



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 1 November 2017; 2:00pm
Meeting Number: MNWJDAP/190
Meeting Venue: City of Wanneroo
Lechenaultia Meeting Room
23 Dundebur Road Wanneroo

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Luigi D'Alessandro (A/Specialist Member)
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)
Cr Sophie Dwyer (Local Government Member, City of Joondalup)
Cr Russell Driver (Local Government Member, City of Wanneroo)
Cr Frank Cvitan JP (Local Government Member, City of Wanneroo)

Officers in attendance

Ms Bronwyn Jenkins (City of Joondalup)
Mr Chris Leigh (City of Joondalup)
Mr Joe Hussey (City of Joondalup)
Ms Renae Mather (City of Joondalup)
Ms Coralie Claudio (City of Wanneroo)
Mr Jay Naidoo (City of Wanneroo)

Minute Secretary

Ms Linda Easson (City of Wanneroo)

Applicants and Submitters

Mr Chris Dwyer (MJA Studio)
Mr Andrew Carville (Scentre Group)
Mr Kris Nolan (Urbis Pty Ltd)
Mr Tim Dawkins (Urbis Pty Ltd)
Mr James Balfour (Urbis Pty Ltd)

Members of the Public / Media

Nil



1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2:00pm on 1 November 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 DAP Standing Orders 2017 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 DAP Standing Orders 2017; 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 Ray Haeren (Deputy Presiding Member)
Mr John Syme (Specialist Member)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

3. Members on Leave of Absence

Panel member, Mr John Syme has been granted leave of absence by the Director General for the period of 25 October 2017 to 24 November 2017 inclusive.

4. Noting of Minutes

Minutes of the Metro North-West JDAP meeting no.189 held on 30 October 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

DAP member, Mr Ray Haeren, declared an Indirect Pecuniary Interest in Item 8.2. Application made by Urbis Pty Ltd and Mr Haeren is a partner at Urbis.

In accordance with section 6.3.1 of the DAP Standing Orders 2017, the Presiding Member determined that the member listed above, who had disclosed a Pecuniary Interest, was not permitted to participate in the discussion or voting on the items.

DAP member, Cr Christine Hamilton-Prime, declared an Impartiality Interest in Item 8.1. Cr Hamilton-Prime is known to Scott Greenwood, the Centre Manager at Westfield Whitford City through her previous employment as Electorate Officer for the State Member for Hillarys.



In accordance with section 4.6.1 and 4.6.2 of the DAP Standing Orders 2017, 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 Chris Dwyer (MJA Studio) addressed the DAP in support of the application at Item 8.1. Mr Dwyer answered questions from the panel.

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

7.2 Mr Tim Dawkins (Urbis Pty Ltd) addressed the DAP in support of the application at Item 8.2 Mr Dawkins answered questions from the panel.

The presentation at Item 7.2 was heard prior to the application at Item 8.2

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Property Location: Lot 501 (470) Whitfords Avenue, Hillarys
Application Details: Multiple Dwellings, Retail, Commercial and Plaza
Applicant: Scentre Group
Owner: RE1 Limited & Scentre Management Limited
Responsible authority: City of Joondalup
DAP File No: DAP/17/01270

REPORT RECOMMENDATION

Moved by: Cr Christine Hamilton-Prime **Seconded by:** Cr Sophie Dwyer

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/17/01270 and accompanying plans A1.00 (Rev B), A1.01 (Rev M), A1.02 (Rev M), A1.03 (Rev M), A1.04 (Rev K), A1.05 (Rev H), A1.06 (Rev H), A1.07 (Rev C), A1.08 (Rev C) and A1.09 (Rev C) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *District Planning Scheme No. 2*, subject to the following conditions as follows:

Conditions

1. This approval relates to the new mixed use developments, community plaza and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
2. Further to condition 1 above, the development site shall be occupied by the following land uses:
 - Multiple Dwelling
 - Office



- Shop (up to 500m² NLA)
- Shop (greater than 500m² NLA)
- Restaurant
- Consulting Rooms
- Markets (Retail)
- Small Bar

As defined under the *City of Joondalup District Planning Scheme No.2*.

3. Endeavour Road is to be modified as indicated on the approved plans, including the relocation of the roundabout. A detailed design of the road modifications shall be undertaken by the applicant and approved by the City prior to the commencement of development. All works shall be carried out by the applicant to the specification and satisfaction of the City. All works are to be completed prior to occupation of the development. All costs associated with the modification of Endeavour Road, including detailed design, are to be borne by the applicant.
4. Prior to commencing development, a Wayfinding Strategy shall be submitted to and approved by the City. The approved wayfinding strategy shall address pedestrian connections between the community plaza and the existing western entrance to the Retail District. Works associated with the wayfinding strategy are required to be completed prior to occupation of the new mixed use development.
5. A public art piece is required to be included on the northern façade of the northern mixed use building, as indicated on the approved plans. The design of the public art piece is required to be approved by the City and installed prior to the occupation of the development.
6. A Construction Management Plan is required to 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 dust during the construction process;
 - access to ground floor retail district multi-storey car parking areas, the Caltex (Woolworths) service station and the Endeavour Business Centre for staff and customers during construction;
 - traffic management and access to the Bunnings Warehouse/Showroom site, during the modifications to the Endeavour Road intersection;
 - other matters likely to impact on the surrounding properties;

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

7. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
8. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction



of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours.

9. All development shall be contained within the property boundaries.
10. 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.
11. No obscure or reflective glazing is permitted to ground floor building facades.
12. A signage strategy shall be submitted to and approved by the City prior to the occupation of the development. All signage shall be installed in accordance with the approved strategy.
13. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
14. 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.
15. Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied.
16. Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied, to the satisfaction of the City. A lighting plan shall be submitted to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.
17. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street(s) to the satisfaction of the City.
18. Detailed landscaping plans 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 Endeavour Road verge area, 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;
 - Show spot levels and/or contours of the site;
 - Indicate any existing 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.
19. 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.
20. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.
21. Refuse management shall be undertaken in accordance with the recommendations within the 'Endeavour Precinct Stage 1, Whitfords Waste Management Plan' prepared by Encycle Consulting and dated 7 August 2017.

Advice Notes

1. Further to condition 18, the applicant is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.ioundalup.wa.gov.au/Live/Streetscapes.aspx>
2. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
3. The applicant is advised that all food premises are required to comply with the provisions of the *Food Act 2008*.
4. The applicant is advised that ventilation to residential apartments to be provided in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
5. It is recommended that only condensing style clothes dryers be provided, or specified, for residential apartments.
6. The applicant is advised that wet areas must be properly surfaced and graded to a floor waste in accordance with the City's *Health Local Law 1999*.
7. Please consider the *Environmental Protection (Noise) Regulations 1997* in designing and locating air intakes & outlets, mechanical plant & equipment, bin stores, loading docks and similar areas. Apartments would be considered as noise sensitive premises and residents would have the right to complain about noise exceeding the assigned levels from the Regulations.
8. The applicant is advised that bin storage areas must incorporate wash-down facilities and be in accordance with the City's *Health Local Law 1999*. The



minimum specification includes a concrete floor graded to a floor waste that is connected to sewer and a hose cock.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Clayton Higham

To add a new Condition to read as follows:

The approval period of the new mixed use developments, community plaza and associated works is time limited to 3 years from the date of this decision. If the development has not substantially commenced within this period the applicant shall apply to the City to renew the application 3 months prior to the expiry of the approval, stating whether any part of the development has been altered since its original approval.

REASON: To allow adequate time for substantial commencement of the project.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Clayton Higham

Seconded by: Cr Christine Hamilton-Prime

To add a new Advice Note to read as follows:

Further to Condition 4, the wayfinding strategy is to include treatments that adequately provide pedestrian connections between the retail and Endeavour districts, and the degree of treatments is to respond practically to the staging of the broader development of the site.

REASON: To explain the intention and contents of the wayfinding strategy.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

To amend Condition 5 to read as follows:

The northern façade of the mixed use building will be treated in a manner which adds visual interest and articulation as indicated on the approved plans, to be approved by the City and installed prior to occupation of the development.

REASON: To provide clarity regarding the requirements for the northern faced treatment.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

To amend Condition 11 to read as follows:

*No obscure or reflective glazing is permitted to ground floor building facades. **Additionally, glazing shall not be obscured internally through shelving or other fixtures, and shall avail for visual surveillance between the development and external public areas, unless otherwise approved by the City.***

REASON: To ensure passive surveillance from the ground floor of the external public realm.

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

REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/17/01270 and accompanying plans A1.00 (Rev B), A1.01 (Rev M), A1.02 (Rev M), A1.03 (Rev M), A1.04 (Rev K), A1.05 (Rev H), A1.06 (Rev H), A1.07 (Rev C), A1.08 (Rev C) and A1.09 (Rev C) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *District Planning Scheme No. 2*, subject to the following conditions as follows:

Conditions

1. This approval relates to the new mixed use developments, community plaza and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
2. Further to condition 1 above, the development site shall be occupied by the following land uses:
 - Multiple Dwelling
 - Office
 - Shop (up to 500m² NLA)
 - Shop (greater than 500m² NLA)
 - Restaurant
 - Consulting Rooms
 - Markets (Retail)
 - Small Bar

As defined under the *City of Joondalup District Planning Scheme No.2.*

3. Endeavour Road is to be modified as indicated on the approved plans, including the relocation of the roundabout. A detailed design of the road modifications shall be undertaken by the applicant and approved by the City prior to the commencement of development. All works shall be carried out by



the applicant to the specification and satisfaction of the City. All works are to be completed prior to occupation of the development. All costs associated with the modification of Endeavour Road, including detailed design, are to be borne by the applicant.

4. Prior to commencing development, a Wayfinding Strategy shall be submitted to and approved by the City. The approved wayfinding strategy shall address pedestrian connections between the community plaza and the existing western entrance to the Retail District. Works associated with the wayfinding strategy are required to be completed prior to occupation of the new mixed use development.
5. The northern façade of the mixed use building will be treated in a manner which adds visual interest and articulation as indicated on the approved plans, to be approved by the City and installed prior to occupation of the development
6. A Construction Management Plan is required to 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 dust during the construction process;
 - access to ground floor retail district multi-storey car parking areas, the Caltex (Woolworths) service station and the Endeavour Business Centre for staff and customers during construction;
 - traffic management and access to the Bunnings Warehouse/Showroom site, during the modifications to the Endeavour Road intersection;
 - other matters likely to impact on the surrounding properties;

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

7. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
8. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours.
9. All development shall be contained within the property boundaries.
10. 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.
11. No obscure or reflective glazing is permitted to ground floor building facades. Additionally, glazing shall not be obscured internally through shelving or other



- fixtures, and shall avail for visual surveillance between the development and external public areas, unless otherwise approved by the City.
12. A signage strategy shall be submitted to and approved by the City prior to the occupation of the development. All signage shall be installed in accordance with the approved strategy.
 13. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
 14. 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.
 15. Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied.
 16. Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied, to the satisfaction of the City. A lighting plan shall be submitted to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.
 17. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street(s) to the satisfaction of the City.
 18. Detailed landscaping plans 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 Endeavour Road verge area, 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;
 - Show spot levels and/or contours of the site;
 - Indicate any existing 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.
 19. 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.



20. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.
21. Refuse management shall be undertaken in accordance with the recommendations within the 'Endeavour Precinct Stage 1, Whitfords Waste Management Plan' prepared by Encycle Consulting and dated 7 August 2017.
22. The approval period of the new mixed use developments, community plaza and associated works is time limited to 3 years from the date of this decision. If the development has not substantially commenced within this period the applicant shall apply to the City to renew the application 3 months prior to the expiry of the approval, stating whether any part of the development has been altered since its original approval.

Advice Notes

1. Further to condition 18, the applicant is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <http://www.joondalup.wa.gov.au/Live/Streetscapes.aspx>
2. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
3. The applicant is advised that all food premises are required to comply with the provisions of the *Food Act 2008*.
4. The applicant is advised that ventilation to residential apartments to be provided in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
5. It is recommended that only condensing style clothes dryers be provided, or specified, for residential apartments.
6. The applicant is advised that wet areas must be properly surfaced and graded to a floor waste in accordance with the City's *Health Local Law 1999*.
7. Please consider the *Environmental Protection (Noise) Regulations 1997* in designing and locating air intakes & outlets, mechanical plant & equipment, bin stores, loading docks and similar areas. Apartments would be considered as noise sensitive premises and residents would have the right to complain about noise exceeding the assigned levels from the Regulations.
8. The applicant is advised that bin storage areas must incorporate wash-down facilities and be in accordance with the City's *Health Local Law 1999*. The minimum specification includes a concrete floor graded to a floor waste that is connected to sewer and a hose cock.



9. Further to Condition 4, the wayfinding strategy is to include treatments that adequately provide pedestrian connections between the retail and Endeavour districts, and the degree of treatments is to respond practically to the staging of the broader development of the site.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

8.2 Property Location:	Part Lot 201 (42) Pollino Gardens, Landsdale
Application Details:	28 Grouped Dwellings
Applicant:	Urbis Pty Ltd
Owner:	V V Nominees Pty Ltd
Responsible authority:	City of Wanneroo
DAP File No:	DAP/17/01271

REPORT RECOMMENDATION

Moved by: Cr Frank Cvitan **Seconded by:** Cr Russell Driver

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

Approve DAP Application reference DAP/17/01271 and accompanying plans (2a Site Survey and Lot Levels, 2b. Site Plan, 2c.Ground Floor Plan, 2d. Upper Floor Plan, 2e. Elevation Plan, 2f. Concept Plan - Floor and Elevation Plan) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be lodged for approval by the City prior to the occupation of the development to the satisfaction of the City. Planting and installation of landscaping and reticulation shall be provided in accordance with approved landscaping and reticulation plans prior to occupancy of the development and thereafter maintained to the satisfaction of the City.
2. A waste management plan shall be lodged with the City prior to the occupation of the development to the satisfaction of the City and shall detail how waste is to be managed on-site. Waste shall be managed in accordance with the approved waste management plan.
3. The applicant shall lodge an Easement for the purpose of collecting refuse pursuant to Section 195 of the *Land Administration Act 1997*, being to the benefit of the City of Wanneroo for access onto the common property access road. The Deed shall be lodged prior to the occupation of the approved development and shall be to the specification and satisfaction of the City of Wanneroo.
4. The developer making contributions to the City of Wanneroo for the provision of arterial roads, public open space and associated facilities including

Karen Hyde



administrative costs to service the East Wanneroo Structure Plan No. 7 - Cell 5 shall be made prior to the issue of the Building Permit in accordance with Part 9 of the City of Wanneroo District Planning Scheme No.2.

5. The development shall be constructed in accordance with the recommendations of the Transport Noise Assessment Report for Lot 201 Gngara Road, Landsdale prepared by Lloyd George Acoustics (dated 17 August 2017).
6. The development is to be implemented in accordance with all recommendations of the Bushfire Management Plan as prepared by Strategen Environmental, dated August 2017.
7. The proposed common property access way being constructed and drained at the landowner/applicant's cost to specifications and satisfaction of the City.
8. Detailed engineering drawings and specifications for works for the adjacent road reserves, including earthworks, parking, roads and drainage, shall be submitted to the City prior to the commencement of development. All works within the lot and adjacent road reserves shall be undertaken in accordance with the approved plans by the applicant, at the cost of the developer, prior to the occupation of the development.
9. On-site visitor parking bays shall be drained, sealed, marked and permanently set aside as such, and thereafter maintained to the satisfaction of the City.
10. Lighting shall be installed along all common access ways, pedestrian pathways and in all common service areas prior to the development first being occupied.
11. An on-site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
12. Prior to the commencement of construction of the development, a construction management plan shall be submitted and approved by the City detailing how the construction of the development will be managed in order to limit the impact on the users of the surrounding area. The plan will need to ensure that:
 - adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
 - adequate provision is made for the parking of workers vehicles;
 - pedestrian and vehicular access around the site is maintained;
 - protection of trees with the public open space site;
 - the delivery of goods and materials does not adversely impact on the amenity of the surrounding properties; and
 - the hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties.

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

Advice Notes



1. The Landscaping Plan shall include but is not limited to the following:
 - Specific tree and vegetation species;
 - Details of tree species proposed within the access road to ensure the trees won't obstruct the waste trucks and other vehicles;
 - Pedestrian path through the historic road reserve to provide a direct pedestrian connection to Gnangara Road; and
 - Landscaping of adjacent road reserves.
2. The Waste Management Plan shall include but is not limited to the following:
 - Allocating bin pad locations per dwelling;
 - Proposed measures to ensure residents are aware of bin collection days and times, their bin pad location and their responsibilities for taking out and retrieving their bins; and
 - Ensuring sufficient vertical separation is achieved between the City's waste trucks and any obstructions, such as the proposed trees within the access road.
3. Detailed engineering drawings for adjacent road reserves shall include but is not limited to the following:
 - Detailed design of the Bakana Loop cul-de-sac.
 - Detailed design of the on-street car bays within the Pollino Gardens road reserve.
4. This is a development approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
5. This development approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
6. If the development the subject of this approval is not substantially commenced within a period of 2 years after the date of the determination, the approval will lapse and be of no further effect.
7. Where an approval has so lapsed, no development must be carried out without further approval of the local government having first been sought and obtained.
8. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
9. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Water and Environmental Regulation's 'A guideline for managing the impacts of dust and associated contaminants from



land development sites, contaminated sites remediation and other related activities’.

10. This approval should not be construed that the City will support a survey strata or green title subdivision application for the development.

AMENDING MOTION:

Moved by: Ms Karen Hyde

Seconded by: Cr Russell Driver

To amend Condition 1 to read as follows:

*Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be lodged for approval by the City prior to the **commencement of development** to the satisfaction of the City. Planting and installation of landscaping and reticulation shall be provided in accordance with approved landscaping and reticulation plans prior to occupancy of the development and thereafter maintained to the satisfaction of the City.*

REASON: To clarify the timing of the preparation and approval of the landscape plans.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION:

Moved by: Ms Karen Hyde

Seconded by: Cr Russell Driver

To amend Condition 10 to read as follows:

*Lighting shall be installed along all common access ways, pedestrian pathways and in all common service areas prior to the development first being occupied **and thereafter maintained to the satisfaction of the City.***

REASON: To ensure ongoing maintenance of the lighting in the public areas of the development.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION:

Moved by: Ms Karen Hyde

Seconded by: Cr Frank Cvitan

To add a new Condition to read as follows:

A schedule of materials, colours and finishes for the elevation of the development fronting the future Public Open Space shall be prepared and lodged for approval by the City, prior to the commence of the development and to the satisfaction of the City.



REASON: To ensure a level of visual interest where the development interfaces with the public open space.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

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

Approve DAP Application reference DAP/17/01271 and accompanying plans (2a Site Survey and Lot Levels, 2b. Site Plan, 2c.Ground Floor Plan, 2d. Upper Floor Plan, 2e. Elevation Plan, 2f. Concept Plan - Floor and Elevation Plan) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be lodged for approval by the City prior to the commencement of the development to the satisfaction of the City. Planting and installation of landscaping and reticulation shall be provided in accordance with approved landscaping and reticulation plans prior to occupancy of the development and thereafter maintained to the satisfaction of the City.
2. A waste management plan shall be lodged with the City prior to the occupation of the development to the satisfaction of the City and shall detail how waste is to be managed on-site. Waste shall be managed in accordance with the approved waste management plan.
3. The applicant shall lodge an Easement for the purpose of collecting refuse pursuant to Section 195 of the *Land Administration Act 1997*, being to the benefit of the City of Wanneroo for access onto the common property access road. The Deed shall be lodged prior to the occupation of the approved development and shall be to the specification and satisfaction of the City of Wanneroo.
4. The developer making contributions to the City of Wanneroo for the provision of arterial roads, public open space and associated facilities including administrative costs to service the East Wanneroo Structure Plan No. 7 - Cell 5 shall be made prior to the issue of the Building Permit in accordance with Part 9 of the City of Wanneroo District Planning Scheme No.2.
5. The development shall be constructed in accordance with the recommendations of the Transport Noise Assessment Report for Lot 201 Gngara Road, Landsdale prepared by Lloyd George Acoustics (dated 17 August 2017).
6. The development is to be implemented in accordance with all recommendations of the Bushfire Management Plan as prepared by Strategen Environmental, dated August 2017.



7. The proposed common property access way being constructed and drained at the landowner/applicant's cost to specifications and satisfaction of the City.
8. Detailed engineering drawings and specifications for works for the adjacent road reserves, including earthworks, parking, roads and drainage, shall be submitted to the City prior to the commencement of development. All works within the lot and adjacent road reserves shall be undertaken in accordance with the approved plans by the applicant, at the cost of the developer, prior to the occupation of the development.
9. On-site visitor parking bays shall be drained, sealed, marked and permanently set aside as such, and thereafter maintained to the satisfaction of the City.
10. Lighting shall be installed along all common access ways, pedestrian pathways and in all common service areas prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
11. An on-site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
12. Prior to the commencement of construction of the development, a construction management plan shall be submitted and approved by the City detailing how the construction of the development will be managed in order to limit the impact on the users of the surrounding area. The plan will need to ensure that:
 - adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
 - adequate provision is made for the parking of workers vehicles;
 - pedestrian and vehicular access around the site is maintained;
 - protection of trees with the public open space site;
 - the delivery of goods and materials does not adversely impact on the amenity of the surrounding properties; and
 - the hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties.

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

13. A schedule of materials, colours and finishes for the elevation of the development fronting the future Public Open Space shall be prepared and lodged for approval by the City, prior to the commence of the development and to the satisfaction of the City.

Advice Notes

1. The Landscaping Plan shall include but is not limited to the following:
 - Specific tree and vegetation species;
 - Details of tree species proposed within the access road to ensure the trees won't obstruct the waste trucks and other vehicles;



- Pedestrian path through the historic road reserve to provide a direct pedestrian connection to Gnangara Road; and
 - Landscaping of adjacent road reserves.
2. The Waste Management Plan shall include but is not limited to the following:
- Allocating bin pad locations per dwelling;
 - Proposed measures to ensure residents are aware of bin collection days and times, their bin pad location and their responsibilities for taking out and retrieving their bins; and
 - Ensuring sufficient vertical separation is achieved between the City's waste trucks and any obstructions, such as the proposed trees within the access road.
3. Detailed engineering drawings for adjacent road reserves shall include but is not limited to the following:
- Detailed design of the Bakana Loop cul-de-sac.
 - Detailed design of the on-street car bays within the Pollino Gardens road reserve.
4. This is a development approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
5. This development approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
6. If the development the subject of this approval is not substantially commenced within a period of 2 years after the date of the determination, the approval will lapse and be of no further effect.
7. Where an approval has so lapsed, no development must be carried out without further approval of the local government having first been sought and obtained.
8. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
9. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Water and Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities*'.
10. This approval should not be construed that the City will support a survey strata or green title subdivision application for the development.



REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.

The Report Recommendation (as amended) 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

Nil

11. General Business / Meeting Close

The Presiding Member reminded the meeting that in accordance with Section 7.3 of DAP Standing Order 2017 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 3:09pm.