



## Minutes of the Metro North-West Joint Development Assessment Panel

**Meeting Date and Time:** 23 November 2015; 11:30am  
**Meeting Number:** MNWJDAP/109  
**Meeting Venue:** Department of Planning  
140 William Street, Perth

### Attendance

#### DAP Members

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

#### Officers in attendance

Mr Andrew Cook (Department of Planning)  
Mr John Corbellini (City of Joondalup)  
Mr Max Bindon (City of Joondalup)  
Mr Stephen Ferguson (Department of Planning)

#### Department of Planning Minute Secretary

Ms Jess Leitão

#### Applicant and Submitters

Mr Colin Brandis (VenuesWest)  
Mr Des Ward (Department of Finance)  
Mr David Karotkin (Sandover Pinder Architects)

#### Members of the Public

Ms Tyler Brown (Community News)

### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 11:32am on 23 November 2015 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

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

Cr Liam Gobbert (City of Joondalup)

## 3. Members on Leave of absence

Nil

## 4. Noting of minutes

Minutes of the Metro North-West JDAP meeting no.108 held on 20 November 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 Mr Colin Brandis (VenuesWest), Mr David Karotkin (Sandover Pinder Architects) and Mr John Corbellini (City of Joondalup) answered questions from the panel.

## 8. Form 1 - Responsible Authority Reports – DAP Application

8.1	Property Location:	Lot 101 (25) Kennedy Drive, Joondalup
	Application Details:	New build for basketball and football facilities and refurbishment of existing facilities and upgrade of site services
	Applicant:	Western Australian Sports Centre Trust (VenuesWest)
	Owner:	Western Australian Sports Centre Trust (VenuesWest)
	Responsible authority:	City of Joondalup
	DoP File No:	DAP/15/00898

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr John Chester

**Seconded by:** Cr Philippa Taylor

That the Metro North West JDAP resolves to:

**Approve** DAP Application reference DAP/15/00898 and accompanying plans date stamped 'Department of Planning 13 November 2015' A1.1 4, A1.3 4, DA.2.1 2, DA.2.2 1, DA.2.3 1, DA.2.4 1, A3.2 3, DA.3.2 3, DA.3.3 2 and DA.3.4 2 prepared by Sandover Pinder Architects, in accordance with Clause 30 (1) of the Metropolitan Region Scheme, subject to the following conditions:



## Conditions

1. The decision constitutes planning approval only and 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.
2. A Scheduling, Parking and Traffic Management Plan shall be submitted to, and approved by the City of Joondalup prior to the commencement of development. The Scheduling, Parking and Traffic Management Plan shall detail how events are managed and address:
  - issues associated with car parking capacity and demand;
  - directing patrons to available parking bays or overflow areas;
  - vehicle traffic and congestion;
  - pedestrian movement and safety;
  - use of external car parking and/or alternative modes of transport; and
  - maintenance of overflow and grass car parking areas

All sports and events shall be scheduled and managed in accordance with the approved Scheduling, Parking and Traffic Management Plan.

3. Plans demonstrating vehicle movement and circulation within the car park areas, and pedestrian accessibility to the site and within the car park areas to the facilities shall be submitted to, and approved by the City of Joondalup prior to the commencement of development. Works shall be undertaken in accordance with the approved plans.
4. A Construction Management Plan shall be submitted to and approved by the City of Joondalup 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 dust during the construction process; and
  - other matters likely to impact on the surrounding properties.

Works shall be undertaken in accordance with the approved Construction Management Plan.

5. Detailed landscaping plans shall be submitted to, and approved by the City of Joondalup prior to the commencement of development. The landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site, and shall:
  - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - provide all details relating to paving and tree planting in the car park;
  - ensure adequate provision of landscaping to provide shade to 'Car Park #3' and 'Car Park #4';
  - 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 specifications of the City;
- be based on Designing out Crime principles to the specifications of the City; and
- show all irrigation design details.

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 specifications of the City of Joondalup.

6. The entrance statement of the Main Entry Plaza shall be further articulated to create greater visual interest and assist in way finding, to the specifications of the City of Joondalup. All details relating to the articulation of the entrance statement are to be submitted to, and approved by the City of Joondalup, prior to the commencement of development. Development shall be undertaken in accordance with the approved plan.
7. A full schedule of colours and materials for all exterior parts to the building is to be submitted to, and approved by the City of Joondalup prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the specifications of the City of Joondalup.
8. Details of the fire pumps and tanks, and methods of screening shall be submitted to, and approved by the City of Joondalup prior to the commencement of development. The proposed fire pumps and tanks shall be screened from view from surrounding streets in accordance with the plans approved by the City. Development shall be undertaken in accordance with the approved details.
9. Plans showing the proposed stormwater drainage system are to be submitted to, and approved by the City of Joondalup prior to the commencement of development. An on-site 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 specifications of the City. Development shall be undertaken in accordance with the approved plan.
10. 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, and approved by the City of Joondalup prior to the commencement of development. Development shall be undertaken in accordance with the approved details.
11. A minimum of 150 additional sealed car parking bays shall be provided in 'Car Park #4' and a minimum of 42 sealed car parking bays on the south western edge of 'Car Park #3', as indicated on the approved plans. With the exception of the grass parking bays shown in white in 'Car Park #3', car parking areas and access points, including exit and entry ways shown to 'Car Park #3', shall



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 specifications of the City of Joondalup.

12. A minimum of 164 grass car parking bays shall be provided within 'Car Park #3'. These bays shall be marked and maintained to the specifications of the City of Joondalup.

### **Advice Notes**

1. With respect to the Scheduling, Parking and Traffic Management Plan, an event would include West Perth Football Club games, and any event(s) that would result in the maximum number of persons on the site at any given time exceeding 2,390.
2. This approval does not include the Moore Drive car park options as outlined in the Traffic Management and Parking Review Report November 2014.
3. The Health (Public Building) Regulations 1992 limit the occupancy of a room with a single exit to 50 persons. In this regard, the maximum occupancy permitted in function room one, function room two and the clubroom may be restricted to 50 persons based on the available exits. The modification to exit arrangements to the existing building may impact the maximum occupancy of the building.
4. The patron entry gates to the main oval are required to open in the direction of egress.
5. All kitchen and bar areas are required to comply with the Food Act 2008.
6. Any signage shall be subject to a separate development application.

### **PROCEDURAL MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Paul Drechsler

That the JDAP adjourn the meeting for 10 minutes to receive legal advice.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

*Meeting adjourned at 11:55am*

*Meeting resumed at 12:04pm*



## AMENDING MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Paul Drechsler

To amend conditions 2, 3, 4, 5, 6, 7, 8, 9, and 10 as follows -

2. A Scheduling, Parking and Traffic Management Plan shall be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. The Scheduling, Parking and Traffic Management Plan shall detail how events are managed and address:

- issues associated with car parking capacity and demand;
- directing patrons to available parking bays or overflow areas;
- vehicle traffic and congestion;
- pedestrian movement and safety;
- use of external car parking and/or alternative modes of transport; and
- maintenance of overflow and grass car parking areas

All sports and events shall be scheduled and managed in accordance with the approved Scheduling, Parking and Traffic Management Plan.

3. Plans demonstrating vehicle movement and circulation within the car park areas, and pedestrian accessibility to the site and within the car park areas to the facilities shall be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. Works shall be undertaken in accordance with the approved plans.

4. A Construction Management Plan shall be submitted to and approved by the **WAPC on the advice of the** City of Joondalup 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 dust during the construction process; and
- other matters likely to impact on the surrounding properties.

Works shall be undertaken in accordance with the approved Construction Management Plan.

5. Detailed landscaping plans shall be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. The landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site, and shall:

- be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
- provide all details relating to paving and tree planting in the car park;
- ensure adequate provision of landscaping to provide shade to 'Car Park #3' and 'Car Park #4';
- 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 specifications of the City;
- be based on Designing out Crime principles to the specifications of the City; and
- show all irrigation design details.

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 specifications of the City of Joondalup.

6. The entrance statement of the Main Entry Plaza shall be further articulated to create greater visual interest and assist in way finding. ~~to the specifications of the City of Joondalup.~~ All details relating to the articulation of the entrance statement are to be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup, prior to the commencement of development. Development shall be undertaken in accordance with the approved plan.
7. A full schedule of colours and materials for all exterior parts to the building is to be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the specifications of the City of Joondalup.
8. Details of the fire pumps and tanks, and methods of screening shall be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. The proposed fire pumps and tanks shall be screened from view from surrounding streets in accordance with the plans approved by the City. Development shall be undertaken in accordance with the approved details.
9. Plans showing the proposed stormwater drainage system are to be submitted to, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. An on-site 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 specifications of the City. Development shall be undertaken in accordance with the approved plan.
10. 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, and approved by the **WAPC on the advice of the** City of Joondalup prior to the commencement of development. Development shall be undertaken in accordance with the approved details.

**REASON: To provide appropriate course of action for approving and clearing conditions.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**



## AMENDING MOTION

**Moved by:** Mr Paul Drechsler

**Seconded by:** Mr Fred Zuideveld

Condition 5, bullet point 3 - insert reference to Car Park #1 and Car Park #2, and insert the words 'at a minimum standard of 1 tree per 4 car bays'.

**REASON: Ensures there is adequate landscaping and amenity provided in the nexus between the new development and the existing car park**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## AMENDING MOTION

**Moved by:** Cr John Chester

**Seconded by:** Ms Karen Hyde

Condition 10 – insert the words 'A minimum of 30' at the beginning of the condition and replace the word 'facilities' with 'bays'.

**REASON: To ensure bicycle parking for the facility.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## AMENDING MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr John Chester

Delete Advice Note 3 and renumber subsequent Advice Notes.

**REASON: Development plans have changed since the recommendation was written and this Advice Note is no longer relevant.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## PRIMARY MOTION (AS AMENDED)

That the Metro North West JDAP resolves to:

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### Conditions

1. The decision constitutes planning approval only and 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.





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- be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
- provide all details relating to paving and tree planting in the car park;
- ensure adequate provision of landscaping to provide shade to 'Car Park #1', 'Car Park #2', 'Car Park #3' and 'Car Park #4' at a minimum standard of 1 tree per 4 car bays;
- 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 specifications of the City;
- be based on Designing out Crime principles to the specifications of the City; and



- show all irrigation design details.

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development. These bays are to be thereafter maintained to the specifications of the City of Joondalup.

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2. This approval does not include the Moore Drive car park options as outlined in the Traffic Management and Parking Review Report November 2014.
3. The patron entry gates to the main oval are required to open in the direction of egress.
4. All kitchen and bar areas are required to comply with the Food Act 2008.
5. Any signage shall be subject to a separate development application.

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

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

Nil

10. **Appeals to the State Administrative Tribunal**

Nil

11. **General Business / 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 12:14pm.