



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 22 October 2015; 1:00pm
Meeting Number: MNWJDAP/105
Meeting Venue: City of Wanneroo
3 Rocca Way, Wanneroo

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Cr Liam Gobbert (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Ms Kate Miller (City of Wanneroo)
Mr Jeremy Thompson (City of Wanneroo)
Mr Andrew McBride (City of Joondalup)
Mr John Corbellini (City of Joondalup)

Local Government Minute Secretary

Ms Grace Babudri
Ms Linda Easson

Applicant and Submitters

Mr Sean He (Builton)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 1pm on 22 October 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*.



2. Apologies

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

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West JDAP meeting no.103 held on 15 October 2015 and meeting No.104 held on 20 October 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

Nil

PROCEDURAL MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

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.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1	Property Location:	Lot 1 (96) Clarkson Avenue, Tapping
	Application Details:	17 Grouped Dwellings
	Applicant:	MW Urban
	Owner:	Michael & Marian Brandt
	Responsible authority:	City of Wanneroo
	DoP File No:	DAP/15/00859

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Frank Cvitan

Seconded by: Mr Fred Zuideveld

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

Approve DAP Application reference DAP/15/00859 and accompanying plans (Attachment 1 – DA 2.2 – 2.3, Attachment 2 – DA 3.1 – 3.2, 4.1 – 4.2, 5.1 – 5.9 and

Karen Hyde



Attachment 3 – DA 6.1 – 6.2, 7.1 – 7.2, 8.1 – 8.8) in accordance with the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions being met to the satisfaction of the Manager, Planning Implementation:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) 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. Where an approval has so lapsed, no development shall be carried out without further approval of the City having first been sought and obtained.
2. Planting and Landscaping shall be carried out in accordance with the plans, as submitted, prior to the occupation of the building and thereafter maintained to the satisfaction of the Manager Land Development.
3. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.
4. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. All visitors' bays shall be marked and permanently set aside as such.
6. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
7. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
8. A construction management plan shall be submitted by the proponent and approved by the City prior to the commencement of any works on site. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - The delivery of and delivery times for materials and equipment to the site;
 - Storage of materials and equipment on site;
 - Times and arrangement for the demolition of the existing structures on site and removal of vegetation;
 - Parking arrangements for contractors and sub-contractors;
 - The impact on traffic movement;
 - Impacts on any City or public assets (e.g. footpaths, roads); and
 - Any other matters required by the City

Karen Hyde



ADVICE TO APPLICANT/LANDOWNERS:

1. The City does not undertake to ascertain the validity of signatures nor the authority of the persons nominated as owners.
2. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
3. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
4. Application must be made for, and a licence to erect a sign obtained from the City, before any sign is erected.
5. This approval should not be construed that the City will support a survey strata or green title subdivision application for the development. A subdivision application for Survey Strata without common property or green title subdivision will need to meet the minimum and average site areas for the dwelling types, as prescribed in the Residential Design Codes.
6. Adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated site remediation and other related activities*'.

AMENDING MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Paul Drechsler

That a new Condition No.9 be inserted as follows:

9. A waste management plan be approved by the City prior to occupation.

REASON: To ensure adequate Waste Management for the development.

The Amending Motion was put and CARRIED UNANIMOUSLY.

Karen Hyde



AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Paul Drechsler

That a new Condition No.10 be inserted as follows:

10. The visually permeable fencing as identified on overall site plan DA2.3 is to be visually permeable in accordance with the Residential Design Codes to the Satisfaction of the City.

REASON: To reinforce information provided on the plans.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Paul Drechsler

That a new Advice Note No.7 be inserted as follows:

7. In relation to the Planting & Landscaping Plan, the applicant is encouraged to increase the landscaping at the ends of the internal streets without impeding traffic movements and drainage. In addition, the applicant is encouraged to minimise the visual impact of large areas of hard paving.

That Condition No.2 be amended to read as follows:

2. A Landscape Plan shall be prepared to the satisfaction of the City. Planning and Landscaping shall be carried out in accordance with the plans, as submitted, prior to the occupation of the building and thereafter maintained to the satisfaction of the Manager Land Development.

REASON: Place emphasis of Landscaping and Development

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

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

Approve DAP Application reference DAP/15/00859 and accompanying plans (Attachment 1 – DA 2.2 – 2.3, Attachment 2 – DA 3.1 – 3.2, 4.1 – 4.2, 5.1 – 5.9 and Attachment 3 – DA 6.1 – 6.2, 7.1 – 7.2, 8.1 – 8.8) in accordance with the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions being met to the satisfaction of the Manager, Planning Implementation:

Karen Hyde



Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) 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. Where an approval has so lapsed, no development shall be carried out without further approval of the City having first been sought and obtained.
2. A Landscape Plan shall be prepared to the satisfaction of the City. Planning and Landscaping shall be carried out in accordance with the plans, as submitted, prior to the occupation of the building and thereafter maintained to the satisfaction of the Manager Land Development.
3. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.
4. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. All visitors' bays shall be marked and permanently set aside as such.
6. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
7. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
8. A construction management plan shall be submitted by the proponent and approved by the City prior to the commencement of any works on site. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - The delivery of and delivery times for materials and equipment to the site;
 - Storage of materials and equipment on site;
 - Times and arrangement for the demolition of the existing structures on site and removal of vegetation;
 - Parking arrangements for contractors and sub-contractors;
 - The impact on traffic movement;
 - Impacts on any City or public assets (e.g. footpaths, roads); and
 - Any other matters required by the City
9. A waste management plan be approved by the City prior to occupation.
10. The visually permeable fencing as identified on overall site plan DA2.3 is to be visually permeable in accordance with the Residential Design Codes to the Satisfaction of the City.

Karen Hyde



ADVICE TO APPLICANT/LANDOWNERS:

1. The City does not undertake to ascertain the validity of signatures nor the authority of the persons nominated as owners.
2. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
3. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
4. Application must be made for, and a licence to erect a sign obtained from the City, before any sign is erected.
5. This approval should not be construed that the City will support a survey strata or green title subdivision application for the development. A subdivision application for Survey Strata without common property or green title subdivision will need to meet the minimum and average site areas for the dwelling types, as prescribed in the Residential Design Codes.
6. Adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated site remediation and other related activities*'.
7. In relation to the Planting & Landscaping Plan, the applicant is encouraged to increase the landscaping at the ends of the internal streets without impeding traffic movements and drainage. In addition, the applicant is encouraged to minimise the visual impact of large areas of hard paving.

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: Lot 1 (113) Grand Boulevard, Joondalup
Application Details: Proposed minor amendments to approved mixed-use 18 storey development
Applicant: Hillam Architects
Owner: Edge Holdings No. 5 Pty Ltd
Responsible authority: City of Joondalup
DoP File No: DAP/14/00657

Karen Hyde



REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Liam Gobbert

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/14/00657 as detailed on the DAP Form 2 dated 28 July 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/14/00657 as detailed on the DAP Form 2 dated 28 July 2015 and accompanying plans dated 25 September 2015 in accordance with the provisions of the Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, for the proposed minor amendments to the approved mixed use 18 storey development at 113 Grand Boulevard, Joondalup.

Advice Note

1. All other conditions and requirements detailed on the previous approval dated 5 February 2015 shall remain.

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 1.35pm.

Karen Hyde