



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 29 November 2017; 2.30pm
Meeting Number: MNWJDAP/192
Meeting Venue: City of Joondalup
90 Boas Avenue
Joondalup

Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Mr Christopher Antill (A/Deputy Presiding Member)
Mr John Syme (Specialist Member)
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Ms Dale Page (City of Joondalup)
Mr Ryan Bailey (City of Joondalup)
Mr Tim Thornton (City of Joondalup)
Mr Chris Leigh (City of Joondalup)
Mr Joe Hussey (City of Joondalup)
Mr Glenn Shaw (City of Joondalup)
Mr Stevan Zecevic (City of Joondalup)
Mr John Byrne (City of Joondalup)

Minute Secretary

Mrs Deborah Gouges (City of Joondalup)
Mrs Sinead McCarthy (City of Joondalup)

Applicants and Submitters

Mr Alessandro Stagno (Planning Solutions)
Mr Scott Vincent (Planning Solutions)
Ms Anna Holloway (Insite Architects)
Mr Behnam Bordbar (Transcore Pty Ltd)
Mr Paul McQueen (Lavan Legal)
Mr David Reynolds (Taylor Burrell Barnett)
Mr Walt Coulston (Coulston Group)
Mr Sam Grimley (Coulston Group)
Ms Desiree von Bergheim (Magic Circle Child Care)

Mr Clayton Higham
Presiding Member, North-West Joint Development Assessment Panel



Members of the Public / Media

There were 10 members of the public in attendance.

1. Declaration of Opening

Due to the leave of absence of the Metro North-West Joint Development Assessment Panel Presiding Member and in accordance with regulation 27(3A) of the Planning and Development (Development Assessment Panel) Regulations 2011, Mr Clayton Higham has been appointed as Presiding Member for this meeting.

The Presiding Member declared the meeting open at 2.30pm on 29 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 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

Ms Karen Hyde (Presiding Member)
Mr Ray Haeren (Deputy Presiding Member)

3. Members on Leave of Absence

Panel member, Mr Ray Haeren has been granted leave of absence by the Director General for the period of 20 November to 1 December 2017 inclusive.

4. Noting of Minutes

The following Minutes of the North-West Joint Development Assessment Panel were noted by the DAP members, meeting no.189 held on 30 October 2017, meeting no.190 held on 1 November 2017 and meeting no.191 held on 7 November 2017.

5. Declaration of Due Consideration

The Presiding Member noted that the agenda was updated to include the late submission of the responsible authority report recommendation for Item 8.2 that was received on 17 November 2017.

All members declared that they had duly considered the documents.



6. Disclosure of Interests

DAP member, Ms Karen Hyde, declared an indirect pecuniary interest in item 8.2 as Ms Hyde works for Taylor Burrell Barnett the planning firm assisting with the application.

7. Deputations and Presentations

7.1 Mr Scott Vincent (Planning Solutions) addressed the DAP in support of the application at Item 8.1. Mr Scott answered questions from the panel.

7.2 Ms Anna Holloway (Insite Architects) addressed the DAP in support of the application at Item 8.1. Ms Holloway answered questions from the panel.

7.3 Mr Behnam Bordbar (Transcore Pty Ltd) addressed DAP in support of the application at Item 8.1. Mr Behnam answered questions from the panel.

7.4 Mr Paul McQueen (Lavan Legal) addressed DAP in support of the application at Item 8.1 Mr McQueen answered questions from the panel.

The presentations at Item 7.1 to 7.4 were heard prior to the application at Item No 8.1

7.5 Ms Desiree von Bergheim (Magic Circle Child Care) addressed DAP against the application at Item 8.2.

7.6 Mr David Reynolds (Taylor Burrell Barnett) addressed DAP in support of the application at Item 8.2.

The presentations at Item 7.5 and 7.6 were heard prior to the application at Item No 8.2

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1	Property Location:	Lot 1 (248) Camberwarra Drive, Craigie
	Application Details:	Child Care Centre
	Applicant:	Planning Solutions
	Owner:	The Roman Catholic Archbishop of Perth
	Responsible Authority:	City of Joondalup
	DAP File No:	DAP/17/01210

REPORT RECOMMENDATION

Moved by: Cr Christine Hamilton-Prime

Seconded by: Cr Philippa Taylor

That the Metro North-West JDAP resolves to:

1. **Refuse** DAP Application reference DAP/17/01210 and accompanying plans in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Joondalup's *District Planning Scheme No. 2*, for the following reasons:

Mr Clayton Higham
Presiding Member, North-West Joint Development Assessment Panel



Reasons

1. In accordance with Schedule 2, Clause 67(g) of the *Planning and Development (Local Planning Scheme) Regulations 2015* the proposed development does not comply with the provisions of the City's *Child Care Centre Policy* and *Height of Non-Residential Buildings Local Planning Policy* as the proposed development:
 - 1.1 Does not provide adequate onsite parking and will disrupt the existing traffic flow by creating poor vehicle circulation.
 - 1.2 Impacts the amenity of adjoining and surrounding landowners/occupiers as the proposed hours of operation exceed those permitted.
 - 1.3 Impacts the amenity of the streetscape and surrounding area due to the proposed design and height of the northern building façade, considering the siting of the building and the topography of the land.
2. In accordance with Schedule 2, Clause 67(m) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development is not compatible with its setting and relationship to other development/land within the locality, as the northern elevation of the building facing Barradine Way will impact on the amenity of the streetscape and surrounding landowners due to its height, length, design and level from natural ground level at the street.
3. In accordance with Schedule 2, Clause 67(n) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development will impact on the character of the locality and the amenity of surrounding properties due to the following:
 - 3.1 The lack of landscaping proposed between the street and the development.
 - 3.2 The proposed building height, design, levels and orientation which is not in keeping with the character of the area and the surrounding land.
4. In accordance with Schedule 2, Clause 67 (a) and (p) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development does not achieve the minimum three metre landscaping strip required under clause 4.12.2 of the City's *District Planning Scheme No. 2*, and therefore does not include adequate landscaping between Camberwarra Drive and the car parking proposed on-site.
5. In accordance with Schedule 2, Clause 67(s) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the proposed means of vehicle access and parking is not adequate in respect to the following:
 - 5.1 Crossover orientation.
 - 5.2 Location of proposed on-street parking bays.
 - 5.3 Car parking bay shortfall.
6. In accordance with Schedule 2, Clause 67(zb) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the issues raised by the Joondalup Design Reference Panel on 22 September 2017 have not been adequately



addressed by the applicant to ensure the design of the development contributes to the streetscape and incorporates environmentally sustainable design features.

AMENDING MOTION

Moved by: Mr Christopher Antill

Seconded by: Cr Philippa Taylor

That Condition 1.2 be deleted and references to Condition numbers be renumbered.

REASON: The proposed hours of operation do not exceed those permitted.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

1. **Refuse** DAP Application reference DAP/17/01210 and accompanying plans in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Joondalup's *District Planning Scheme No. 2*, for the following reasons:

Reasons

1. In accordance with Schedule 2, Clause 67(g) of the *Planning and Development (Local Planning Scheme) Regulations 2015* the proposed development does not comply with the provisions of the City's *Child Care Centre Policy* and *Height of Non-Residential Buildings Local Planning Policy* as the proposed development:
 - 1.1 Does not provide adequate onsite parking and will disrupt the existing traffic flow by creating poor vehicle circulation.
 - 1.2 Impacts the amenity of the streetscape and surrounding area due to the proposed design and height of the northern building façade, considering the siting of the building and the topography of the land.
2. In accordance with Schedule 2, Clause 67(m) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development is not compatible with its setting and relationship to other development/land within the locality, as the northern elevation of the building facing Barradine Way will impact on the amenity of the streetscape and surrounding landowners due to its height, length, design and level from natural ground level at the street.
3. In accordance with Schedule 2, Clause 67(n) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development will impact on the character of the locality and the amenity of surrounding properties due to the following:
 - 3.1 The lack of landscaping proposed between the street and the development.
 - 3.2 The proposed building height, design, levels and orientation which is not in keeping with the character of the area and the surrounding land.



4. In accordance with Schedule 2, Clause 67 (a) and (p) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development does not achieve the minimum three metre landscaping strip required under clause 4.12.2 of the City's *District Planning Scheme No. 2*, and therefore does not include adequate landscaping between Camberwarra Drive and the car parking proposed on-site.
5. In accordance with Schedule 2, Clause 67(s) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the proposed means of vehicle access and parking is not adequate in respect to the following:
 - 5.1 Crossover orientation.
 - 5.2 Location of proposed on-street parking bays.
 - 5.3 Car parking bay shortfall.
6. In accordance with Schedule 2, Clause 67(zb) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the issues raised by the Joondalup Design Reference Panel on 22 September 2017 have not been adequately addressed by the applicant to ensure the design of the development contributes to the streetscape and incorporates environmentally sustainable design features.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion/s.

The Report Recommendation (as amended) was put and CARRIED (3/2).

For: Mr Christopher Antill
Cr Christine Hamilton-Prime
Cr Philippa Taylor

Against: Mr Clayton Higham
Mr John Syme.

8.2 Property Location: Lots 522 (3) and 523 (1) Forrest Road, Padbury
Application Details: Child Care Centre
Applicant: Taylor Burrell Barnett
Owner: Ms Danielle Bardsley, Mr Josephe Bardsley,
Ms Elizabeth MacKenzie, Mr Timothy MacKenzie and
Ms Yvonne MacKenzie
Responsible Authority: City of Joondalup
DAP File No: DAP/17/01263

REPORT RECOMMENDATION

Moved by: Cr Christine Hamilton-Prime

Seconded by: Cr Philippa Taylor

That the Metro North-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/17/01263 and accompanying plans (Attachment 2) in accordance with Clause 68 of the *Planning and Development*

Mr Clayton Higham
Presiding Member, North-West Joint Development Assessment Panel



(*Local Planning Schemes*) *Regulations 2015* and the provisions of Clause 4.5.1 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. Lot 523 (1) Forrest Road and Lot 522 (3) Forrest Road, Padbury shall be amalgamated, prior to commencement of development of the child care centre.
3. This approval relates to the new child care centre, car parking and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
4. All development shall be contained within the property boundaries.
5. 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) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
6. The retaining walls adjacent to the driveway and crossover of the development are to be truncated 1.5m x 1.5m or the solid portion of the wall(s) reduced to no higher than 750mm within this truncated area where the front boundary adjoins a vehicle access point to provide adequate sight lines.
7. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Offstreet Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved details.
8. A refuse management plan indicating the method of rubbish collection is to be submitted to the City prior to the commencement of development, and approved by the City prior to the development first being occupied. Refuse management shall be undertaken in accordance with the approved refuse management plan.
9. Detailed landscaping plans shall be submitted to the City for approval 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:
 - i. Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - ii. Provide screening and/or landscaping screening adjacent to the eastern boundary, of a sufficient height and density to soften the impact of the retaining walls and restrict visibility of the carpark from the adjoining property;



- iii. Provide minimum concrete or brick paved areas within outdoor activity areas;
 - iv. Provide landscaping that discourages the parking of vehicles within the verge;
 - v. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - vi. Show spot levels and/or contours of the site;
 - vii. Be based on water sensitive urban design principles to the satisfaction of the City;
 - viii. Be based on Designing out Crime principles to the satisfaction of the City; ix. Show all irrigation design details.
10. 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.
 11. The 'Activity 3' room awning on the ground floor shall be extended to ensure that the kitchen window is provided with a shading device. Details of the awning extension shall be submitted to the City for approval prior to commencement of development. Development is to occur in accordance with these approved details.
 12. The eastern elevation of the building shall be modified to include awnings/shading devices above openings. Details of the awnings/shading devices shall be submitted to the City for approval prior to commencement of development. Development is to occur in accordance with these approved details.
 13. A direct pedestrian connection between the main entry of the development and the existing footpath on the southern side of Forrest Road, shall be provided at the cost of the applicant to the satisfaction of the City. Details of the pedestrian connection shall be prepared by the applicant in consultation with the City and shall be approved by the City and constructed prior to commencement of the child care use.
 14. The car parking area shall be provided with one shade tree for every four car bays prior to the development first being occupied. The trees shall be located within tree wells protected from damage by vehicles and maintained to the satisfaction of the City.
 15. A full schedule of colours and materials for all exterior parts to the building and retaining walls is to be submitted and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and shall be completed to the satisfaction of the City prior to occupation of the development.
 16. All external walls and retaining walls of the development shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
 17. 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, with details of the location of such plant



being submitted for approval by the City prior to the commencement of development. Works shall be undertaken in accordance with the approved details.

18. All stormwater shall be contained on-site and disposed of in a manner acceptable to the City.
19. The hours of operation for the centre shall be between 7:00am to 6.30pm Monday to Friday. Child care staff shall not arrive at the centre before 6:30am, and be off site by 7:00pm.
20. Car parking bays 7 - 20 shall be marked and permanently set aside for staff only, to the satisfaction of the City.
21. Signage shall be provided in the car park advising staff and visitors to consider neighbours and minimise noise within the car park. Details shall be provided to the City for approval prior to commencement of development. Works shall be undertaken in accordance with the approved details.
22. Signage shall:
 - Not be illuminated;
 - Be established and thereafter maintained to the satisfaction of the City;
 - Not include fluorescent, reflective or retro reflective colours;

Details of the signage affixed to the fencing facing Marmion Avenue shall be submitted to the City for approval prior to commencement of development. 23. No amplified outdoor sound/music is permitted.

Advice Notes

1. The applicant is advised that the premises is to comply in all respects with the Food Act 2008, Australia New Zealand Food Standards Code and Standard 3.3.1 which relates to Food Safety Programs for Food Service to Vulnerable Persons. The City's Health Department is to be contacted to arrange for a final inspection of the food premises fit out prior to commencement of operations.
2. 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>.
3. The 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.
4. All commercial premises within the City of Joondalup are required to store bins within a bin store that incorporates wash-down facilities. Minimum specification is a 1.5m x 1.5m concrete pad graded to a floor waste connected to sewer and a hose cock.



5. All recommendations in the part 6 (Conclusions) of the Environmental Noise Assessment are to be adopted including signs to be erected asking parents to consider neighbours when dropping off and picking up children.
6. With respect to the hours of operation the applicant is advised that staff may be permitted on site prior to 7:00am, however it is requested that staff be vigilant in ensuring parents do not drop children off prior to this time.

AMENDING MOTION

Moved by: Cr Christine Hamilton-Prime

Seconded by: Cr Philippa Taylor

That a new Condition (23) be added, as follows:

23. After hours access to the carpark shall be restricted to the satisfaction of the City. Details of the proposed management measures to prevent public access shall be submitted to and approved by the City prior to occupation of the development.

REASON: To ensure the amenity of surrounding residences by restricting after hours usage of the carpark.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/17/01263 and accompanying plans (Attachment 2) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 4.5.1 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. Lot 523 (1) Forrest Road and Lot 522 (3) Forrest Road, Padbury shall be amalgamated, prior to commencement of development of the child care centre.
3. This approval relates to the new child care centre, car parking and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
4. All development shall be contained within the property boundaries.
5. 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) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.

6. The retaining walls adjacent to the driveway and crossover of the development are to be truncated 1.5m x 1.5m or the solid portion of the wall(s) reduced to no higher than 750mm within this truncated area where the front boundary adjoins a vehicle access point to provide adequate sight lines.
7. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Offstreet Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved details.
8. A refuse management plan indicating the method of rubbish collection is to be submitted to the City prior to the commencement of development, and approved by the City prior to the development first being occupied. Refuse management shall be undertaken in accordance with the approved refuse management plan.
9. Detailed landscaping plans shall be submitted to the City for approval 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:
 - i. Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - ii. Provide screening and/or landscaping screening adjacent to the eastern boundary, of a sufficient height and density to soften the impact of the retaining walls and restrict visibility of the carpark from the adjoining property;
 - iii. Provide minimum concrete or brick paved areas within outdoor activity areas;
 - iv. Provide landscaping that discourages the parking of vehicles within the verge;
 - v. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - vi. Show spot levels and/or contours of the site;
 - vii. Be based on water sensitive urban design principles to the satisfaction of the City;
 - viii. Be based on Designing out Crime principles to the satisfaction of the City; ix. Show all irrigation design details.
10. 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.
11. The 'Activity 3' room awning on the ground floor shall be extended to ensure that the kitchen window is provided with a shading device. Details of the awning extension shall be submitted to the City for approval prior to commencement of development. Development is to occur in accordance with these approved details.



12. The eastern elevation of the building shall be modified to include awnings/shading devices above openings. Details of the awnings/shading devices shall be submitted to the City for approval prior to commencement of development. Development is to occur in accordance with these approved details.
13. A direct pedestrian connection between the main entry of the development and the existing footpath on the southern side of Forrest Road, shall be provided at the cost of the applicant to the satisfaction of the City. Details of the pedestrian connection shall be prepared by the applicant in consultation with the City and shall be approved by the City and constructed prior to commencement of the child care use.
14. The car parking area shall be provided with one shade tree for every four car bays prior to the development first being occupied. The trees shall be located within tree wells protected from damage by vehicles and maintained to the satisfaction of the City.
15. A full schedule of colours and materials for all exterior parts to the building and retaining walls is to be submitted and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and shall be completed to the satisfaction of the City prior to occupation of the development.
16. All external walls and retaining walls of the development shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
17. 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, with details of the location of such plant being submitted for approval by the City prior to the commencement of development. Works shall be undertaken in accordance with the approved details.
18. All stormwater shall be contained on-site and disposed of in a manner acceptable to the City.
19. The hours of operation for the centre shall be between 7:00am to 6.30pm Monday to Friday. Child care staff shall not arrive at the centre before 6:30am, and be off site by 7:00pm.
20. Car parking bays 7 - 20 shall be marked and permanently set aside for staff only, to the satisfaction of the City.
21. Signage shall be provided in the car park advising staff and visitors to consider neighbours and minimise noise within the car park. Details shall be provided to the City for approval prior to commencement of development. Works shall be undertaken in accordance with the approved details.
22. Signage shall:

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- Not be illuminated;
- Be established and thereafter maintained to the satisfaction of the City;
- Not include fluorescent, reflective or retro reflective colours;

Details of the signage affixed to the fencing facing Marmion Avenue shall be submitted to the City for approval prior to commencement of development. 23. No amplified outdoor sound/music is permitted.

23. After hours access to the carpark shall be restricted to the satisfaction of the City. Details of the proposed management measures to prevent public access shall be submitted to and approved by the City prior to occupation of the development.

Advice Notes

1. The applicant is advised that the premises is to comply in all respects with the Food Act 2008, Australia New Zealand Food Standards Code and Standard 3.3.1 which relates to Food Safety Programs for Food Service to Vulnerable Persons. The City's Health Department is to be contacted to arrange for a final inspection of the food premises fit out prior to commencement of operations.
2. 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>.
3. The 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.
4. All commercial premises within the City of Joondalup are required to store bins within a bin store that incorporates wash-down facilities. Minimum specification is a 1.5m x 1.5m concrete pad graded to a floor waste connected to sewer and a hose cock.
5. All recommendations in the part 6 (Conclusions) of the Environmental Noise Assessment are to be adopted including signs to be erected asking parents to consider neighbours when dropping off and picking up children.
6. With respect to the hours of operation the applicant is advised that staff may be permitted on site prior to 7:00am, however it is requested that staff be vigilant in ensuring parents do not drop children off prior to this time.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion/s.

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

Mr Clayton Higham
Presiding Member, North-West Joint Development Assessment Panel



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

Nil.

10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following SAT application has been received:

City of Stirling - Lots 32, 105 and 400 Tenth Avenue and Lot 33 Eleventh Avenue, Inglewood - ALDI Shop and Associated Parking.

11. General Business / Meeting Close

The Presiding Member reminded the meeting that in accordance with Section 7.3 of DAP Standing Orders 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 4.15pm.