



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

**Meeting Date and Time:** Monday 6 July 2015; 10.00am  
**Meeting Number:** MNWJDAP/89  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue Joondalup

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Mike Norman (Local Government Member, City of Joondalup)  
Cr John Chester (Local Government Member, City of Joondalup)  
Cr Frank Cvitan (Local Government Member, City of Wanneroo)

#### Officers in attendance

Ms Alice Harford (City of Wanneroo)  
Ms Coralie Anderson (City of Wanneroo)  
Ms Dale Page (City of Joondalup)  
Ms Lydia Dwyer (City of Joondalup)  
Ms Bronwyn Jenkins (City of Joondalup)

#### Local Government Minute Secretary

Mr Brad Sillence (City of Joondalup)

#### Applicant and Submitters

Mr Giles Harden Jones (Harden Jones Architects)  
Ms Heidi Lansdell (Traffic Consultant)  
Mr Whye Kay Leong (Taylor Robinson)  
Mr Gareth Glanville (Planning Solutions)  
Mr Ben Doyle (Planning Solutions)  
Ms Rosemarie Iglesias  
Mr Michael McGiveron  
Mr Valdo Sorgiovanni

#### Members of the Public

There were 18 members of the public and ne member of the press in attendance.



## 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 10.00am on 6 July 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*.

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

## 2. Apologies

Cr Russell Driver (Local Government Member, City of Wanneroo)

## 3. Members on Leave of absence

Nil.

## 4. Noting of minutes

Minutes of the Metro North-West JDAP meeting No. 87 held on 16 June 2015 were noted by DAP Members.

Minutes of the Metro North-West JDAP meeting No. 88 held on 25 June 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

Panel member, Cr John Chester, declared an impartiality interest in item 8.1. Cr John Chester advised Mr Richard Gray of 15 Foret Gardens, Hillarys is an acquaintance and has made a submission on the proposed development. Cr John Chester has met with him on one occasion concerning the development and to advise him of the procedures followed at Development Assessment Panel meetings.

Panel member, Cr Mike Norman, declared an impartiality interest in item 8.1. Cr Mike Norman advised he attended public meeting on the proposed development.

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



## PROCEDURAL MOTION

**Moved by:** Ms Karen Hyde **Seconded by:** Cr Cvitan

That the application at Item No. 9.1 be heard prior to the application at Item No. 8.1 and No. 8.2.

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

### 7. Deputations and presentations

7.1 Mr Ben Doyle (Planning Solutions) presented for the application at Item 9.1.

***The presentation at Item 7.1 was heard prior to the application at Item No. 9.1.***

7.2 Mr Michael McGiveron presented against the application at Item 8.1.

7.3 Mr Valdo Sorgiovanni presented against the application at Item 8.1.

7.4 Ms Rosemarie Iglesias presented against the application at Item 8.1.

7.5 Mr Giles Harden Jones (Harden Jones Architects) and Ms Heidi Lansdell (Move Consultants) presented for the application at Item 8.1.

***The presentations at Item 7.2 through to 7.5 were heard prior to the application at Item No. 8.1.***

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

8.1	Property Location:	Lot 28 (46) Angove Drive, Hillarys
	Application Details:	Proposed two storey mixed use development
	Applicant:	Harden Jones Architects
	Owner:	Paltara Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DAP15/00754

## PROCEDURAL MOTION

**Moved by:** Cr Mike Norman **Seconded by:** Cr John Chester

That the Metro North-West JDAP resolves to:

**Defer** DAP Application reference DAP15/00754 and accompanying plans date stamped 14 May 2015 and 11 June 2015 in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, for the reason as follows:

### Reasons

Before considering the application for planning approval, the advertising period is required to have ended pursuant to subclause 6.7.2 of the City's *District Planning Scheme No. 2* and due consideration given to submissions lodged in accordance with the notice.



## AMENDING MOTION

**Moved by:** Mr Fred Zuideveld

**Seconded by:** Cr John Chester

That an additional reason for deferral be added as follows:

- "2 To allow the applicant and the City an opportunity to discuss and consider, at a minimum:
- 1 the relocation of south-west commercial tenancy;
  - 2 relocation of the entrance(s) to the commercial tenancies;
  - 3 improving access to visitor parking;
  - 4 the location of the east wing;
  - 5 increasing the setbacks for the proposed development to reduce impact on neighbours;
  - 6 relocation of service equipment or treatment of service equipment to reduce impact on neighbours;
  - 7 overshadowing concerns particularly on the south-east boundary;
  - 8 increasing the provision of open space".

**REASON:** To allow the applicant and the City to discuss further refinements to the development.

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

## PROCEDURAL MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to:

**Defer** DAP Application reference DAP15/00754 and accompanying plans date stamped 14 May 2015 and 11 June 2015 in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, for the reasons as follows:

### Reasons

- 1 Before considering the application for planning approval, the advertising period is required to have ended pursuant to subclause 6.7.2 of the City's *District Planning Scheme No. 2* and due consideration given to submissions lodged in accordance with the notice.
- 2 To allow the applicant and the City an opportunity to discuss and consider, at a minimum:
  - 1 the relocation of south-west commercial tenancy;
  - 2 relocation of the entrance(s) to the commercial tenancies;
  - 3 improving access to visitor parking;
  - 4 the location of the east wing;
  - 5 increasing the setbacks for the proposed development to reduce impact on neighbours;
  - 6 relocation of service equipment or treatment of service equipment to reduce impact on neighbours;
  - 7 overshadowing concerns particularly on the south-east boundary;
  - 8 increasing the provision of open space.



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

<b>8.2</b>	Property Location:	Lot 40 (6) and Lot 201 (8) Packard Street, Joondalup
	Application Details:	Proposed 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:	DAP15/00786

**REPORT RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Cr John Chester **Seconded by:** Cr Mike Norman

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP15/00786 and accompanying plans 14086 DA1, DA1.1, DA2, DA3 and DA4 dated 16/06/2015, in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, subject to the following conditions:

**Conditions**

1. This 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. The following maximum number of employees, per unit, shall be permitted at any given time:
  - Warehouse 4 and Showroom 4 - 6 employees
  - Tenancy 1 - 4 employees
  - Tenancy 2 - 10 employees
  - Tenancy 3 - 11 employees
  - Tenancy 4 - 5 employees
  - Tenancy 5 - 5 employees
3. The mezzanine office space within Tenancy 2 and Tenancy 3 are approved as 'Showroom' as defined by DPS2 only and are to be used for office purposes ancillary to the showroom development only.
4. The 10 proposed on-street parking bays within the Packard Street road reserve do not form part of this approval.
5. The construction of the pedestrian footpath within the Packard Street road reserve is required to be constructed prior to the development first being occupied. All costs associated with the proposed construction of the pedestrian footpath within the Packard Street road reserve shall be at the expense of the applicant. All works are to be completed to the satisfaction of the City prior to the development first being occupied.



6. All costs associated with the proposed relocation of the existing street lamp within the Winton Road verge area adjacent to Lot 201 (8) Packard Street shall be at the expense of the applicant. All works are to be completed to the satisfaction of the City prior to the development first being occupied.
7. A full schedule of materials, colours and finishes for all external facades shall be submitted to, and approved by the City, prior to the commencement of development. Development shall be in accordance with the approved schedule and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
8. A Construction Management Plan shall be submitted to, and approved by the City, prior to the commencement of development. The 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 sand and dust during the construction process;
  - other matters likely to impact on the surrounding properties.
9. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - 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 satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
10. 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 satisfaction of the City.
11. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the development.
12. The driveways, crossovers and pedestrian footpath addition are to be designed and constructed to the satisfaction of the City prior to occupation of the development.



13. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
14. 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 satisfaction of the City. Details of the proposed stormwater drainage system is required to be submitted to, and approved by the City, prior to the commencement of development.
15. All development shall be contained within the property boundaries.
16. 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. Details of the location of such plant shall be submitted to, and approved by the City, prior to the commencement of development.
17. The parking bays, driveways and access points shall 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 satisfaction of the City. Details shall be provided to, and approved by the City, prior to commencement of development.

#### **Advice Notes**

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. The applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
3. All signage shall be the subject of a separate application for planning approval.
4. The City's local laws require bins on commercial properties to be stored within an enclosed bin storage area at all times. Bin storage areas must incorporate wash down facilities and the minimum specification is a suitable sized enclosure with a solid concrete floor graded to an industrial floor waste connected to sewer and provided with a hose cock.
5. The proposed lunch bar is to comply with the *Food Act 2008*. Consideration should be given to the mechanical ventilation likely required for a lunch bar kitchen and given the location of this premises against the property boundary the location of exhaust outlets so as to comply with the provisions of the BCA and AS1668.2.



6. If seating is provided for more than 20 persons both inside and outside the lunch bar, public toilets will be required for customers.

### **AMENDING MOTION**

**Moved by:** Cr John Chester **Seconded by:** Cr Mike Norman

That Condition 2 be deleted.

**REASON:** Condition 2 was not considered a valid planning consideration and would affect potential future businesses.

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

### **PRIMARY MOTION (AS AMENDED)**

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP15/00786 and accompanying plans 14086 DA1, DA1.1, DA2, DA3 and DA4 dated 16/06/2015, in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, subject to the following conditions:

#### **Conditions**

1. This 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. The mezzanine office space within Tenancy 2 and Tenancy 3 are approved as 'Showroom' as defined by DPS2 only and are to be used for office purposes ancillary to the showroom development only.
3. The 10 proposed on-street parking bays within the Packard Street road reserve do not form part of this approval.
4. The construction of the pedestrian footpath within the Packard Street road reserve is required to be constructed prior to the development first being occupied. All costs associated with the proposed construction of the pedestrian footpath within the Packard Street road reserve shall be at the expense of the applicant. All works are to be completed to the satisfaction of the City prior to the development first being occupied.
5. All costs associated with the proposed relocation of the existing street lamp within the Winton Road verge area adjacent to Lot 201 (8) Packard Street shall be at the expense of the applicant. All works are to be completed to the satisfaction of the City prior to the development first being occupied.
6. A full schedule of materials, colours and finishes for all external facades shall be submitted to, and approved by the City, prior to the commencement of development. Development shall be in accordance with the approved schedule and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.



7. A Construction Management Plan shall be submitted to, and approved by the City, prior to the commencement of development. The 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 sand and dust during the construction process;
  - other matters likely to impact on the surrounding properties.
8. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - 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 satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
9. 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 satisfaction of the City.
10. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the development.
11. The driveways, crossovers and pedestrian footpath addition are to be designed and constructed to the satisfaction of the City prior to occupation of the development.
12. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
13. 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 satisfaction of the City. Details of the proposed stormwater drainage system is required to be submitted to, and approved by the City, prior to the commencement of development.



14. All development shall be contained within the property boundaries.
15. 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. Details of the location of such plant shall be submitted to, and approved by the City, prior to the commencement of development.
16. The parking bays, driveways and access points shall 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 satisfaction of the City. Details shall be provided to, and approved by the City, prior to commencement of development.

### **Advice Notes**

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. The applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
3. All signage shall be the subject of a separate application for planning approval.
4. The City's local laws require bins on commercial properties to be stored within an enclosed bin storage area at all times. Bin storage areas must incorporate wash down facilities and the minimum specification is a suitable sized enclosure with a solid concrete floor graded to an industrial floor waste connected to sewer and provided with a hose cock.
5. The proposed lunch bar is to comply with the Food Act 2008. Consideration should be given to the mechanical ventilation likely required for a lunch bar kitchen and given the location of this premises against the property boundary the location of exhaust outlets so as to comply with the provisions of the BCA and AS1668.2.
6. If seating is provided for more than 20 persons both inside and outside the lunch bar, public toilets will be required for customers.

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



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

9.1	Property Location:	Amendment to Ashby Neighbourhood Centre
	Application Details:	Lot 9627 (6) Hollosy Way, Ashby
	Applicant:	Planning Solutions
	Owner:	Endeavour Properties
	Responsible authority:	City of Wanneroo
	DoP File No:	DP/11/02691

### REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Frank Cvitan **Seconded by:** Fred Zuideveld

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

1. **Accept** that the DAP application reference DP/11/02691 as detailed on the DAP Form 2 dated 5 May 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/11/02691 and accompanying plans (Attachment 3) in accordance with the provisions of the *City of Wanneroo District Planning Scheme No. 2* and the *Metropolitan Region Scheme*, for the proposed minor amendment to the approved Shopping Centre at Lot 9627 (6) Hollosy Way, Ashby, subject to the following conditions:
  - a. Replacing plans A001, revision G; A002; and SK04.B.1, revision A of the existing approval LG ref: DA2014/1260, dated 25 September 2014, and P1.3; and P3.1, revision G of existing approval LG ref: DA2011/1208, dated 14 March 2012 with P1.0, revision A; P2.0; P3.0; and P5.0 included as Attachment 3.
  - b. Deleting Condition c) i) of the existing approval (LG ref: DA2014/1260, dated 25 September 2014) and replacing it with the following condition:
    - i. A minimum of 606 car bays being provided. The 42 on-street car parking bays along Blackberry Drive, Fomiatti Street and Hollosy Way may be included in the car parking calculation.

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

## 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 11.30am.