



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 10 December 2015; 11.30 am
Meeting Number: MNWJDAP/111
Meeting Venue: 90 Boas Avenue, Joondalup

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 John Corbellini (City of Joondalup)
Ms Lydia Dwyer (City of Joondalup)
Ms Renae Mather (City of Joondalup)
Mr Jas Lapinski (Department of Planning)
Mr John Byrne (City of Joondalup)

Local Government Minute Secretary

Mrs Rose Garlick (City of Joondalup)

Applicants and Submitters

Mr Roy Sivadason (Public Transport Authority)
Mr Ben Amrom (Public Transport Authority)
Mr Shane Brennan (Georgiou Group)
Mr Aaron Lohman (Rowe Group)

Members of the Public

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

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 11.32am on 10 December 2015 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*.

Karen Hyde



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

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of meeting No.108 held on 20 November 2015, meeting No.109 held on 23 November 2015 and meeting No.110 held on 26 November 2015 were noted by DAP members.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Panel member, Mr Paul Drechsler, declared an impartiality interest in Item 8.1. Mr Paul Drechsler advised that he is personally acquainted with the owners of the adjacent property known as 'Joondalup Gate'. Mr Drechsler has no beneficial interest in this property and understands that it is currently being offered for sale and accordingly has no conflict of interest.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in discussion and voting on the items.

7. Deputations and presentations

- 7.1** Mr Aaron Lohman (Rowe Group), Mr Ben Amrom (Public Transport Authority) and Shane Brennan (Georgiou Group) addressed the DAP in support of the recommendation for approval contained within the RAR and request the deletion of condition "Q" and modification to condition "D".

Karen Hyde



8. Form 1 - Responsible Authority Reports – DAP Application

- 8.1 Property Location: Lot 2 George Grey Place;
Lot 1 Joondalup Drive (land subject to taking order);
Lot 13218 (Drainage Reserve 45701)
Portion Mitchell Freeway Road Reserve
George Grey Place Road Reserve
- Application Details: Development of a multi storey car park and associated access and drainage.
- Applicant: Rowe Group
- Owner: Public Transport Authority, State of Western Australia
- Responsible authority: Department of Planning
- DoP File No: DAP/15/00901

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Philippa Taylor

Seconded by: Cr John Chester

That the Metro North West Joint Development Assessment Panel resolves to approve Development Assessment Panel Application reference DAP/15/00910 in accordance with the submitted plans (PTA Drawing Numbers: 02-A-55-AR0028 to 31 and 40, 45, 70, 71, 26; 02-A-55-CI0007, 14, 19, 26; 02-A-55-LA0001 to 4; 02-A-55-EC0005 to 19) pursuant to the Metropolitan Region Scheme, subject to the following conditions and advice notes:

Conditions

- (a) The preparation and implementation of a Construction Management Plan to the specification of the City of Joondalup and the satisfaction of the Commission 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.

Works shall be undertaken in accordance with the approved plan prior to occupation of the development.

- (b) 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 specification of the City of Joondalup and the satisfaction of the Commission. Plans showing the proposed stormwater drainage system are to be submitted to the specification of the City and satisfaction of the Commission prior to the commencement of development. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.



- (c) The parking bays, driveways and access points to be designed in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009). Such areas are to be constructed, drained and marked prior to the development first being occupied, and thereafter maintained, to the specification of the City and the satisfaction of the Commission.
- (d) The northern exit lanes\merge point and southern ground floor access point to the car park shall be modified to minimise all conflict points and ensure that clear direction is given to vehicles. Plans showing the required modifications are to be provided to the specification of the City of Joondalup and the satisfaction of the Commission, prior to the commencement of development. Works shall be undertaken in accordance with the approved plan prior to the occupation of the development.
- (e) Final detailed landscaping plans shall be submitted to the specification of the City of Joondalup and the satisfaction of the Commission, prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and shall:
 - (a) Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - (b) Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - (c) Show spot levels and/or contours of the site;
 - (d) Be based on water sensitive urban design principles to the satisfaction of the City;
 - (e) Be based on Designing out Crime principles to the satisfaction of the City; and
 - (f) Show all irrigation design details.
- (f) Landscaping and reticulation shall be established in accordance with the approved landscaping plans prior to the development first being occupied and thereafter maintained to the specification of the City of Joondalup and the satisfaction of the Commission.
- (g) 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 to the specifications of the City Joondalup and the satisfaction of the Commission, prior to the commencement of development. Works shall be undertaken in accordance with the approved plan prior to the occupation of the development.
- (h) Lighting shall be installed along all car parking areas, communal open space areas, pedestrian pathways and in all common service areas prior to the development first being occupied, to the specification of the City and the satisfaction of the Commission. A lighting plan shall be submitted for approval to the specification of the City and satisfaction of the Commission prior to the commencement of development. Works shall be undertaken in accordance with the approved plans prior to the occupation of the development.



- (i) The submission of a full schedule of colours and materials for all exterior parts to the building, including the barrier to the transformer, to the specification of the City and the satisfaction of the Commission, 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, including being free of vandalism, to the specification of the City and the satisfaction of the Commission.
- (j) Engineering drawings for the pipe drainage network are to be submitted to the specification of the City and the satisfaction of the Commission, and works undertaken in accordance with the approved drawings, prior to the occupation of the development.
- (k) Engineering drawings for the drainage sump and any associated structural elements are to be submitted to the specification of the City and the satisfaction of the Commission, and works undertaken in accordance with the approved drawings, prior to the occupation of the development. Calculations and assessment of the drainage sump capacity pre-and post construction are to be submitted to the specification of the City and satisfaction of the WAPC and approved prior to the development of these detailed drawings.
- (l) An assessment of the slope stability of the drainage sump shall be submitted certifying that the proposal is structurally sound and identifying any remedial treatment required to be undertaken to ensure its long term stability. The assessment shall include:
 - (a) structural engineering and certification that the structure (including adjoining structures) is structurally sound and durable with respect to the sump and any potential for flooding, erosion, corrosion or other factors that may be detrimental to the long term durability of the structure, adjoining structures and sump.
 - (b) a review of possible flooding, erosion or maintenance activity that may affect the structural integrity or durability of the adjoining structures during the expected lifespan of the development.

The assessment shall be submitted to the specifications of the City and satisfaction of the Commission prior to the commencement of development. Works shall be undertaken in accordance with the approved assessment prior to the occupation of the development.
- (n) A management plan outlining the maintenance of the drainage sump (including landscaping and erosion protection) is to be provided to the specifications of the City and the satisfaction of the Commission, prior to the occupation of development. Maintenance shall be undertaken in accordance with the approved management plan for period of 12 months following practical completion.
- (o) The registration of an approved easement over the pipe network and existing sump, to the specification of the City and satisfaction of the Commission, prior to the occupation of the development. All costs associated with the preparation of the amendment to the easements over the pipe network and existing sump shall be at the expense of the applicant.



- (p) George Grey Place being upgraded in accordance with the approved plans. This upgrade, including design, review, approval and construction costs, shall be carried out by the applicant/landowner to the specification of the City and Main Roads WA and the satisfaction of the Commission, prior to the development first being occupied.
- (q) Arrangements being made for the Joondalup Drive and Ocean Reef Road intersection to be upgraded to the satisfaction of the Commission, prior to the development first being occupied.
- (r) The ground levels on the Mitchell Freeway reserve are to be maintained as existing.
- (s) No stormwater drainage shall be discharged into the Mitchell Freeway road reserve.
- (t) No direct vehicle access to the construction site will be permitted to or from the Mitchell Freeway reserve.
- (u) The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by the Water Corporation being granted free of cost to that body.

Advice notes:

- (a) In relation to conditions (e), (h) and (i) detailed plans are to be in accordance with the approved development plans.
- (b) In regard to condition (k), engineering drawings for the pipe drainage network are to include details relating to the realignment of the existing drainage pipes and the adjustment of the easement over the pipe network and existing sump.
- (c) Further to condition (l), the assessment is to include 10 year and 100 year flood review pre-and post-development.
- (d) In relation to condition (q), any arrangement must recognise that the car park generates only a portion of the overall traffic using the intersection and any contribution would need to be proportional to the traffic generated by the development.
- (e) Car park ventilation to comply with the Building Code of Australia and Australian Standards 1668.2.
- (f) This approval relates to the proposed multiple storey car park only, as indicated on the approved plans and does not relate to any other development on the subject lots.
- (g) Western Power recommends that an Earth Potential Rise (EPR) assessment be carried out to ensure that structures outside the easement in proximity to the JDP-MUL 81 transmission line (including the proposed fire pump and tank enclosure) comply with the Overhead Line Design Standard AS/NZS 7000 – 2010 (section 3.14.2).



AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

That reference to the “northern exit lanes\merge point” be deleted from Condition (d).

REASON: Concerns in respect to the northern exit lanes\merge point have been resolved.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

Add the following to the start of Condition (p):

Plans detailing the upgrade to George Grey Place being provided to the specification of the City and Main Roads WA and satisfaction of the Commission, prior to the commencement of development.

REASON: Taking into consideration there may be slight changes in the plans.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Paul Drechsler

Seconded by: Mr Fred Zuideveld

That Advice note (d) be deleted and the ‘alphabetical numbering’ of subsequent notes be amended accordingly.

REASON: Confirmed by the City that a contribution is not required in relation to Condition (q) and therefore the footnote on the contribution be deleted.

The Amending Motion was put and CARRIED UNANIMOUSLY.



PRIMARY MOTION (AS AMENDED)

That the Metro North West Joint Development Assessment Panel resolves to approve Development Assessment Panel Application reference DAP/15/00910 in accordance with the submitted plans (PTA Drawing Numbers: 02-A-55-AR0028 to 31 and 40, 45, 70, 71, 26; 02-A-55-CI0007, 14, 19, 26; 02-A-55-LA0001 to 4; 02-A-55-EC0005 to 19) pursuant to the Metropolitan Region Scheme, subject to the following conditions and advice notes:

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 - (g) other matters likely to impact on the surrounding properties.

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- (b) 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 specification of the City of Joondalup and the satisfaction of the Commission. Plans showing the proposed stormwater drainage system are to be submitted to the specification of the City and satisfaction of the Commission prior to the commencement of development. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.
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- (d) Southern ground floor access point to the car park shall be modified to minimise all conflict points and ensure that clear direction is given to vehicles. Plans showing the required modifications are to be provided to the specification of the City of Joondalup and the satisfaction of the Commission, prior to the commencement of development. Works shall be undertaken in accordance with the approved plan prior to the occupation of the development.



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The assessment shall be submitted to the specifications of the City and satisfaction of the Commission prior to the commencement of development. Works shall be undertaken in accordance with the approved assessment prior to the occupation of the development.

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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

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 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 12.09pm.