



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

**Meeting Date and Time:** Thursday, 15 September 2016; 09:30am  
**Meeting Number:** MNWJDAP/148  
**Meeting Venue:** Department of Planning - *via Teleconference*  
140 William Street

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Clayton Higham (Acting Deputy Presiding Member)  
Mr Peter Addison (Alternate Specialist Member)  
Cr Frank Cvitan (Local Government Member, City of Wanneroo)  
Cr Russell Driver (Local Government Member, City of Wanneroo)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)  
Cr Christine Hamilton Prime (Local Government Member, City of Joondalup)

#### Officers in attendance

Mr Jay Naidoo (City of Wanneroo)  
Ms Dale Page (City of Joondalup)  
Mr Blake Eldridge (City of Joondalup)

#### Department of Planning Minute Secretary

Ms Rachel Osborne

#### Applicants and Submitters

Mr Mike Davis (TPG & Place Match)  
Mr Marcus Bosworth (Ecorp Project Management)

#### Members of the Public

Nil

### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 09:40 on 15 September 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

Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr John Chester (City of Joondalup)

## 3. Members on Leave of absence

Nil

## 4. Noting of minutes

Minutes of the Metro North West JDAP meeting No.146 held on 2 September 2016 and meeting No. 147 held on 7 September 2016 were noted by DAP members.

## 5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

## 6. Disclosure of interests

Panel Member, Cr Philippa Taylor, declared an impartiality interest in item 9.1. Cr Taylor's business client is adjacent to the development 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 Mike Davis (TPG & Place Match) addressed the DAP for the application at Item 9.2. Mr Davis presented in support of the officers recommendation.

***The presentation at Item 7.1 was heard prior to the application at Item 9.2***

## PROCEDURAL MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Clayton Higham

That the application at Item 9.2 be heard prior to the application at Item 9.1

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



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

Nil

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

- 9.1 Property Location: Lot 140 (2) Delage Street, Joondalup  
Application Details: Self-Lock Storage and Existing Building Extensions  
Applicant: Meyer Shirecore & 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 Christine Hamilton-Prime

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00941 as detailed on the DAP Form 2 dated 14 July 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 DAP/15/00941 as detailed on the DAP Form 2 dated 14 July 2016 and accompanying plans SK010 Sheet No. 4, 8 and 10 in accordance with clause 77 (4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 and the *Metropolitan Region Scheme*, for the amendments to the approved Showroom at Lot 140 (2) Delage Street, Joondalup, without conditions.

### Amended Conditions

Nil

### Advice Notes

1. All other conditions and requirements detailed on the previous approval dated 5 February 2016 shall remain unless altered by this application.

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



- 9.2** Property Location: Lot 3 (1) and 253 (15) Graceful Boulevard, Alkimos  
Application Details: Mixed Use Development of 'The Gateway' precinct comprising a range of retail, commercial and community uses
- Applicant: TPG Town Planning Urban Design & Heritage  
Owner: Marmion Network Pty Ltd  
Responsible authority: City of Wanneroo  
DoP File No: DAP/14/00664

**REPORT RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Cr Frank Cvitan

**Seconded by:** Cr Russell Driver

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

- Approve** that the DAP Application reference DAP/14/00664 and accompanying plans (**Attachment 4a – 4h**) as detailed on the DAP Form 2 dated 15 June 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
- Accept** the DAP Application reference DAP/14/00664 as detailed on the DAP Form 2 dated 15 June 2016 and accompanying plans (**Attachment 4a – 4h**) in accordance with the provisions of the District Planning Scheme No.2 and Metropolitan Region Scheme, for the proposed minor amendment to the approved Mixed Use Development at Lot 3 and Lot 253 Graceful Boulevard, Alkimos subject to:

**Amended Conditions**

- The use of the tenancies detailed below are as defined in the City of Wanneroo's District Planning Scheme No. 2:

<b>Lot 3 Graceful Boulevard</b>	
<b>Tenancy No.</b>	<b>DPS 2 Land Uses</b>
Tenancy 1:	Bakery, Bank, Hairdresser, Office, Pharmacy, Shop, Showroom, <b>Take Away Food Outlet</b>
Tenancy 2:	Restaurant
Tenancy 3 – 7:	Take Away Food Outlet, Restaurant
Tenancy 8:	Office, Pharmacy, Shop, Showroom
Tenancy 9:	Restaurant
Tenancy 10 – 11:	Bakery, Hairdresser, Office, Pharmacy, Shop, Showroom
Tenancy 12:	Bank, Hairdresser, Office, Shop, <b>Consulting Room</b>
Tenancy 13:	Bank, Hairdresser, Office, Shop
Tenancy 14:	Bank, Office

*Karen Hyde*



<b>Lot 3 Graceful Boulevard</b>	
<b>Tenancy No.</b>	<b>DPS 2 Land Uses</b>
Tenancy 15:	Shop
Tenancy 16:	Bakery, Beauty Parlour, Hairdresser, Office, Pharmacy, Shop, Showroom
Tenancy 17 :	Bakery, Beauty Parlour, Restaurant, Hairdresser, Office, Pharmacy, Shop, Showroom, Take Away Food Outlet
Tenancy 18:	Bakery, Beauty Parlour, Hairdresser, Office, Pharmacy, Shop, Showroom
Tenancy 19:	Bakery, Beauty Parlour, Hairdresser, Office, Pharmacy, Shop, Showroom
Tenancy 22 and 23:	Recreation Centre
Tenancy 24:	Office, Showroom
Tenancy 25:	Tavern, Liquor Store
<b>Lot 253 Graceful Boulevard</b>	
Tenancy 1:	Bank, Office
Tenancy 2 – 9:	Consulting Rooms, Medical Centre, Office
Tenancy 10:	Child Care Centre
Tenancy 11:	Private Recreation

The landowner shall inform the City if there is a change between approved land uses for any tenancy that does not require planning approval as listed above. A change to a use not listed above will require the further approval of the City.

#### **Additional Condition**

1. The proposed glazing at the corner of Graceful Boulevard and Turnstone Street shall be visually permeable clear glass and shall not be obstructed by signage, landscaping, utilities, equipment, plant or other features 1.2m above the natural ground level.

#### **Advice Note**

1. All other conditions and requirements detailed in the previous approvals dated 26 February 2015 (**Attachment 2**) and 21 December 2015 (**Attachment 3**) shall remain unless altered by this application.

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



## **10. Appeals to the State Administrative Tribunal**

As invited by the State Administrative Tribunal under Section 31 of the *State Administrative Tribunal Act 2004*, the Metro North West JDAP will reconsider Application DAP/15/00934 Proposed Retirement Village, Lots 5, 6 and 7 Clubhouse Lane, Gnangara at a future meeting, date to be confirmed.

## **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 10.20.