



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Thursday 4 June 2015; 2.30pm
Meeting Number: MNWJDAP/86
Meeting Venue: City of Joondalup
90 Boas Avenue Joondalup and via Teleconference

Attendance

DAP Members

Mr Paul Drechsler (A/Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Giovanni Italiano (City of Stirling) *until 2.45pm*
Cr John Chester (Local Government Member, City of Joondalup)
Cr Mike Norman (Local Government Member, City of Joondalup)

Officers in attendance

Mr Neil Maull (City of Stirling)
Mr Alex Campbell (City of Stirling)
Mr John Byrne (City of Joondalup)
Mr John Corbellini (City of Joondalup)
Ms Emma Bracknell (City of Joondalup)
Mr Andrew McBride (City of Joondalup)

Local Government Minute Secretary

Mrs Rose Garlick (City of Joondalup)

Applicant and Submitters

Mr Ross Underwood (Planning Solutions)
Mr Geoff Loxton (Property Development Solutions)

Members of the Public

Nil.

1. Declaration of Opening

The Alternate Presiding Member, Mr Paul Drechsler declared the meeting open at 2.30pm on 4 June 2015 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.



The Alternate 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 Alternate 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 Deputy 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)
Cr Rod Willox (Local Government Member, City of Stirling)

3. Members on Leave of absence

Nil.

4. Noting of minutes

The Minutes of the Metro North-West JDAP meeting No.85 held on 26 May 2015 were not available for noting at the time of meeting.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil.

7. Deputations and presentations

7.1 Presenter: Mr Ross Underwood (Planning Solutions)

Mr Underwood addressed the DAP members, speaking for Item 9.1 in support of the officers recommendation, but seeking removal of Amended Condition (b).

8. Form 1 - Responsible Authority Reports – DAP Application

Nil.

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



- 9.1** Property Location: Lots 32, 33 and 105, House Number 96
Tenth Avenue, Inglewood
- Application Details: Mixed Use Development – Two Restaurants,
Medical Centre, Office & 91 Multiple
Dwellings
- Applicant: Planning Solutions
- Owner: Sanborn Holdings Pty Ltd
- Responsible authority: City of Stirling
- DoP File No: DP/14/00508

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Giovanni Italiano **Seconded by:** Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:

1. Accept that the DAP Application reference DP/14/00508 as detailed on the DAP Form 2 dated stamped 8 April 2015 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 DP/14/00508 as detailed on the DAP Form 2 date stamped 8 April 2015 and accompanying plans approved and date stamped 8 April 2015 in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No 3, for the proposed amendment to the approved mixed use development at Lots 32, 33 and 105, House Number 96 Tenth Avenue, Inglewood, subject to:

Amended Conditions

- a) A maximum of three (3) health practitioners may operate from the proposed Medical Centre at the site at any given time.
- b) Seven of the car parking bays currently nominated for resident parking purposes are to be allocated to the proposed non-residential land uses. The additional bays are to be located on first basement level and shall not restrict access to residential storerooms.
- c) All other conditions and requirements detailed on the previous approval dated 23 June 2014 shall remain unless altered by this approval.

AMENDING MOTION 1

Moved by: Mr Fred Zuideveld

Seconded by: Nil

That Condition (b) be deleted.



The Amending Motion LAPSED for want of a seconder.

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

9.2 Property Location: Lot 811 (3) Sundew Rise, Joondalup
Application Details: Modifications to approved showroom, office and take-away food outlet development
Applicant: Geoff Loxton of Property Development Solutions
Owner: Arise Joondalup Pty Ltd
Responsible authority: City of Joondalup
DoP File No: DP/12/00582

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Fred Zuideveld **Seconded by:** Mr Paul Drechsler

That the Metro North-West JDAP resolves to:

1. **Approve** the DAP Application reference DP/12/00582 as detailed on the DAP Form 2 dated 4 February 2015 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 DP/12/00582 as detailed on the DAP Form 2 dated 4 February 2015 and accompanying plans received 4 February 2015 in accordance with the provisions of the *City of Joondalup District Planning Scheme No. 2* and the *Metropolitan Region Scheme*, for minor amendments to the approved showroom, office and take-away food outlet development at Lot 811 (3) Sundew Rise, Joondalup, subject to:

Amended Conditions

1. Low level illumination shall be used for all signage.
2. Illumination to all signage must not flash, pulsate or chase.
3. Illumination of the signage tower is only permitted between the hours of 7:00am to 9:30pm.
4. Pavement and road markings shall be provided at the opposing pedestrian refuge pavements located between Lots 810 (9) and 811 (3) Sundew Rise, specifically Buildings 2 and 3 in accordance with AS 1742.10, Manual of Uniform Traffic Control Devices.

Advice Notes



1. All conditions and requirements detailed on the previous approval dated 29 August 2012 shall remain applicable.
2. All other additional signage shall be the subject of a separate Development Application.
3. This approval relates to the modifications only as detailed in the approved plans. It does not relate to any other development.

AMENDING MOTION 1

Moved by Mr Fred Zuideveld

Seconded by: Cr John Chester

That a new Condition 5 be added as follows:

5. *The over height signage structure is to be reduced to the original approved height of 18.1 metres.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to:

1. **Approve** the DAP Application reference DP/12/00582 as detailed on the DAP Form 2 dated 4 February 2015 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 DP/12/00582 as detailed on the DAP Form 2 dated 4 February 2015 and accompanying plans received 4 February 2015 in accordance with the provisions of the *City of Joondalup District Planning Scheme No. 2* and the *Metropolitan Region Scheme*, for minor amendments to the approved showroom, office and take-away food outlet development at Lot 811 (3) Sundew Rise, Joondalup, subject to:

Amended Conditions

1. Low level illumination shall be used for all signage.
2. Illumination to all signage must not flash, pulsate or chase.
3. Illumination of the signage tower is only permitted between the hours of 7:00am to 9:30pm.



4. Pavement and road markings shall be provided at the opposing pedestrian refuge pavements located between Lots 810 (9) and 811 (3) Sundew Rise, specifically Buildings 2 and 3 in accordance with AS 1742.10, Manual of Uniform Traffic Control Devices.
5. The over height signage structure is to be reduced to the original approved height of 18.1 metres.

Advice Notes

1. All conditions and requirements detailed on the previous approval dated 29 August 2012 shall remain applicable.
2. All other additional signage shall be the subject of a separate Development Application.
3. This approval relates to the modifications only as detailed in the approved plans. It does not relate to any other development.

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

10. Appeals to the State Administrative Tribunal

Nil.

11. General Business / Meeting Close

The Alternate Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Deputy 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 Alternate Presiding Member declared the meeting closed at 3.00pm.