



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Thursday, 17 November 2016; 9.00am
Meeting Number: MNWJDAP/158
Meeting Venue: Department of Planning
140 William Street, Planning

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 Philippa Taylor (Local Government Member, City of Joondalup)
Cr Liam Gobbert (Local Government Member, City of Joondalup) - *via teleconference*

Officers in attendance

Mr Jas Lapinski (Department of Planning)
Ms Coralie Anderson (City of Wanneroo)
Ms Renae Mather (City of Joondalup)

Department of Planning Minute Secretary

Ms Dallas Downes (Department of Planning)

Applicants and Submitters

Mr Sean Fairfoul (Rowe Group)
Mr Nathan Stewart (Rowe Group)
Mr Jarrad Wilson (Woolworths Group)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 9.04am on 17 November 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Deputy Presiding Member 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

Cr Russell Driver (Local Government Member, City of Wanneroo)
Cr Samantha Fenn (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.157 held on 11 November 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

Nil

7. Deputations and presentations

7.1 Mr Nathan Stewart (Rowe Group) and Mr Jarrad Wilson (Woolworths Group) addressed the DAP for the application at Item 9.2. Ms Coralie Anderson (City of Wanneroo) answered questions from the panel as a result of the presentation from Mr Stewart.

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

8. Form 1 - Responsible Authority Reports – DAP Applications

Nil



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

- 9.1** Property Location: Lot 201 (8) Packard Street, Joondalup
Application Details: Amendment to proposed additions to existing warehouse development
Applicant: Vespoli Constructions
Owner: Gypsy Hill Pty Ltd
Responsible authority: City of Joondalup
DoP File No: DAP/15/00786

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Philippa Taylor

Seconded by: Ms Karen Hyde

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00786 as detailed on the DAP Form 2 dated 23 September 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/15/00786 as detailed on the DAP Form 2 dated 23 September 2016 and accompanying plans A8.03 (revision 6) in accordance with the provisions of Clause 77(4)(a) of the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2 and the *Metropolitan Region Scheme*, for the proposed minor amendment to the approved additions to the existing warehouse development at Lot 201 (8) Packard Street, Joondalup, without conditions.

Advice Notes

1. All conditions and requirements detailed on the previous approval dated 6 July 2015 and 26 November 2015 shall remain.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

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



9.2a Property Location: Lot 2810 (150) Camborne Parkway, Butler
Application Details: Amendments to Shopping Centre with
associated Town Square, Main Street, Liquor
Store and other commercial and retail tenancies

Applicant: Rowe Group
Owner: Fabcot Pty Ltd
Responsible authority: City of Wanneroo
DoP File No: DAP/15/00964

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Frank Cvitan

Seconded by: Ms Karen Hyde

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

1. **Accept** that the DAP Application reference DP/15/00964 as detailed on the DAP Form 2 dated 1 September 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/15/00964 as detailed on the DAP Form 2 date 1 September 2016 and accompanying plans (Attachment 3 – DA04, DA06, DA07, DA08, DA09, DA10, DA11, DA12 and Attachment 4 – SIGN-02, SIGN-03, SIGN-04, SIGN-05, SIGN-06, SIGN-07, SIGN-08, SIGN-09) in accordance with the provisions of the City of Wanneroo District Planning Scheme No.2, for the proposed minor amendment to the approved Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies at Lot 2810 (150) Camborne Parkway, Butler, subject to:

Amended Conditions

2. Revised plans of the development shall be lodged with, and to the satisfaction of, the City for its approval prior to the commencement of development, which addresses the following matters:
 - a) Temporary landscaping of the pad site located along Butler Boulevard, as noted in red in Attachment 3a.
 - b) A maximum of one 8.0m² sign shall be located on the landmark element on the corner of Butler Boulevard and the north-south connector as noted in red in Attachment 3e, Attachment 4e and Attachment 4f.

All other conditions and requirements detailed on the previous approval dated 23 May 2016 shall remain unless altered by this application.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

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



9.2b Property Location: Lot 2810 (150) Camborne Parkway, Butler
Application Details: Shopping Centre - Additional Specialty Retail
and Design Variations
Applicant: Rowe Group
Owner: Fabcot Pty Ltd
Responsible authority: Western Australian Planning Commission
DoP File No: DAP/15/00964

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Frank Cvitan

Seconded by: Ms Karen Hyde

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00964 as detailed on the DAP Form 2 dated 21 September 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/15/00964 as detailed on the DAP Form 2 dated 21 September 2016 and accompanying plans Drawing Numbers: 3064 DA01 - 3064 DA12 in accordance with the provisions of the Metropolitan Region Scheme, for the proposed minor amendment to the approved Shopping Centre development at Lot 2810 (150) Camborne Parkway, Butler, subject to
 - a) Condition 2 being modified to read as follows:
 - a. *The retail-shop floor space shall not exceed 7,500m² unless 1000m² of non-retail floor space is operating within Precinct A of the Butler District Centre Activity Centre Structure Plan No. 87.*
 - b) All other conditions and requirements detailed on the previous approval dated 23 May 2015 shall remain unless altered by this application.

Advice Notes

1. The Butler District Centre Activity Centre Structure Plan No. 87 requires a minimum of 30 dwellings prior to retail floor space reaching 15,000m² within Precinct A. Future development within the subject site should consider the provision of mixed use development in accordance with this provision.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

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 9.34am.