



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 28 January 2016; 10.30am
Meeting Number: MNWJDAP/115
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)
Mayor Giovanni Italiano (Local Government Member, City of Stirling) *from 10.36am*
Cr David Boothman (Local Government Member, City of Stirling)
Cr John Chester (Local Government Member, City of Joondalup) *until 10.52am*
Cr Philippa Taylor (Local Government Member, City of Joondalup) *until 10.52am*

Officers in attendance

Mr Greg Bowering (City of Stirling)
Mr Chris Fudge (City of Stirling)
Ms Giovanna Lumbaca (City of Stirling)
Ms Dale Page (City of Joondalup)
Ms Jo Kempton (City of Joondalup)
Mr John Byrne (City of Joondalup)

Local Government Minute Secretary

Mrs Rose Garlick (City of Joondalup)

Applicant and Submitters

Mr Stephen Shircore (Meyer Shircore)
Mr Murray Casselton (TPG)
Mr David Read (TPG)
Mr Lewis Shugar (TPG)
Mr Adam Bronts (Castle Rock Property)
Mr Darren Levey (Uloth and Associates)

Members of the Public

Nil



1. Declaration of Opening

The Presiding Member, Ms Karen Hyde, declared the meeting open at 10.32am on 28 January 2016 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

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West JDAP meeting No. 113 held on 18 January 2016 were noted by DAP members.

Minutes of the Metro North-West JDAP Meeting No. 114 held on 21 January 2016 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 Philippa Taylor, declared an impartiality interest in Item 8.1. One of Cr Taylor's clients owns a business on Delage Street Joondalup, opposite the site.

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 Murray Casselton (TPG Town Planning, Urban Design and Heritage), Mr Adam Bronts (Castle Rock Property) and Mr Darren Levey (Uloth and Associates) addressed the DAP for the application at Item 8.2.

7.2 Mr David Read (TPG Town Planning, Urban Design and Heritage) addressed the DAP for the application at Item 8.3.



8. Form 1 - Responsible Authority Reports – DAP Applications

- 8.1 Property Location: Lot 140 (2) Delage Street, Joondalup
Application Details: Proposed self-storage facility and modifications to existing showroom
Applicant: Meyer Shircore & Associates
Owner: Openup Enterprises Pty Ltd
Responsible authority: City of Joondalup
DoP File No: DAP/15/00941

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Philippa Taylor

Seconded by: Cr John Chester

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/15/00941 and accompanying plans SK008 Sheets 4, 5, 6, 7 and 8 in accordance with clause 68(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2, subject to the following conditions:

Conditions

1. A Construction Management Plan being submitted and approved 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;
 - other matters likely to impact on the surrounding properties.

The construction management shall be undertaken in accordance with the approved plan.
2. 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. The refuse management shall then be undertaken in accordance with the approved plan.
3. A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved 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 satisfaction of the City.
4. The ground floor glazing to the office component of the 'Self Storage Facility' is to be clear, unobscured glazing.



5. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. 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, including two additional shade trees for the car parking bays along the northern boundary of the site;
 - 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.
6. 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.
7. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
8. The car parking bays, driveways and access points shown on the approved plans are to 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 satisfaction of the City.
9. Any illumination used for the signage is to be low level and must not flash, pulsate or chase.
10. The signage must not include fluorescent, reflective or retro reflective colours.
11. The signage is to be established and thereafter maintained to a high standard to the satisfaction of the City.

Advice Notes

1. In regard to the required landscaping plan the applicant is advised that the proposed landscaping shall be to a standard that reflects the landmark site at the entry to the Winton Road district, to the satisfaction of the City.
2. Further approval from the City will be required for the removal of any verge trees.



AMENDING MOTION

Moved by: Cr John Chester

Seconded by: Cr Philippa Taylor

Amend Condition 5 as follows:

1 *In the second dot point replace the word 'two' with 'three'.*

2 *Add a further dot point to read as follows:*

"Eight trees to be planted to shade the 42 median car bays."

REASON: The additional trees will increase shade coverage in the car park.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Cr Philippa Taylor

Seconded by: Cr John Chester

Amend Advice Note 1 as follows:

At the end of the advice note, add the words " , this shall include the planting of mature trees."

REASON: The planting of mature trees reflects the importance of this entry point to the Winton Road district.

The Amending Motion was put and CARRIED UNANIMOUSLY.



PRIMARY MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/15/00941 and accompanying plans SK008 Sheets 4, 5, 6, 7 and 8 in accordance with clause 68(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2, subject to the following conditions:

Conditions

1. A Construction Management Plan being submitted and approved 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;
 - other matters likely to impact on the surrounding properties.

The construction management shall be undertaken in accordance with the approved plan.

2. 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. The refuse management shall then be undertaken in accordance with the approved plan.
3. A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved 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 satisfaction of the City.
4. The ground floor glazing to the office component of the 'Self Storage Facility' is to be clear, unobscured glazing.
5. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. 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, including three additional shade trees for the car parking bays along the northern boundary of the site;
 - 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.
 - Eight trees to be planted to shade the 42 median car bays.
6. 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.
 7. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
 8. The car parking bays, driveways and access points shown on the approved plans are to 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 satisfaction of the City.
 9. Any illumination used for the signage is to be low level and must not flash, pulsate or chase.
 10. The signage must not include fluorescent, reflective or retro reflective colours.
 11. The signage is to be established and thereafter maintained to a high standard to the satisfaction of the City.

Advice Notes

1. In regard to the required landscaping plan the applicant is advised that the proposed landscaping shall be to a standard that reflects the landmark site at the entry to the Winton Road district, to the satisfaction of the City, this shall include the planting of mature trees.
2. Further approval from the City will be required for the removal of any verge trees.

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



8.2 Property Location:	Lot 603, House Number 5, Milldale Way, Mirrabooka
Application Details:	Four Storey Office & Restaurant
Applicant:	TPG Town Planning, Urban Design and Heritage
Owner:	Department of Housing
Responsible authority:	City of Stirling
DoP File No:	DAP/15/00915

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr David Boothman

Seconded by: Mayor Giovanni Italiano

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/15/00915 and accompanying plans (Attachment 1) for a Four Storey Office and Restaurant, in accordance with Clause 10.3 of the City of Stirling's Local Planning Scheme No.3, subject to the following conditions:

Conditions:

1. Prior to the occupation of the development, the allocation of car and motorcycle parking bays on the site shall be in compliance with the Mirrabooka Town Centre Local Development Plan and Local Planning Policy 5.9, as follows:
 - a. Public Bays – A minimum of 62 bays; and
 - b. Short Stay Public Bays – A minimum of 37 bays;

Alternatively a 20% reduction in public car bays can be achieved via a cash-in-lieu payment for twelve (12) public car parking bays, based on the value of 21m² of land area per bay (valuation being obtained from the Valuer Generals Office at the applicant's cost), and construction costs (to be determined by the City of Stirling) in accordance with Clause 5.8 of the City of Stirling Local Planning Scheme No. 3 to the satisfaction of the City of Stirling, prior to the commencement of development (refer to Advice Note 1).

2. A cash-in-lieu contribution of \$162,094.00 (+GST) for the provision of public car parking bays and associated road works along Milldale Way, prior to the commencement of development.
3. The development is to provide 22 on-site motorcycle parking bays within the basement level, in compliance with Local Planning Policy 5.9, to the satisfaction of the City prior to occupation of the development.
4. The development is to provide one (1) dedicated Service Bay, in compliance with Local Planning Policy 5.9. The bay shall be signposted on site, to the satisfaction of the City prior to occupation of the development.
5. Itchen Lane is to be upgraded in compliance with concept drawing no. DA15/2283-SK01, including the construction of twelve (12) embayed on-street parking bays within the Itchen Lane road reserve, at the owner/applicant's expense, to the satisfaction of the City, prior to occupation of the development. (Refer to advice note 3).



6. Footpaths along Milldale Way abutting the site are to be upgraded to comply with to a minimum width of 2.4m in compliance with concept drawing no. DA15/2283-SK01, and to the satisfaction of the City, prior to occupation of the development.
7. A Parking Management Plan shall be submitted to the City of Stirling for approval prior to commencement of development. The Parking Management Plan shall demonstrate how:
 - a. Access to the parking areas will be controlled;
 - b. How will different types of parking within the facility be managed and controlled;
 - c. What management will be imposed on public parking to reflect short stay or long stay parking restrictions;
 - d. What methods will be used to police and enforce compliance with Local Planning Policy 5.9 – Mirrabooka Town Centre Parking Policy;
 - e. How will evidence be collected and reported to demonstrate compliance; and
 - f. What safety and security measures will be implemented to protect those using the facility.

The Parking Management Plan is to be complied with for the duration of the occupation of the development, unless otherwise varied by the City of Stirling.

8. The 12 tenancy bays highlighted on the development plans within the basement level are to be allocated for tenancy use only, to the satisfaction of the City. The bays shall thereafter be maintained for the life of the development.
9. The main vehicular ramp grades to the basement level are to be in accordance with AS/NZS2890.1 section 3.3(a).
10. Illuminated pedestrian warning signs and any other warning devices deemed necessary by the City of Stirling are to be provided on the exit ramps to the basement level, prior to occupation of the development.
11. Vehicular parking manoeuvring and circulation areas indicated on the approved plan shall be sealed and drained, the parking spaces marked out and maintained in good repair.
12. All parking areas (including disabled car parking bays) are to comply with AS/NZS2890.1:2004, AS2890.2:2002 and AS/NZS2890.6:2009.
13. The basement level headroom is to comply with Australian Standard AS/NZS2890.
14. The development is to provide awnings to a minimum width of 2.5m for the entire Milldale Way and Doncaster Road facades. The awnings shall be constructed in compliance with the Mirrabooka Town Centre Local Development Plan.
15. The development is to provide 67 bicycle lockers for each bicycle bay provided, in compliance with Local Planning Policy 6.2.
16. A Site Management Plan to be submitted and approved by the City of Stirling prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.



17. A Waste Management Plan to be submitted and approved by the City of Stirling prior to the issue of a building permit. The refuse area shall comply with the City of Stirling Waste Management Local Law 2010.
18. All land indicated as landscaped area on the approved landscaping plan shall be developed on practical completion of the building and are to be maintained in good condition thereafter.
19. Verges abutting street frontages are to be upgraded to comply with the City's Mirrabooka Town Centre Local Development Plan to the satisfaction of the City of Stirling.
20. Proposed verge trees are to be located to comply with minimum road setback requirements and sight lines, in compliance with the City's Street and Reserve Trees Policy.
21. Pedestrian entrances shall be at finished pavement level of the adjacent public road to allow for Universal Access.
22. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage facilities, where provided.
23. Architectural lighting of the building and lighting under all awnings and at all entry points to be provided prior to occupation of the development.
24. Lighting to be provided to all public spaces including under awnings, parking areas, service areas, footpaths and entry and exit points.
25. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and not spill into any adjacent residential premises.
26. All signage is to be in strict accordance with the City of Stirling's Advertising Signs Policy, unless the further approval from the City of Stirling is obtained.
27. Compliance with the colours and materials schedule provided on the approved plans.
28. All air conditioning units, plant and roof equipment and other external fixtures are to be screened from view of a public street.
29. All stormwater from all roofed and paved areas shall be collected and contained on site.
30. The development to be connected to the reticulated sewerage network.
31. All ground floor external walls are to be treated with an anti-graffiti coating to reduce the likelihood of and improve ease of graffiti removal.



Advice Notes:

1. Short Stay Public Parking Bays means bays that are provided or offered to members of the public (whether or not upon a payment of a fee or subject to other condition) but does not include parking that involves the use of reserved or dedicated parking bay.

The Public Parking Bays shall be publicly accessible at all times. The following time limits are to apply:

- a. 50% of vehicles are permitted to stay less than 4 hours; and
 - b. 90% of vehicles are permitted to stay less than 6 hours.
2. Construction noise is not permitted outside of the hours of 7.00am to 7.00pm Monday to Saturday inclusive. Any construction works are to comply with the Environmental Protection (Noise) Regulations 1997. Noisy construction works to comply with times specified under the Noise Regulations unless a Noise Management Plan for the construction site has been issued.
 3. For all proposed works within the road reserve, detailed engineering construction plans are to be submitted and approved by the City of Stirling prior to any works commencing on site.
 4. Delivery and service vehicles are not permitted to enter the site outside of the hours 7:00am to 7:00pm Monday to Saturday and 9:00am to 5:00pm Sundays and public holidays.
 5. Detailed fit out plans and specifications for the proposed café to be submitted to and approved by the City's Health Unit prior to the commencement of fitting out.
 6. Proposed cafe to comply with the requirements of the *Food Act 2008* and the Australia New Zealand Food Standards code.
 7. Potential nuisance from artificial light to be addressed in accordance with Australian Standard AS 4282- 1997.
 8. All designated exits are to have the doors opening towards egress unless otherwise approved by the City's Health and Compliance Business Unit.
 9. Ventilation of underground car park to comply with Australian Standard AS 1668.2.
 10. A construction site management plan is required to be submitted to address potential impacts during the construction phase.
 11. Development to comply in all respects with the Health (Public Building) Regulations 1992.
 12. Works relating to the subject development, required or proposed within the road reserve require separate approval of the City.



AMENDING MOTION

Moved by: Mr Paul Drechsler

Seconded by: Mr Fred Zuideveld

That Condition 1 be deleted.

REASON: The applicant requested the consideration of the deletion of the condition on the basis that sufficient car parking bays were provided on the site within the basement car park.

The Amending Motion was put and LOST (2/3).

For: Mr Paul Drechsler
Mr Fred Zuideveld

Against: Ms Karen Hyde
Mayor Giovanni Italiano
Cr David Boothman

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr David Boothman

In condition 2 after the word 'contribution' add the following wording 'for the construction costs (to be determined by the City of Stirling)' and delete 'of \$162,094.00 (+GST)' and insert the number '10' in front of the words 'public car'.

REASON: To address the applicants concern over the cash-in-lieu contribution and the amount specified.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Cr David Boothman

Seconded by: Mr Fred Zuideveld

Amend Condition 3 to read as follows:

"A revised landscaping plan and plan for motorcycle parking provision to the western aspect of the site being provided prior to commencement of works, to the satisfaction of the City"

REASON: To clarify the location and screening of the motorcycle parking bays.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Paul Drechsler

In condition 4 introduce after the words 'service bay' the words 'within the basement level'.

REASON: To clarify that the service bay is located in the basement level car park.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr David Boothman

Add the following sentence to Condition 10:

"Details to be addressed with the City's Engineering Design Business Unit at the crossover application stage."

REASON: The additional sentence will enable the applicant and the City to agree on the type of illuminated pedestrian warning signs to be installed for when vehicles exit the basement car park.

The Amending Motion was put and CARRIED (4 /1).

For: Ms Karen Hyde
Mr Paul Drechsler
Mayor Giovanni Italiano
Cr David Boothman

Against: Mr Fred Zuideveld

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr David Boothman

Amend Condition 14 to read as follows:

"The development is to provide awnings to a minimum width of 2.5m for the entire Milldale Way and Doncaster Road facades, which may be reduced to allow for the City's Engineering Design requirements for road traffic safety. The awnings shall be constructed in compliance with the Mirrabooka Town Centre Local Development Plan.

The awning along Doncaster Road is not required across the full width of the façade and is only required along the northern half, to the satisfaction of the City."

REASON: To clarify the consideration of variations in the awnings.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

Amend Condition 15 by deleting the words '67 bicycle' and replace with the word 'one' and remove the plural 's' in the word locker.

REASON: To clarify the locker condition as a locker and not a bicycle locker and one locker only for each bicycle bay.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Paul Drechsler

Condition 19 be deleted and the 'numbering' of subsequent conditions be amended accordingly.

REASON: Condition 19 was considered redundant.

The Amending Motion was put and CARRIED UNANIMOUSLY.



PRIMARY MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to **Approve** DAP Application reference DAP/15/00915 and accompanying plans (Attachment 1) for a Four Storey Office and Restaurant, in accordance with Clause 10.3 of the City of Stirling's Local Planning Scheme No.3, subject to the following conditions:

Conditions:

1. Prior to the occupation of the development, the allocation of car and motorcycle parking bays on the site shall be in compliance with the Mirrabooka Town Centre Local Development Plan and Local Planning Policy 5.9, as follows:

- a. Public Bays – A minimum of 62 bays; and
- b. Short Stay Public Bays – A minimum of 37 bays;

Alternatively a 20% reduction in public car bays can be achieved via a cash-in-lieu payment for twelve (12) public car parking bays, based on the value of 21m² of land area per bay (valuation being obtained from the Valuer Generals Office at the applicant's cost), and construction costs (to be determined by the City of Stirling) in accordance with Clause 5.8 of the City of Stirling Local Planning Scheme No. 3 to the satisfaction of the City of Stirling, prior to the commencement of development (refer to Advice Note 1).

2. A cash-in-lieu contribution for the construction costs (to be determined by the City of Stirling) for the provision of 10 public car parking bays and associated road works along Milldale Way, prior to the commencement of development.
3. A revised landscaping plan and plan for motorcycle parking provision to the western aspect of the site being provided prior to commencement of works, to the satisfaction of the City.
4. The development is to provide one (1) dedicated Service Bay, within the basement level in compliance with Local Planning Policy 5.9. The bay shall be signposted on site, to the satisfaction of the City prior to occupation of the development.
5. Itchen Lane is to be upgraded in compliance with concept drawing no. DA15/2283-SK01, including the construction of twelve (12) embayed on-street parking bays within the Itchen Lane road reserve, at the owner/applicant's expense, to the satisfaction of the City, prior to occupation of the development. (Refer to advice note 3).
6. Footpaths along Milldale Way abutting the site are to be upgraded to comply with to a minimum width of 2.4m in compliance with concept drawing no. DA15/2283-SK01, and to the satisfaction of the City, prior to occupation of the development.
7. A Parking Management Plan shall be submitted to the City of Stirling for approval prior to commencement of development. The Parking Management Plan shall demonstrate how:
 - a. Access to the parking areas will be controlled;
 - b. How will different types of parking within the facility be managed and controlled;



- c. What management will be imposed on public parking to reflect short stay or long stay parking restrictions;
- d. What methods will be used to police and enforce compliance with Local Planning Policy 5.9 – Mirrabooka Town Centre Parking Policy;
- e. How will evidence be collected and reported to demonstrate compliance; and
- f. What safety and security measures will be implemented to protect those using the facility.

The Parking Management Plan is to be complied with for the duration of the occupation of the development, unless otherwise varied by the City of Stirling.

8. The 12 tenancy bays highlighted on the development plans within the basement level are to be allocated for tenancy use only, to the satisfaction of the City. The bays shall thereafter be maintained for the life of the development.
9. The main vehicular ramp grades to the basement level are to be in accordance with AS/NZS2890.1 section 3.3(a).
10. Illuminated pedestrian warning signs and any other warning devices deemed necessary by the City of Stirling are to be provided on the exit ramps to the basement level, prior to occupation of the development.

Details to be addressed with the City's Engineering Design Business Unit at the crossover application stage.

11. Vehicular parking manoeuvring and circulation areas indicated on the approved plan shall be sealed and drained, the parking spaces marked out and maintained in good repair.
12. All parking areas (including disabled car parking bays) are to comply with AS/NZS2890.1:2004, AS2890.2:2002 and AS/NZS2890.6:2009.
13. The basement level headroom is to comply with Australian Standard AS/NZS2890.
14. The development is to provide awnings to a minimum width of 2.5m for the entire Milldale Way and Doncaster Road facades, which may be reduced to allow for the City's Engineering Design requirements for road traffic safety. The awnings shall be constructed in compliance with the Mirrabooka Town Centre Local Development Plan.

The awning along Doncaster Road is not required across the full width of the façade and is only required along the northern half, to the satisfaction of the City."

15. The development is to provide one locker for each bicycle bay provided, in compliance with Local Planning Policy 6.2.
16. A Site Management Plan to be submitted and approved by the City of Stirling prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
17. A Waste Management Plan to be submitted and approved by the City of Stirling prior to the issue of a building permit. The refuse area shall comply with the City of Stirling Waste Management Local Law 2010.



18. All land indicated as landscaped area on the approved landscaping plan shall be developed on practical completion of the building and are to be maintained in good condition thereafter.
19. Proposed verge trees are to be located to comply with minimum road setback requirements and sight lines, in compliance with the City's Street and Reserve Trees Policy.
20. Pedestrian entrances shall be at finished pavement level of the adjacent public road to allow for Universal Access.
21. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage facilities, where provided.
22. Architectural lighting of the building and lighting under all awnings and at all entry points to be provided prior to occupation of the development.
23. Lighting to be provided to all public spaces including under awnings, parking areas, service areas, footpaths and entry and exit points.
24. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and not spill into any adjacent residential premises.
25. All signage is to be in strict accordance with the City of Stirling's Advertising Signs Policy, unless the further approval from the City of Stirling is obtained.
26. Compliance with the colours and materials schedule provided on the approved plans.
27. All air conditioning units, plant and roof equipment and other external fixtures are to be screened from view of a public street.
28. All stormwater from all roofed and paved areas shall be collected and contained on site.
29. The development to be connected to the reticulated sewerage network.
30. All ground floor external walls are to be treated with an anti-graffiti coating to reduce the likelihood of and improve ease of graffiti removal.

Advice Notes:

1. Short Stay Public Parking Bays means bays that are provided or offered to members of the public (whether or not upon a payment of a fee or subject to other condition) but does not include parking that involves the use of reserved or dedicated parking bay.

The Public Parking Bays shall be publicly accessible at all times. The following time limits are to apply:

- a. 50% of vehicles are permitted to stay less than 4 hours; and
- b. 90% of vehicles are permitted to stay less than 6 hours.



2. Construction noise is not permitted outside of the hours of 7.00am to 7.00pm Monday to Saturday inclusive. Any construction works are to comply with the Environmental Protection (Noise) Regulations 1997. Noisy construction works to comply with times specified under the Noise Regulations unless a Noise Management Plan for the construction site has been issued.
3. For all proposed works within the road reserve, detailed engineering construction plans are to be submitted and approved by the City of Stirling prior to any works commencing on site.
4. Delivery and service vehicles are not permitted to enter the site outside of the hours 7:00am to 7:00pm Monday to Saturday and 9:00am to 5:00pm Sundays and public holidays.
5. Detailed fit out plans and specifications for the proposed café to be submitted to and approved by the City's Health Unit prior to the commencement of fitting out.
6. Proposed cafe to comply with the requirements of the *Food Act 2008* and the Australia New Zealand Food Standards code.
7. Potential nuisance from artificial light to be addressed in accordance with Australian Standard AS 4282- 1997.
8. All designated exits are to have the doors opening towards egress unless otherwise approved by the City's Health and Compliance Business Unit.
9. Ventilation of underground car park to comply with Australian Standard AS 1668.2.
10. A construction site management plan is required to be submitted to address potential impacts during the construction phase.
11. Development to comply in all respects with the Health (Public Building) Regulations 1992.
12. Works relating to the subject development, required or proposed within the road reserve require separate approval of the City.

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



8.3 Property Location:	Lot 7, House Number 17, Angelico Street, Woodlands
Application Details:	Proposed Nursing Home
Applicant:	TPG Town Planning, Urban Design and Heritage
Owner:	Dominican Fathers
Responsible authority:	City of Stirling
DoP File No:	DAP/15/00945

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr David Boothman

Seconded by: Mayor Giovanni Italiano

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/15/00945 and accompanying plans (ATTACHMENT 1) in accordance with Clause 10.3 of the City of Stirling Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. All stormwater from all roofed and paved areas to be collected and contained on site.
2. All land indicated as landscaped area on the approved plan being developed on practical completion of building works to the satisfaction of the City. All landscaped areas are to be maintained in good condition thereafter.
3. All driveways, parking and manoeuvring areas are to be constructed, drained and maintained to the satisfaction of the City.
4. Air conditioning units, ducts and other services shall be screened from view.
5. Pedestrian pathways providing wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas to the satisfaction of the City.
6. Adequate lighting being provided to communal pathways and parking areas to the satisfaction of the City.
7. All boundary fencing behind the front setback line is to accord with the provisions of the City's Local Laws pertaining to the provision of a sufficient fence.
8. The proposed crossover shall be designed and constructed in accordance with the City's Crossover Policy to the satisfaction of the City.
9. Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. New kerbing and verge to be reinstated to the satisfaction of the City.
10. No walls fences or letterboxes above 0.75 metres in height to be constructed within 1.5 metres of where;
 - a. walls or fences adjoin vehicular access points to the site, or
 - b. a driveway meets a public street, or
 - c. two streets intersect,unless the further approval of Council is obtained.



11. All parking bays and areas are to comply with Australian Standards AS/NZS2890.1, AS2890.2 and AS/NZS2890.6. The number of disabled car parking bays and their design and layout are to comply with AS/NZS2890.6:2009 (Off-street Parking for People with Disabilities).
12. Servicing of all waste bins is to be to the satisfaction of the City, or as otherwise agreed in the Waste Management Plan.
13. A Site Management Plan shall be submitted to the satisfaction of the City prior to commencement of works. The Site Management Plan shall address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
14. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.

Advice Note:

1. Under the *Environmental Protection Act 1986* it is an offence to clear native vegetation unless the clearing is done in accordance with a clearing permit, or an exemption applies.

The Report Recommendation/Primary Motion 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 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 12.05pm.