does not meet the objective of the City's policy *Height of Buildings within the Coastal Area (non-residential zones)* as it will result in a detrimental impact on the amenity of the locality, particularly on residential properties to the north of the site as a result of excessive building bulk, and loss of views.

Karen Hyde



PROCEDURAL MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Fred Zuideveld

That the Metro North-West JDAP resolves to defer:

DAP Application reference DP13/00954 to ensure the following considerations are addressed:

1. Proponents to review design in light of comments made from the DAP members and the presenters at the meeting; and
2. Proponent considers modifying the current form of building cladding of materials/heights/bulk perceptions.

REASON: The JDAP determined that a deferral would be beneficial for the applicant to resolve the above issues.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

*Cr John Chester and Cr Mike Norman left the meeting at 4.55pm.
Mayor Tracey Roberts and Cr Frank Cvitan entered the meeting at 5.00pm.*

All members declared that they had duly considered the documents.

8.3 Property Location: Lots 9111 (156) and 9112 (170) Gnangara Road, Landsdale
Application Details: 'Hardware Store' (Masters Home Improvement)
Applicant: Rowe Group
Owner: Hydrox Nominees Pty Ltd
Responsible authority: City of Wanneroo
Report date: 14 February 2014
DoP File No: DP/13/00856

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Fred Zuideveld

That the North-west Joint Development Assessment Panel resolves to:

Approve DAP Application reference DA2013/1387 and accompanying plans DA01/E, DA02/D, DA04/E and DA05/C and L-01 in accordance with the provisions the City of Wanneroo District Planning Scheme No. 2 subject to the following conditions:

- a) The proposed '**hardware store**', as depicted on the approved plans, shall accord with the following definition contained within District Planning Scheme No. 2:

"hardware store: means premises used for the display and sale of goods and products primarily of a hardware nature used for house, garden and industrial trade purposes being primarily tools, implements, fittings, trade supply items, paints, equipment, appliances, construction



materials, furnishings, garden improvements products, plants, outdoor furniture and the like, and may include the incidental sale of food."

- b) Revised plans of the development shall be lodged with, and to the satisfaction of the Manager, Planning Implementation for approval prior to the commencement of development which address the following matters:
 - i) The proposed pylon sign being reduced in size to achieve a maximum width of 2.5 metres and a maximum height of 6 metres; and
 - ii) A revised 'architectural emphasis' which achieves a landmark feature facing the intersection of Gnangara Road and Hartman Drive.

Development shall be carried out thereafter in accordance with the revised plans.

- c) An approval being granted by the Western Australian Planning Commission for the amalgamation of Lots 9111 and 9112 prior to any works commencing, and a copy of the Certificate of Title for the amalgamated land being submitted to the City of Wanneroo before the development is occupied.
- d) A Servicing Management Plan shall be submitted for approval by the City of Wanneroo prior to commencement of the development, detailing the provision of adequate gates and appropriate signage to the service road to ensure that the service road is not used by customer vehicles at any time. The development shall thereafter be operated and maintained in complete accordance with the Servicing Management Plan, as approved by the City.
- e) A plan of lighting control measures shall be lodged with, and to the satisfaction of the City of Wanneroo for its approval prior to commencement of the development which addresses the measures which will be employed to ensure that flood lights and other such lighting of car parking areas will not spill onto surrounding residential areas. These lighting control measures shall be implemented to the satisfaction of the City of Wanneroo.
- f) This approval does not relate to any signage on site, other than that depicted on plans submitted with the application and included as **Attachment 6**. A separate signage application shall be submitted to the City of Wanneroo for approval prior to any additional signage being erected on site.
- g) The 'receiving' area and loading dock shall be open for deliveries only between the hours of 7am and 5pm, from Monday to Saturday only. No deliveries shall be received on Sundays or Public Holidays.
- h) The proposed sump in the north-west corner of the site shall be relocated at the applicant's cost to an alternative location approved by, and to the satisfaction of, the Manager, Land Development.



- i) A Waste Management Plan shall be submitted for approval by the City of Wanneroo, prior to the commencement of the development, detailing collection areas, bulk bin locations and associated screening and demonstrating how service vehicles will manoeuvre on the internal access ways of the development. The development shall thereafter be operated and maintained in complete accordance with the Waste Management Plan, as approved by the City of Wanneroo.
- j) An acoustic consultant's report shall be submitted for the City of Wanneroo's approval, prior to the commencement of development. The Acoustic Report is to indicate the anticipated sound level measurements for all types of noise associated with the development, indicating plant and equipment noise as well as noise associated with operational activities. The report must also indicate any specific noise attenuation/mitigation measures to be applied to the development in order to ensure noise emissions comply with the *Environmental Protection (Noise) Regulations 1997*. Upon approval of the report by the City, any modifications required to the development as a result of its recommendations shall be made to the City of Wanneroo's satisfaction prior to the practical completion of the development.
- k) All piped and wire services, mechanical plant, equipment and service and storage areas shall be screened from public view to the City of Wanneroo's satisfaction. Relative to this condition, details of such screening shall be submitted to the City of Wanneroo for approval prior to the commencement of development.
- l) Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be submitted to the City of Wanneroo for approval prior to the commencement of development and shall incorporate the landscaping standards contained within Clause 4.17 of District Planning Scheme No. 2. The development shall thereafter be maintained in complete accordance with the Landscaping Plan, as approved by the City of Wanneroo.
- m) Parking areas, driveway and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-Street Car parking (AS2890) and shall be drained, sealed, marked and thereafter maintained to the City of Wanneroo's satisfaction.
- n) Car parking areas are to be provided with appropriate speed humps and pedestrian crossings in accordance with AS 2890.1:2004 (Section 2.3.3) and AustRoads guidelines, to the satisfaction of the City of Wanneroo.
- o) All proposed crossovers are to be constructed in concrete to the City of Wanneroo's commercial specifications.
- p) Disabled parking bays shall be provided in accordance with the National Construction Code and designed in accordance with AS 2890.6 – 2009.
- q) The parking areas and associated access depicted on the approved plans shall not be used for the purpose of storage or obstructed in any



way at any time, without the prior written approval of the City of Wanneroo.

- r) An on-site stormwater drainage system, capable of containing a 1:100 year storm event of 24 hours duration shall be provided. Plans illustrating the system shall be submitted to the City for its approval prior to the commencement of development.
- s) A non-sacrificial anti graffiti coating shall be applied to the external surfaces of the development prior to its practical completion. In the event of any graffiti being applied to these areas, the proponent shall take steps to remove the graffiti as soon as reasonably practical to the satisfaction of the City of Wanneroo.
- t) The developer and its contractors shall implement appropriate dust and sand drift control measures on site in accordance with Department of Environmental Protection Guidelines. Disturbed areas shall be stabilised on completion of development and thereafter maintained.
- u) This approval is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Advice Notes

- a) This is a planning approval only. Responsibility to comply with building engineering and health requirements remains with the developer and all plans submitted for further approval or licences must be consistent with the planning approval.
- b) Application must be made for, and a licence to erect a sign obtained, from the City of Wanneroo prior to any sign being erected.
- c) Car bay grades are generally not to exceed 6% and disabled bays are to have a maximum grade of 2.5%.

AMENDING MOTION

Moved by: Mayor Tracey Roberts

Seconded by: Cr Frank Cvitan

That condition b) ii) be amended to insert the words "as an integral part of the built form" to read as follows –

- 'b) ii) A revised 'architectural emphasis' which achieves a landmark feature as an integral part of the built form facing the intersection of Gngara Road and Hartman Drive.'

REASON: To ensure that clarity of condition and the intent of the condition lies with the feature rather than the branding.

The Amending Motion was put and CARRIED



For: Ms Karen Hyde
Mr Ian Birch
Mayor Tracey Roberts
Cr Frank Cvitan
Against: Mr Fred Zuideveld

AMENDING MOTION

Moved by: Mayor Tracey Roberts

Seconded by: Cr Frank Cvitan

That condition c) is amended to read as follows –

- 'c) Lots 9111 and 9112 Gnangara Road, Landsdale being amalgamated in accordance with Western Australian Planning Commission approval 145219 (dated 16 February 2012) prior to any works commencing, and a copy of the Certificate of Title for the amalgamated land being submitted to the City of Wanneroo before the development is occupied.'

REASON: To reword the condition to reflect the existing approval.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mayor Tracey Roberts

Seconded by: Ms Karen Hyde

That condition e) is amended to remove the word 'commencement' and replace with the word 'occupation' to read as follows –

- 'e) A plan of lighting control measures shall be lodged with, and to the satisfaction of the City of Wanneroo for its approval prior to occupation of the development which addresses the measures which will be employed to ensure that flood lights and other such lighting of car parking areas will not spill onto surrounding residential areas. These lighting control measures shall be implemented to the satisfaction of the City of Wanneroo.'

REASON: To enable the applicant more time to fulfil the requirements of the condition.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mayor Tracey Roberts

Seconded by: Ms Karen Hyde

That condition h) be deleted and replaced with the wording to read as follows –

- 'h) The landowner / applicant contributing towards development infrastructure provisions pursuant to the City of Wanneroo



District Planning Scheme, prior to the commencement of development.'

REASON: The original proposed condition can be deleted as the sump located in the north-west corner of the site has already been relocated. The replacement condition is required as infrastructure contributions are required for lots within this cell under Clause 10.6.5 of the City's District Planning Scheme No 2 (DPS 2). Generally this requirement is provided as a condition of subdivision, but can also be required at the development application stage, under Clause 10.10.5(c) of DPS 2.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

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

Approve DAP Application reference DA2013/1387 and accompanying plans DA01/E, DA02/D, DA04/E and DA05/C and L-01 in accordance with the provisions the City of Wanneroo District Planning Scheme No. 2 subject to the following conditions:

- a) The proposed '**hardware store**', as depicted on the approved plans, shall accord with the following definition contained within District Planning Scheme No. 2:

"hardware store: means premises used for the display and sale of goods and products primarily of a hardware nature used for house, garden and industrial trade purposes being primarily tools, implements, fittings, trade supply items, paints, equipment, appliances, construction materials, furnishings, garden improvements products, plants, outdoor furniture and the like, and may include the incidental sale of food."

- b) Revised plans of the development shall be lodged with, and to the satisfaction of the Manager, Planning Implementation for approval prior to the commencement of development which address the following matters:
 - i) The proposed pylon sign being reduced in size to achieve a maximum width of 2.5 metres and a maximum height of 6 metres; and
 - ii) A revised 'architectural emphasis' which achieves a landmark feature as an integral part of the built form facing the intersection of Gnangara Road and Hartman Drive.'

Development shall be carried out thereafter in accordance with the revised plans.

- c) Lots 9111 and 9112 Gnangara Road, Landsdale being amalgamated in accordance with Western Australian Planning Commission approval 145219 (dated 16 February 2012) prior to any works commencing, and a copy of the Certificate of Title for the amalgamated land being submitted to the City of Wanneroo before the development is occupied.'



- d) A Servicing Management Plan shall be submitted for approval by the City of Wanneroo prior to commencement of the development, detailing the provision of adequate gates and appropriate signage to the service road to ensure that the service road is not used by customer vehicles at any time. The development shall thereafter be operated and maintained in complete accordance with the Servicing Management Plan, as approved by the City.
- e) A plan of lighting control measures shall be lodged with, and to the satisfaction of the City of Wanneroo for its approval prior to occupation of the development which addresses the measures which will be employed to ensure that flood lights and other such lighting of car parking areas will not spill onto surrounding residential areas. These lighting control measures shall be implemented to the satisfaction of the City of Wanneroo.'
- f) This approval does not relate to any signage on site, other than that depicted on plans submitted with the application and included as **Attachment 6**. A separate signage application shall be submitted to the City of Wanneroo for approval prior to any additional signage being erected on site.
- g) The 'receiving' area and loading dock shall be open for deliveries only between the hours of 7am and 5pm, from Monday to Saturday only. No deliveries shall be received on Sundays or Public Holidays.
- h) The landowner / applicant contributing towards development infrastructure provisions pursuant to the City of Wanneroo District Planning Scheme, prior to the commencement of development.'
- i) A Waste Management Plan shall be submitted for approval by the City of Wanneroo, prior to the commencement of the development, detailing collection areas, bulk bin locations and associated screening and demonstrating how service vehicles will manoeuvre on the internal access ways of the development. The development shall thereafter be operated and maintained in complete accordance with the Waste Management Plan, as approved by the City of Wanneroo.
- j) An acoustic consultant's report shall be submitted for the City of Wanneroo's approval, prior to the commencement of development. The Acoustic Report is to indicate the anticipated sound level measurements for all types of noise associated with the development, indicating plant and equipment noise as well as noise associated with operational activities. The report must also indicate any specific noise attenuation/mitigation measures to be applied to the development in order to ensure noise emissions comply with the *Environmental Protection (Noise) Regulations 1997*. Upon approval of the report by the City, any modifications required to the development as a result of its recommendations shall be made to the City of Wanneroo's satisfaction prior to the practical completion of the development.



- k) All piped and wire services, mechanical plant, equipment and service and storage areas shall be screened from public view to the City of Wanneroo's satisfaction. Relative to this condition, details of such screening shall be submitted to the City of Wanneroo for approval prior to the commencement of development.
- l) Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be submitted to the City of Wanneroo for approval prior to the commencement of development and shall incorporate the landscaping standards contained within Clause 4.17 of District Planning Scheme No. 2. The development shall thereafter be maintained in complete accordance with the Landscaping Plan, as approved by the City of Wanneroo.
- m) Parking areas, driveway and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-Street Car parking (AS2890) and shall be drained, sealed, marked and thereafter maintained to the City of Wanneroo's satisfaction.
- n) Car parking areas are to be provided with appropriate speed humps and pedestrian crossings in accordance with AS 2890.1:2004 (Section 2.3.3) and AustRoads guidelines, to the satisfaction of the City of Wanneroo.
- o) All proposed crossovers are to be constructed in concrete to the City of Wanneroo's commercial specifications.
- p) Disabled parking bays shall be provided in accordance with the National Construction Code and designed in accordance with AS 2890.6 – 2009.
- q) The parking areas and associated access depicted on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior written approval of the City of Wanneroo.
- r) An on-site stormwater drainage system, capable of containing a 1:100 year storm event of 24 hours duration shall be provided. Plans illustrating the system shall be submitted to the City for its approval prior to the commencement of development.
- s) A non-sacrificial anti graffiti coating shall be applied to the external surfaces of the development prior to its practical completion. In the event of any graffiti being applied to these areas, the proponent shall take steps to remove the graffiti as soon as reasonably practical to the satisfaction of the City of Wanneroo.
- t) The developer and its contractors shall implement appropriate dust and sand drift control measures on site in accordance with Department of Environmental Protection Guidelines. Disturbed areas shall be stabilised on completion of development and thereafter maintained.
- u) This approval is valid for a period of two years from the date of approval. If the subject development is not substantially commenced



within the two year period, the approval shall lapse and be of no further effect.

Advice Notes

- a) This is a planning approval only. Responsibility to comply with building engineering and health requirements remains with the developer and all plans submitted for further approval or licences must be consistent with the planning approval.
- b) Application must be made for, and a licence to erect a sign obtained, from the City of Wanneroo prior to any sign being erected.
- c) Car bay grades are generally not to exceed 6% and disabled bays are to have a maximum grade of 2.5%.

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

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

Nil

13. Appeals to the State Administrative Tribunal

Nil

14. 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.

There being no further business, the presiding member declared the meeting closed at 5.25pm.

Karen Hyde