



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Monday 12 January 2015; 2.00pm
Meeting Number: MNWJDAP/75
Meeting Venue: City of Joondalup, Boas Avenue, Joondalup

Attendance

DAP Members

Mr Paul Drechsler (A/Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup) *until 2.23pm*
Cr John Chester (Local Government Member, City of Joondalup) *until 2.23pm*
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Cr Russell Driver (Local Government Member, City of Wanneroo)

Officers in attendance

Mr Ryan Hall (DAP Secretariat)
Mr Jay Naidoo (City of Wanneroo)
Ms Catherine Temple (City of Wanneroo)
Ms Dale Page (City of Joondalup) *until 2.23pm*
Mr Brad Sillence (City of Joondalup)
Ms Renae Mather (City of Joondalup) *until 2.23pm*

Local Government Minute Secretary

Mrs Dawn Anderson (City of Joondalup)

Applicant and Submitters

Mr Daniel Lees (TPG)
Mr Michael Kevill (TPG)
Mr Michael Grindrod (TPG)

Observers

Cr Philippa Taylor (City of Joondalup) *until 2.23pm*

Members of the Public

There were three members of the public and one member of the press in attendance.

Mr Paul Drechsler
Acting Presiding Member, Metro North-West JDAP



1. Declaration of Opening

Due to the absence of the Presiding Member and in accordance with section 2.4.1 of the Standing Orders 2012, the Deputy Presiding Member Mr Paul Drechsler took the chair and declared the meeting open at 2.00pm on Monday 12 January 2015. The Acting Presiding Member acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Acting 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 Acting Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Ms Karen Hyde (Presiding Member).

3. Members on Leave of absence

Panel member, Ms Karen Hyde has been granted leave of absence by the Minister for the period of 24 December 2014 to 16 January 2015 inclusive.

4. Noting of minutes

Note the Minutes of the Metro North-West JDAP meeting No.72 held on the 3 December 2014 and meeting No.74 held on the 18 December 2014.

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 Lees (TPG) addressed the DAP for the application at Item No. 8.1. The presentation will request for approval on the basis that the proposal provides a main street built form consistent with the existing surrounding development, and that the land use is consistent with the objectives of the Business Zone.

Mr Paul Drechsler
Acting Presiding Member, Metro North-West JDAP



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

9.1 Property Location: Lot 3801 (1001) Joondalup Drive, BANKSIA GROVE
Application Details: Drive-through Food Outlet
Applicant: TPG Town Planning
Owner: Coles Group Property Dev Ltd
Responsible authority: City of Wanneroo
Report date: 24 December 2014
DoP File No: DAP/14/00180

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Driver **Seconded by:** Cr Cvitan

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

1. **Approve** that the DAP Application reference DAP/14/00/180 as detailed on the DAP Form 2 dated 7 November 2014 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/14/00/180 as detailed on the DAP Form 2 date 7 November 2014 and all plans provided in **Attachment 5)** Page 2 in accordance with the provisions of the City of Wanneroo District Planning Scheme and the Metropolitan Region Scheme, for the proposed minor amendment to the approved Banksia Grove Town Centre (Stage 1) at Lot 3801 (1001) Joondalup Drive, Banksia Grove, subject to:

Amended Conditions

1. Tenancies within the proposed development shall accord with the following land uses and their corresponding definitions under the City of Wanneroo *District Planning Scheme No. 2*:

Plan A9.01

- T01, T04-T06, T12 and T17 – 'Shop';
- T02 – 'Liquor Store';
- T03 – 'Bank';
- T07-T11 – Take-Away Food Outlet and 'Restaurant';
- T16 – 'Medical Centre'; and
- M28 and M29 – Take-Away Food Outlet.

Plan DA03

- T01 – Drive Through Food Outlet;
- T02 – Drive Through Food Outlet; and
- Fuel Station: – 'Convenience Store'

Mr Paul Drechsler
Acting Presiding Member, Metro North-West JDAP



New conditions

1. The elevations provided on Plans SK04 and SK05 (**Attachments 5d and 5e respectively**), dated 14 November 2014 shall supersede the elevations provided for tenancy T02 on Plan DA11 dated May 2013 (**Attachment 1**).
2. Detailed landscaping and reticulation plans for the Drive Through Food Outlet shall be submitted for approval by the City within 60 days of the date of this approval. Planting and installation shall be in accordance with the approved plans and shall be complete prior to the occupation of the development and thereafter maintained to the satisfaction of the City.
3. Signage shall be in accordance with the approved plans (**Attachments 5a, 5b, 5d, 5e and 5f**). The applicant/landowner shall ensure that any boxing or casing which encloses the signs shall be constructed of incombustible materials, shall not comprise of flashing, pulsating, chasing or running lights and shall not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries.

Advice Notes

- i All other conditions and requirements detailed on the previous approvals dated 10 June 2013, 22 May 2014, 7 August 2014 and 21 October 2014 shall remain unless altered by this application.
- ii The applicant/owner is advised to contact the City's Regulatory Services Unit on 9405 5000 to discuss requirements for a Sign Licence, prior to the erection of any signage approved as part of this application.

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

10. Appeals to the State Administrative Tribunal

Nil.

11. Meeting Close

The Acting 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 Acting Presiding Member declared the meeting closed at 2.25pm.

Mr Paul Drechsler
Acting Presiding Member, Metro North-West JDAP