



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Wednesday 12 March 2014; 3.30pm
Meeting Number: MNWJDAP/50
Meeting Venue: Department of Planning
140 William Street Perth
Meeting Room L3.22

Attendance

DAP Members

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

Officers in attendance

Ms Dale Page (City of Joondalup)
Ms Melinda Bell (City of Joondalup)

Department of Planning Minute Secretary

Ms Fiona Sze (Development Assessment Panels)

Applicant and Submitters

Mr Daniel Walton (Walton Architects)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 3.24pm on 12 March 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

Karen Hyde



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.49 held on 6 March 2014 were not available for noting at the time of meeting.

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 Daniel Walton (Walton Architects) presenting for the application at Item 8.1 and responded to questions of the panel.

8. Form 1 - Responsible Authority Reports – DAP Application

- 8.1 Property Location: Lot 11 (485) Beach Road, Duncraig
Application Details: Additions to and refurbishment of existing shopping centre (Carine Glades)
Applicant: Walton Architects
Owner: Carine Glades Shopping Centre Pty Ltd
Responsible authority: City of Joondalup
Report date: 6/03/2014
DoP File No: DP/13/00976

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr John Chester

Seconded by: Cr Mike Norman

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DP/13/00976 and accompanying plans A1.01 (Revision 2), A2.01 (Revision 1), A2.02 (Revision 4), A2.03 (Revision 2), A2.04 (Revision 4), A2.05 (Revision 4), A3.01 (Revision 4) and A5.01 (Revision 1) 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 2 years from the date of approval. If the subject development is not substantially commenced within the 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 development. The management plan shall detail how it is proposed to manage:
 - (a) all forward works for the site;
 - (b) the delivery of materials and equipment to the site;
 - (c) the storage of materials and equipment on the site;
 - (d) the parking arrangements for the contractors and subcontractors; (e) the management of sand and dust during the construction process; (f) the management of noise during the construction process; and
 - (g) other matters likely to impact on the surrounding properties.
3. 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.
4. 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. Plans showing the proposed stormwater drainage system are to be submitted to the City for approval, prior to the commencement of development.
5. 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.
6. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Offstreet Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to the City for approval prior to the commencement of development.
7. 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;
 - 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.
8. 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.
9. The variable messages displayed by the LED panels contained within the pylon signs and wall signage shall not incorporate animation or movement in their design or structure. They shall not change at a frequency of more than once per every 24 hours.
10. Low level illumination signage is to be used.
11. The illumination to the signage must not flash, pulsate or chase.
12. The signage must not include fluorescent, reflective or retro reflective colours.
13. The signage is to be established and thereafter maintained to a high standard to the satisfaction of the City.
14. Modifications required to existing legal agreements pertaining to reciprocal parking and vehicle access shall be completed in conjunction with affected parties and relevant documentation evidencing this shall be provided to the City prior to the commencement of development.

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. Toilet facilities shall be made available to all tenancies, including those located with external entry points, at all times they are available for trade.
3. The bin store facility is required to be provided with a concrete floor that grades to an industrial floor waste that is connected to sewer. A hose cock is also required to facilitate wash down. All bins are required to be kept within the dedicated bin area.

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

Karen Hyde



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

Nil

10. Appeals to the State Administrative Tribunal

The Panel noted the following State Administrative Tribunal applications:

- Lot 501 (No. 470) Whitfords Avenue Hillarys – Expansion of Westfield Whitford City Shopping Centre – City of Joondalup
- Lot 604 (No. 114) Cedric Street Stirling – Mixed Use Commercial and Residential Development - City of Stirling

11. 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 4:09pm.