



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 10 April 2017; 2:00pm
Meeting Number: MNWJDAP/171
Meeting Venue: City of Wanneroo (Lechenaultia Room),
23 Dundobar Road
Wanneroo

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Philippa Taylor (Local Government Member, City of Joondalup)
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)
Cr Frank Cvitan JP (Local Government Member, City of Wanneroo)
Cr Russell Driver (Local Government Member, City of Wanneroo)

Officers in attendance

Mr Tim Thornton (City of Joondalup)
Mr Chris Leigh (City of Joondalup)
Mr Jeremy Thompson (City of Wanneroo)
Mr Mitch Hoad (City of Wanneroo)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicants and Submitters

Mr Ron Forlee (Archiplan)
Mr Trevor Phillips
Mr Dan Lees (TPG + Place Match)
Ms Margaret Went
Mrs Karen Roberts
Mr Steve Roberts
Mr Reg Went
Mr Abhijat Sinha
Mr Noranda Taylor
Mr Dean Burrows
Mr Frank Iemma
Mr Richard Currie
Ms Kate Oliver

Members of the Public / Media

There were 2 members of the public in attendance.



Ms Lucy Jarvis and Ms Tyler Brown from the Community Newspaper Group were in attendance.

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2:00pm on 10 April 2017 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

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West meeting No.170 held on 6 April 2017 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 Christine Hamilton-Prime, declared an impartiality interest in item 8.1. The owner of Item 8.1 is known to Councillor Hamilton-Prime.

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 Trevor Phillips addressed the DAP against the application at Item 8.1.

The presentation at Item 7.1 was heard prior to the application at Item 8.1.



- 7.2 Ms Margaret Went addressed the DAP against the application at Item 9.1.
- 7.3 Mrs Karen Roberts addressed the DAP against the application at Item 9.1.
- 7.4 Mr Steve Roberts addressed the DAP against the application at Item 9.1.
- 7.5 Mr Dan Lees (TPG + Place Match) addressed the DAP for the application at Item 9.1. Mr Lees and Mr Frank Iemma answered questions from the panel

The presentations at Item 7.2, 7.3, 7.4 and 7.5 were heard prior to the application at Item 9.1.

8. Form 1 - Responsible Authority Reports – DAP Applications

- 8.1 Property Location: Lot 324 (4) Kyle Court, Joondalup
Application Details: Hotel (new hotel development)
Applicant: Archiplan
Owner: Dr Jay Natalwala
Responsible authority: City of Joondalup
DoP File No: DAP/16/01166

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Christine Hamilton-Prime

Seconded by: Cr Philippa Taylor

That the Metro North–West JDAP resolves to:

Approve DAP Application reference DAP/16/01166 and accompanying plans A10-202, A21-101 – A21-109, A30-101 – 104 and A40-101 - 104 in accordance with Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions:

Conditions:

1. This approval relates to the proposed hotel development and associated works only, as indicated on the approved plans.
2. The development is approved as a ‘Hotel’ as defined by the City of Joondalup District Planning Scheme No. 2.
3. All development shall be contained within the property boundaries with the exception of the pedestrian awning, on-street parking and landscaping as indicated on the approved plans.
4. A Construction Management Plan shall be submitted to and approved by the City 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 sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties



and works shall be undertaken in accordance with the approved Construction Management Plan.

5. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
6. The off-street 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.
7. The on-street car parking bays shall be set aside for pick up and drop off only. Details of the on-street car parking bays shall be submitted to and approved by the City prior to the commencement of development. The on-street car parking bays are to be designed, constructed, drained and marked to the satisfaction of the City, prior to use of the bays. These bays are thereafter to be maintained to the satisfaction of the City at the cost of the land owner until such time that 'as constructed' drawings are submitted to, and approved by the City.
8. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be submitted to and approved by the City prior to the commencement of development. Works shall be undertaken in accordance with the approved plan.
9. A refuse management plan indicating the method of rubbish collection is to be submitted to and approved by the City prior to the commencement of development. The management of refuse shall then be undertaken in accordance with the approved plan.
10. A dedicated service and delivery bay shall be provided on-site. A delivery management plan indicating the method and location of loading and unloading from service and delivery vehicles is to be submitted to and approved by the City prior to the commencement of development. Service and deliveries to the hotel shall then be undertaken in accordance with the approved plan.
11. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details, including a roof plan and ongoing maintenance for the external parts of the building shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
12. Lighting shall be installed within the car parking area, pedestrian pathways and in all service areas prior to occupation of the development, to the satisfaction of the City. A lighting plan shall be submitted to and approved by City prior to the commencement of development. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.



13. A full schedule of colours and materials for all exterior parts of the building shall be submitted to and approved by the City prior to the commencement of development. This shall include details of the treatment to the northern boundary walls to break up the bulk of the development and provide visual interest as viewed from the public realm. 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.
14. No obscure or reflective glazing is permitted to ground floor building facades.
15. Detailed landscaping plans and a maintenance strategy outlining the methods for maintaining the landscaping on the hotel upper floors shall be submitted to and approved by the City prior to the commencement of development. 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;
 - 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;
 - show all irrigation design details.
16. Landscaping and reticulation within the site and adjacent verges shall be established in accordance with the approved landscaping plans, maintenance strategy, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
17. A signage strategy shall be submitted to and approved by the City prior to occupation of the development.

Advice Notes:

1. The kitchen and food areas to comply with the *Food Act 2008*.
2. The proposed pool would be considered an Aquatic Facility under the *Health (Aquatic Facilities) Regulations 2007* and needs Department of Health approval of the design and specifications prior to construction. Please contact the City's Health and Environmental Services on 9400 4933 for contact details of the Department of Health's Water Unit.
3. Development must comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* and the *Health (Air-handling & Water Systems) Regulations 1994*.
4. The City's local laws require all commercial properties to have a bin store that incorporates bin washing facilities. The proposed bin store must have a solid concrete floor that grades to a floor waste connected to sewer and a hose cock.
5. The applicant is advised that the *Environmental Protection (Noise) Regulations 1997* apply to all properties within the City of Joondalup. Care should be taken



to locate mechanical plant, air discharges and other noise sources so as not to cause noise emissions to adjoining properties or public places that exceed the Regulations.

6. The applicant is strongly encouraged to offer the large mature tree on Lot 324 to a timber merchant, to be value-added as high quality furniture in the event of the tree being cut down.

AMENDING MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Paul Drechsler

Reword Condition 8, such that it reads as follows:

*Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be submitted to and approved by the City prior to the commencement of development. Works shall be undertaken in accordance with the approved plans, **the City's Draft Joondalup Activity Plan and the Australian Standards.***

REASON: To clarify the requirements, such that they are consistent with the City of Joondalup's Policy.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

Reword Condition 9, such that it reads as follows:

*A refuse management plan indicating the method of rubbish collection is to be submitted to and approved by the City prior to the commencement of development. The management of refuse shall then be undertaken in accordance with the approved plan. **The refuse management plan shall provide access to the bin area from within the site.***

REASON: To clarify access to the bin storage within the internal development site.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

To amend Condition 15, to include an additional dot point, such that it reads as follows:

Detailed landscaping plans and a maintenance strategy outlining the landscaping within the verge and methods for maintaining the landscaping on the hotel upper floors shall be submitted to and approved by the City prior to



the commencement of development. 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;*
- *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;*
- *show all irrigation design details; and*
- ***provide additional landscaping above that indicated that on the plans within the road reserve.***

REASON: To provide more attention to the perimeter of the building, and additional landscaping within the road reserve/verge.

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/16/01166 and accompanying plans A10-202, A21-101 – A21-109, A30-101 – 104 and A40-101 - 104 in accordance with Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, subject to the following conditions:

Conditions:

1. This approval relates to the proposed hotel development and associated works only, as indicated on the approved plans.
2. The development is approved as a 'Hotel' as defined by the City of Joondalup District Planning Scheme No. 2.
3. All development shall be contained within the property boundaries with the exception of the pedestrian awning, on-street parking and landscaping as indicated on the approved plans.
4. A Construction Management Plan shall be submitted to and approved by the City 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 sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties

and works shall be undertaken in accordance with the approved Construction Management Plan.



5. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
6. The off-street 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.
7. The on-street car parking bays shall be set aside for pick up and drop off only. Details of the on-street car parking bays shall be submitted to and approved by the City prior to the commencement of development. The on-street car parking bays are to be designed, constructed, drained and marked to the satisfaction of the City, prior to use of the bays. These bays are thereafter to be maintained to the satisfaction of the City at the cost of the land owner until such time that 'as constructed' drawings are submitted to, and approved by the City.
8. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be submitted to and approved by the City prior to the commencement of development. Works shall be undertaken in accordance with the approved plans, the City's Draft Joondalup Activity Plan and the Australian Standards.
9. A refuse management plan indicating the method of rubbish collection is to be submitted to and approved by the City prior to the commencement of development. The management of refuse shall then be undertaken in accordance with the approved plan. The refuse management plan shall provide access to the bin area from within the site.
10. A dedicated service and delivery bay shall be provided on-site. A delivery management plan indicating the method and location of loading and unloading from service and delivery vehicles is to be submitted to and approved by the City prior to the commencement of development. Service and deliveries to the hotel shall then be undertaken in accordance with the approved plan.
11. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details, including a roof plan and ongoing maintenance for the external parts of the building shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
12. Lighting shall be installed within the car parking area, pedestrian pathways and in all service areas prior to occupation of the development, to the satisfaction of the City. A lighting plan shall be submitted to and approved by City prior to the commencement of development. Works shall be undertaken



- in accordance with the approved plans prior to occupation of the development.
13. A full schedule of colours and materials for all exterior parts of the building shall be submitted to and approved by the City prior to the commencement of development. This shall include details of the treatment to the northern boundary walls to break up the bulk of the development and provide visual interest as viewed from the public realm. 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.
 14. No obscure or reflective glazing is permitted to ground floor building facades.
 15. Detailed landscaping plans and a maintenance strategy outlining the landscaping within the verge and methods for maintaining the landscaping on the hotel upper floors shall be submitted to and approved by the City prior to the commencement of development. 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;
 - 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;
 - show all irrigation design details; and
 - provide additional landscaping above that indicated that on the plans within the road reserve.
 16. Landscaping and reticulation within the site and adjacent verges shall be established in accordance with the approved landscaping plans, maintenance strategy, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
 17. A signage strategy shall be submitted to and approved by the City prior to occupation of the development.

Advice Notes:

1. The kitchen and food areas to comply with the Food Act 2008.
2. The proposed pool would be considered an Aquatic Facility under the Health (Aquatic Facilities) Regulations 2007 and needs Department of Health approval of the design and specifications prior to construction. Please contact the City's Health and Environmental Services on 9400 4933 for contact details of the Department of Health's Water Unit.
3. Development must comply with the Sewerage (Lighting, Ventilation and Construction) Regulations 1971 and the Health (Air-handling & Water Systems) Regulations 1994.



4. The City's local laws require all commercial properties to have a bin store that incorporates bin washing facilities. The proposed bin store must have a solid concrete floor that grades to a floor waste connected to sewer and a hose cock.
5. The applicant is advised that the Environmental Protection (Noise) Regulations 1997 apply to all properties within the City of Joondalup. Care should be taken to locate mechanical plant, air discharges and other noise sources so as not to cause noise emissions to adjoining properties or public places that exceed the Regulations.
6. The applicant is strongly encouraged to offer the large mature tree on Lot 324 to a timber merchant, to be value-added as high quality furniture in the event of the tree being cut down.

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 418 (50) Alexandria View, Mindarie
Application Details: 50 Multiple Dwellings
Applicant: TPG Town Planning
Owner: Mindarie Management Pty Ltd
Responsible authority: City of Wanneroo
DoP File No: DAP/16/01035

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr Russell Driver

That the Metro North West Joint Development Panel resolves to:

1. **Accept** that the DAP Application reference DAP/16/01035 as detailed on the DAP Form 2 dated 28 November 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/16/01035 as detailed on the DAP Form 2 date 28 November 2016 and accompanying plans (Site Plan SK01 Rev H, Ground Floor Plan SK02 Rev G, Level 1 Floor Plan SK03 Rev F, Typical Levels 2 – 4 SK04 Rev F, Level 5 Plan SK05 Rev E, Type D, E & F 1 & 2 Bedroom Apartments SK06 Rev D, Type A & B 3 Bedroom Apartments SK07 Rev D, Type C 3 Bedroom Apartments SK08 Rev D, Elevations SK09 Rev G in accordance with the provisions of the District Planning Scheme No. 2 of the City of Wanneroo, for the proposed minor amendment to the approved 50 Multiple Dwellings at 50 Alexandria View, subject to:

The deletion of the following conditions from previous approval DA2016/532:

5. Parking bays which are identified on the plan as bays 34 and 35 be deleted to allow greater visibility and truncation to Stockton Lane.



6. The portion of landscaping abutting the driveway and crossover of 23 Shoreham Turn, Mindarie, shall be paved and devoid of vegetation to ensure that adequate sightlines are maintained.
7. The portion of wall adjacent to the driveway and crossover of 23 Shoreham Turn, Mindarie, shall be visually permeable in accordance with the definition prescribed under State Planning Policy 3.1 – Residential Design Codes.
8. The bedroom windows of Units 10 shall have sill heights not less than 1.6m above floor level on the first, second and third levels only.
12. Detailed drawings being prepared and submitted to the satisfaction of the City of Wanneroo showing colours, materials and finishes, including those to the upper deck carpark roofs to reduce heat load and glare.

The amendment of the following conditions from DA2016/532 to read:

14. Landscape and reticulation is to be installed in accordance with the approved plans, with the exception of the Norfolk Island Pines which are to be replaced with an alternative species to the satisfaction of the City. The landscaping is to be thereafter maintained to the satisfaction of the City.
15. A construction management plan shall be submitted for approval prior to the commencement of works and thereafter implemented to the satisfaction of the City. 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, rubbish and the location and type of equipment on site;
 - Parking arrangements for contractors and sub-contractors
 - The impact on traffic movement (including potential road closures);
 - Construction times;
 - The impacts of dust and sand drift;
 - Measures to minimise noise impacts on surrounding residents;
 - and,
 - Any other matter required by the City.

All other conditions and requirements detailed on the previous approval dated 4 August 2016 shall remain unless altered by this application.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr Russell Driver

Reword Condition 9 from the original approval, such that it reads as follows:

A waste management plan shall be lodged for approval by the Council prior to the commencement of works. The waste management plan shall include how all refuse shall be stored within the designated bin enclosures and shall be collected from within the building by a private contractor at the cost of the



The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro North West Joint Development Panel resolves to:

1. **Accept** that the DAP Application reference DAP/16/01035 as detailed on the DAP Form 2 dated 28 November 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/16/01035 as detailed on the DAP Form 2 date 28 November 2016 and accompanying plans (Site Plan SK01 Rev H, Ground Floor Plan SK02 Rev G, Level 1 Floor Plan SK03 Rev F, Typical Levels 2 – 4 SK04 Rev F, Level 5 Plan SK05 Rev E, Type D, E & F 1 & 2 Bedroom Apartments SK06 Rev D, Type A & B 3 Bedroom Apartments SK07 Rev D, Type C 3 Bedroom Apartments SK08 Rev D, Elevations SK09 Rev G in accordance with the provisions of the District Planning Scheme No. 2 of the City of Wanneroo, for the proposed minor amendment to the approved 50 Multiple Dwellings at 50 Alexandria View, subject to:

The deletion of the following conditions from previous approval DA2016/532:

5. Parking bays which are identified on the plan as bays 34 and 35 be deleted to allow greater visibility and truncation to Stockton Lane.
6. The portion of landscaping abutting the driveway and crossover of 23 Shoreham Turn, Mindarie, shall be paved and devoid of vegetation to ensure that adequate sightlines are maintained.
7. The portion of wall adjacent to the driveway and crossover of 23 Shoreham Turn, Mindarie, shall be visually permeable in accordance with the definition prescribed under State Planning Policy 3.1 – Residential Design Codes.
8. The bedroom windows of Units 10 shall have sill heights not less than 1.6m above floor level on the first, second and third levels only.
12. Detailed drawings being prepared and submitted to the satisfaction of the City of Wanneroo showing colours, materials and finishes, including those to the upper deck carpark roofs to reduce heat load and glare.

The amendment of the following conditions from DA2016/532 to read:

9. A waste management plan shall be lodged for approval by the Council prior to the commencement of works. The waste management plan shall include how all refuse shall be stored within the designated bin enclosures and shall be collected from within the building by a private contractor at the cost of the applicant. Collection vehicles are not to protrude into Medway Lane during collection.
14. Landscape and reticulation is to be installed in accordance with the approved plans, with the exception of:



- The Norfolk Island Pines which are to be replaced with an alternative species to the satisfaction of the City; and
- Fencing of 2.4m high is to be shown for areas abutting 23 Shoreham Turn at either end of the proposed landscaping area.

The landscaping is to be thereafter regularly maintained to the satisfaction of the City.

15. A construction management plan shall be submitted for approval prior to the commencement of works and thereafter implemented to the satisfaction of the City. 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, rubbish and the location and type of equipment on site;
- Parking arrangements for contractors and sub-contractors
- The impact on traffic movement (including potential road closures);
- Construction times;
- The impacts of dust and sand drift;
- Measures to minimise noise impacts on surrounding residents; and
- Any other matter required by the City.

The addition of the following conditions to the previous approval DA2016/532:

16. The Screen wall between the bin store and the adjoining property (64 Alexandria View) is to be increased from 2.4m to 3m.
- 17 To reduce the visitor cycle parking to 6 (six) spaces to improve the line of site for vehicles exiting the carpark and the remaining area to be paved accordingly.

All other conditions and requirements detailed on the previous approval dated 4 August 2016 shall remain unless altered by this application.

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

10. Appeals to the State Administrative Tribunal

The following State Administrative Tribunal Application has been received:

- City of Stirling – DAP/15/00956 - Lot 216 (363) Scarborough Beach Road, Osborne Park

As invited by the State Administrative Tribunal under Section 31 of the State Administrative Act 2004, the Metro North-West JDAP reconsidered Lots 109, 401, 402 and 403 Beaufort Street, Inglewood on the 6 April 2017.



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 3:36pm.