



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

**Meeting Date and Time:** 11 May 2016; 10:00am  
**Meeting Number:** MNWJDAP/128  
**Meeting Venue:** Department of Planning  
140 William Street  
Perth

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr David Boothman JP (Local Government Member, City of Stirling)  
Cr Rod Willox (Local Government Member, City of Stirling)  
Cr Philippa Taylor (Local Government Member, City of Joondalup) *via teleconference; left at 10:05am*  
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup) *via teleconference; left at 10:05am*

#### Officers in attendance

Mr Greg Bowering (City of Stirling)  
Mr Travis Wright (City of Stirling)  
Mr Tim Thornton (City of Joondalup) *via teleconference*  
Mr John Corbellini (City of Joondalup) *via teleconference*

#### Department of Planning Minute Secretary

Ms Natalie Garland

#### Applicants and Submitters

Mr David Sutton (Oldfield Knott Architects)  
Mr Ian Oldfield (Oldfield Knott Architects)  
Mr Jeff Malcolm (MGA Town Planners)

#### Members of the Public

Nil

#### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 10:00am on 11 May 2016 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

**2. Apologies**

Mayor Giovanni Italiano JP (Local Government Member, City of Stirling)  
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 meeting no.125 held on 22 April 2016 and meeting no.126 held on the 26 April 2016 were noted by DAP members.

Minutes of the Metro North-West meeting no.127 held on 5 May 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**

Nil

**7. Deputations and presentations**

**7.1** Mr Jeff Malcolm addressed the DAP for the application at Item 9.1. Mr Malcolm answered questions from the Panel.

**7.2** Mr Ian Oldfield (Oldfield Knot Architects) addressed the DAP for the application at Item 8.1. Mr Oldfield answered questions from the Panel.

**PROCEDURAL MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Paul Drechsler

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

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



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

8.1 Property Location:	Lot 106 (157) Balcatta Road, Balcatta
Application Details:	Electronic Goods Warehouse
Applicant:	Oldfield Knott Architects
Owner:	Balcatta Sunshine West Pty Ltd
Responsible authority:	City of Stirling
DoP File No:	DAP/16/00991

### REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr David Boothman

**Seconded by:** Cr Rod Willox

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/16/00991 and accompanying plans as included in Attachment 1) in accordance with Schedule 2, Clause 68 (2) of the Planning and Development (Local Planning Scheme) Regulations 2015, subject to the following conditions:

#### Conditions

- a. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
- b. This development approval is specific to the occupants (Altronics) proposed as part of this application. Any change in occupancy will require the further approval of the City.
- c. The internal land use configuration between the Warehouse and other associated components of the development are not to be altered without obtaining further development approval from the City.
- d. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City of Stirling's Policy 6.6 - Landscaping.
- e. All boundary fencing behind the primary street setback shall comply with the provisions of the City's Local Laws pertaining to the provision of a sufficient fence and be installed prior to the occupancy or use of the development.
- f. Crossovers shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 – Parking and Access. Crossovers are to be installed prior to occupancy or use of the development.
- g. All driveways, the 53 car parking bays and manoeuvring areas shall be constructed and drained in accordance with the City of Stirling's Policy 6.7 – Parking and Access, prior to the occupation of the development. The concrete finish shall have a decorative finish to the satisfaction of the City. The driveway, parking and manoeuvring areas shall thereafter be maintained in good condition.



- h. The layout and dimensions of all driveway(s) and 53 vehicle parking bays shall be in accordance with AS/NZS2890.1:2004.
- i. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.
- j. All signage is to be in accordance with the City's Local Planning Policy 6.1 Advertising Signs, unless further development approval is obtained.
- k. The proposed transformers fronting the street are to be screened from view from the public street prior to occupation of the development, to the satisfaction of the City.
- l. The ground levels in the verge area are not to be altered without the further approval of the City (refer advice note 2).
- m. There is to be no storage of goods to occur within any of the car parking areas.

#### **Advice Notes**

- a. All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence.
  - b. No development shall occur within the verge unless separate approval is granted by the City.
  - c. The proposed crossover configuration is subject to the approval of the City's Engineering Operations Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
2. That pursuant to Clause 5.8.2 of Local Planning Scheme No.3, the cash-in-lieu contribution for 12 car parking bays be **WAIVED** for this application (DA16/0305).

#### **AMENDING MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Paul Drechsler

To add a sentence to the end of Advice Note A that reads:

*Any landscaping works in the verge shall be subject to approval by the City and in accordance with City Policy.*

**REASON:** To clarify the application of Advice Note A to all verge treatments.

**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/16/00991 and accompanying plans as included in Attachment 1) in accordance with Schedule 2, Clause 68 (2) of the Planning and Development (Local Planning Scheme) Regulations 2015, subject to the following conditions:

### **Conditions**

- a. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
- b. This development approval is specific to the occupants (Altronics) proposed as part of this application. Any change in occupancy will require the further approval of the City.
- c. The internal land use configuration between the Warehouse and other associated components of the development are not to be altered without obtaining further development approval from the City.
- d. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City of Stirling's Policy 6.6 - Landscaping.
- e. All boundary fencing behind the primary street setback shall comply with the provisions of the City's Local Laws pertaining to the provision of a sufficient fence and be installed prior to the occupancy or use of the development.
- f. Crossovers shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 – Parking and Access. Crossovers are to be installed prior to occupancy or use of the development.
- g. All driveways, the 53 car parking bays and manoeuvring areas shall be constructed and drained in accordance with the City of Stirling's Policy 6.7 – Parking and Access, prior to the occupation of the development. The concrete finish shall have a decorative finish to the satisfaction of the City. The driveway, parking and manoeuvring areas shall thereafter be maintained in good condition.
- h. The layout and dimensions of all driveway(s) and 53 vehicle parking bays shall be in accordance with AS/NZS2890.1:2004.
- i. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.
- j. All signage is to be in accordance with the City's Local Planning Policy 6.1 Advertising Signs, unless further development approval is obtained.



- k. The proposed transformers fronting the street are to be screened from view from the public street prior to occupation of the development, to the satisfaction of the City.
- l. The ground levels in the verge area are not to be altered without the further approval of the City (refer advice note 2).
- m. There is to be no storage of goods to occur within any of the car parking areas.

#### **Advice Notes**

- a. All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence. Any landscaping works in the verge shall be subject to approval by the City and in accordance with City Policy.
  - b. No development shall occur within the verge unless separate approval is granted by the City.
  - c. The proposed crossover configuration is subject to the approval of the City's Engineering Operations Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
2. That pursuant to Clause 5.8.2 of Local Planning Scheme No.3, the cash-in-lieu contribution for 12 car parking bays be **WAIVED** for this application (DA16/0305).

**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 12 (493) Beach Road, Duncraig  
Application Details: Proposed extension to approval period for proposed Dan Murphy's Liquor Store  
Applicant: MGA Town Planners  
Owner: ALH Group Property Holdings Pty Ltd  
Responsible authority: City of Joondalup  
DoP File No: DP/12/00977

#### **REPORT RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Mr Paul Drechsler

**Seconded by:** Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:



1. Accept that the DAP Application reference DP/12/00977 as detailed on the DAP Form 2 dated 14 March 2016 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/12/00977 as detailed on the DAP Form 2 dated 8 March 2016, in accordance with clause 77(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for an extension to the approval period for a Dan Murphy's Liquor Store at Lot 12 (493) Beach Road, Duncraig, subject to:

#### **Amended Condition**

1. This decision constitutes development approval only and is valid for 18 months from the date of this approval. If the subject development is not substantially commenced within the 18 month period, the approval shall lapse and be of no further effect.

#### **Amended Advice Note**

1. All conditions and requirements detailed on the original approval dated 27 March 2013 shall remain unless altered by this application.

#### **The Report Recommendation/Primary Motion was put and CARRIED (4/1).**

For: Ms Karen Hyde  
Mr Paul Drechsler  
Mr Fred Zuideveld  
Cr Christine Hamilton-Prime

Against: Cr Philippa Taylor

#### **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 10:29am.