



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 26 November 2015, 10:30am
Meeting Number: MNWJDAP/110
Meeting Venue: City of Joondalup
90 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 John Chester (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Mr Sean O'Connor (Department of Planning)
Ms Dale Page (City of Joondalup)
Mr John Corbellini (City of Joondalup)
Ms Lydia Dwyer (City of Joondalup)
Mr John Byrne (City of Joondalup)

Local Government Minute Secretary

Ms Rose Garlick (City of Joondalup)

Applicants and Submitters

Mr David O'Brien (Taylor Robinson)
Mr Jeremy Hofland (Rowe Group)
Mr Greg Rowe (Rowe Group)

Members of the Public

There was one member of the public in attendance.

1. Declaration of Opening

The Acting Presiding Member, Mr Paul Drechsler declared the meeting open at 10:30am on 26 November 2015 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Acting 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 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 Acting 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

Nil

4. Noting of minutes

Minutes of the Metro North-West JDAP Meeting No. 108 held on 20 November 2015 and Meeting No. 109 held on 23 November 2015 were not available for noting at the time of the meeting.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

PROCEDURAL MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr Paul Drechsler

That the application at Item 9.1 be heard prior to the application at Item 8.1.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

7. Deputations and presentations

7.1 Mr Jeremy Hofland (Rowe Group) addressed the DAP for the application at Item 8.1. The presentation supported the application and recommended that the proposal be deferred.

The presentation at Item 7.1 was heard prior to the application at Item 8.1.



8. Form 1 - Responsible Authority Reports – DAP Application

8.1	Property Location:	Lot 9 (937) Whitfords Avenue, Woodvale
	Application Details:	Proposed three storey mixed use development
	Applicant:	Rowe Group
	Owner:	Citypride Holdings Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DAP/15/00832

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr John Chester

Seconded by: Cr Philippa Taylor

That the Metro North-West JDAP resolves to:

Refuse DAP Application reference (DAP/15/00832) and accompanying plans (Job 8118 pages 1-10 of 10 Rev Ci) in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, for the following reasons:

Reasons:

1. Having due regard to the matters set out in subclauses 67 (m), (n), (p), (y) and (za) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the proposed development is considered to be incompatible with the existing Woodvale district centre and the amenity of the area as it does not present an attractive façade to the surrounding commercial centre due to the prominence of the basement extract fan stack, excessive bulk due to large areas of blank wall, without glazing or other articulation, on the eastern and western elevations of the development and a lack of landscaping.
2. Having due regard to the matters set out in subclauses 67 (s), (y) and (za) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the proposed development is not considered to provide adequate access or egress to the development as no rights of access exist to the proposed basement car park and the design of the basement access does not adequately address sightlines and associated safety concerns.
3. Having due regard to the matters set out in of clauses 67 (s), (v), (w), (y) and (za) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the proposed development is not considered to appropriately accommodate the required access arrangements for the Woodvale district centre as the proposal will remove access to adjoining sites from Whitfords Avenue both during and after the construction of the development.
4. The proposed development does not meet the requirements of the *City of Joondalup District Planning Scheme No. 2* in relation to the amount of on-site car parking required, being 70 bays in lieu of 134 bays. It is considered that the number of on-site car parking bays is not sufficient to cater for the demand of the proposed development.



PROCEDURAL MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr Fred Zuideveld

That the application be deferred for a period of three months to enable the applicant to:

1. Give further consideration to the building setbacks and building bulk;
2. To provide perspective drawings to show all facades of the proposal for each stage of the development;
3. To provide further information in relation to how the parking requirements of the City can be met at each stage of the development.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

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

- 9.1** Property Location: Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup
Application Details: Amendments to approved additions to existing warehouse and new warehouse, showroom and lunch bar development
Applicant: Taylor Robinson
Owner: Gypsy Hill Pty Ltd
Responsible authority: City of Joondalup
DoP File No: DAP/15/00786

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr John Chester

Seconded by: Cr Philippa Taylor

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

1. **Accept** that the DAP Application reference DAP/15/00786 as detailed on the DAP Form 2 dated 21 September 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 DAP/15/00786 as detailed on the DAP Form 2 dated 21 September 2015 and accompanying plans DA1 (revision D), DA1.1 (revision D), DA2 (revision D), DA3 (revision D) and DA4 (revision D) in accordance with the provisions of Clause 68(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2 and the Metropolitan Region Scheme, for the amendments to the approved additions to existing warehouse and new warehouse, showroom and lunch bar development at Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup, subject to:



Removal of Condition

Condition 13 of the existing approval dated 6 July 2015 is removed.

Additional Conditions

1. Bin store 4 on Lot 201 (8) Packard Street, Joondalup shall be constructed so as to be wholly enclosed and appear to be integrated into the design of the existing power sub-station. Detailed plans and schedule of finishes shall be submitted to and approved by the City prior to the commencement of development. Works shall be in accordance with the approved details and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
2. The extension to the existing warehouse on Lot 201 (8) Packard Street, Joondalup shall be further articulated through the use of colours and/or materials. Details shall be submitted to and approved by the City prior to the commencement of development. Works shall be undertaken in accordance with these approved details.

Advice Notes

1. All other conditions and requirements detailed on the previous approval dated 6 July 2015 shall remain unless altered by this application.

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

10. Appeals to the State Administrative Tribunal

The following State Administrative Tribunal Applications have been received:

- City of Joondalup - Major Expansion of Westfield Whitford City Shopping Centre - Lot 501 (470) Whitfords Avenue, Hillarys
- City of Wanneroo - Foreshore Development - Lots 9014, 3052 & 15450 (1K) Vitrinella Avenue, Jindalee
- City of Stirling - Four Storey Office Development - Lot 2 (17) Chesterfield Road, Mirrabooka
- City of Stirling - Four Storey Aged Care Facility - Lot 26 (27) Prisk Street, Karrinyup

11. General Business / Meeting Close

The Acting Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Acting 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 11.16am.