



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 30 October 2018; 9:30am
Meeting Number: MNWJDAP/232
Meeting Venue: City of Joondalup
90 Boas Avenue Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Chris Antill (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)

Item 8.1

Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)
Cr Sophie Dwyer (Local Government Member, City of Joondalup)

Item 10.1

Cr Giovanni Italiano (Local Government Member, City of Stirling)
Cr David Boothman (Local Government Member, City of Stirling)

Officers in attendance

Item 8.1

Mr Ryan Bailey (City of Joondalup)
Mr Chris Leigh (City of Joondalup)

Item 10.1

Ms Giselle Allieux (City of Stirling)
Mr Greg Bowering (City of Stirling)

Minute Secretary

Mrs Wendy Cowley (City of Joondalup)
Mrs Deborah Gouges (City of Joondalup)

Applicants and Submitters

Item 8.1

Mr Peter Simpson (PTS Town Planning Pty Ltd)
Mr Tony Di Leo (Silver Thomas Hanley)

Item 10.1

Mr Daniel Lee (element)

Members of the Public / Media

There were 3 members of the public in attendance.

A journalist from Joondalup Times/Weekender was in attendance.



1. Declaration of Opening

The Presiding Member declared the meeting open at 9.26am on 30 October 2018 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 in accordance with Section 5.16 of the DAP Standing Orders 2017 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 meeting would not be recorded.

2. Apologies

Ms Sheryl Chaffer (Deputy Presiding Member)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

3. Members on Leave of Absence

DAP Member, Ms Sheryl Chaffer has been granted leave of absence by the Director General for the period of 24 October 2018 to 1 November 2018 inclusive.

DAP Member, Cr Philippa Taylor has been granted leave of absence by the Director General for the period of 8 October 2018 to 30 October 2018 inclusive.

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Cr Christine Hamilton-Prime, declared an impartiality interest in item 8.1 as she is a graduate of Edith Cowan University.

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 Peter Simpson (PTS Town Planning Pty Ltd) and Mr Tony Di Leo (Silver Thomas Hanley) responded to questions from the panel in relation to Item 8.1.

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

PROCEDURAL MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

That the application at Item 10.1 be heard prior to the application at Item 8.1.

REASON: The application had been considered by the panel on a number of previous occasions, the applicant had not requested a presentation and the item was regarded to be a matter which could be dealt with in an efficient manner, thus allowing attendees for that item to be excused from the remainder of the meeting.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

8. Form 1 – Responsible Authority Reports – DAP Application

- 8.1 Property Location: Lot 9000 (69) Lakeside Drive, Joondalup
Development Description: New Science Building (Edith Cowan University)
Applicant: Mr Peter Simpson (PTS Town Planning Pty Ltd)
Owner: Ms Maxine Plant and Mr Scott Henderson
(Edith Cowan University)
Responsible Authority: City of Joondalup
DAP File No: DAP/18/01483

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/18/01483 and accompanying plans (Attachment 2) in accordance with the Metropolitan Region Scheme, Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *Local Planning Scheme No. 3*, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. This approval relates to the 'Educational establishment', 'Office' and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.



3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
4. A Construction Management Plan being 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;
 - any natural vegetation to be retained and the proposed manner in which this will be managed;
 - other matters likely to impact on the surrounding properties.

Development shall be undertaken in accordance with this approved plan.

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), 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.
6. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from University Drive, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
7. A full schedule of colours and materials for all exterior parts of the building, including details of the building's eastern entry treatment shall be submitted to and approved by the City 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.
8. 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 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 and tree planting within the car park;
 - provide a minimum of one shade tree per four car bays within new car parking areas;
 - provide further detail of the development's main entry landscaping concept;
 - indicate any natural vegetation to be retained and the proposed manner in which this will be managed;



- show spot levels and/or contours of the site;
- 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.

Landscaping and reticulation within the site and adjacent verges 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.

Advice Notes

1. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
2. Any mechanical ventilation for the development shall comply with Australian Standard 1668.2, particularly in regard to air flow and the location of exhaust air discharges.
3. In relation to the approved land uses, the City of Joondalup *Local Planning Scheme No. 3* defines 'Educational establishment' as "premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution".
4. In relation to the approved land uses, the City of Joondalup *Local Planning Scheme No. 3* defines 'Office' as "premises used for administration, clerical, technical, professional or similar business activities".

AMENDING MOTION 1

Moved by: Mr Fred Zuideveld

Seconded by: Ms Karen Hyde

That new condition 9 be added to read as follows:

A Refuse Management Plan shall be submitted by the applicant and approved by the City prior to the commencement of development. The Management Plan shall detail the method of collection and access to the building to the satisfaction of the City.

REASON: This new condition provides for detailed technical consideration of refuse management in a constrained location prior to commencement of the development, given that this detail was not provided with the application. Matters which may be assessed include collection timeframe, vehicle movement, any impact on amenity and any other related matters which can be adequately managed through a waste management plan.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION 2

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

That condition 8, bullet point four, be amended to read as follows:

*Provide further detail of the development's entry landscaping concept **including the provision for improved pedestrian shade and amenity.***

REASON: The addition of these words ensures that the detailed landscape plan responds appropriately to provide adequate shade and shelter for pedestrian amenity on all entry pathways and building entrances as the Panel took the view that insufficient shade and shelter was depicted on the application plans.

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/18/01483 and accompanying plans (Attachment 2) in accordance with the Metropolitan Region Scheme, Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *Local Planning Scheme No. 3*, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. This approval relates to the 'Educational establishment', 'Office' and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
4. A Construction Management Plan being 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;
 - any natural vegetation to be retained and the proposed manner in which this will be managed;
 - other matters likely to impact on the surrounding properties.

Development shall be undertaken in accordance with this approved plan.



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), 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.
6. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from University Drive, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
7. A full schedule of colours and materials for all exterior parts of the building, including details of the building's eastern entry treatment shall be submitted to and approved by the City 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.
8. 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 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 and tree planting within the car park;
 - provide a minimum of one shade tree per four car bays within new car parking areas;
 - provide further detail of the development's entry landscaping concept including the provision for improved pedestrian shade and amenity;
 - indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - show spot levels and/or contours of the site;
 - 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.

Landscaping and reticulation within the site and adjacent verges 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.

9. A Refuse Management Plan shall be submitted by the applicant and approved by the City prior to the commencement of development. The Management Plan shall detail the method of collection and access to the building to the satisfaction of the City.



Advice Notes

1. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
2. Any mechanical ventilation for the development shall comply with Australian Standard 1668.2, particularly in regard to air flow and the location of exhaust air discharges.
3. In relation to the approved land uses, the City of Joondalup *Local Planning Scheme No. 3* defines 'Educational establishment' as "premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution".
4. In relation to the approved land uses, the City of Joondalup *Local Planning Scheme No. 3* defines 'Office' as "premises used for administration, clerical, technical, professional or similar business activities".

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

- 10.1** Property Location: Lot 18 (6) Wanneroo Road, Yokine
Development Description: Alterations and Additions to Shopping Centre (Amendments to DA16/1817 & DA17/0067) (Dog Swamp)
Applicant: Mr Daniel Lees (element)
Owner: Mr John Newby (The Trust Company (Australia) Ltd)
Responsible Authority: City of Stirling
DAP File No: DAP/16/01108

REPORT RECOMMENDATION

Moved by: Ms Karen Hyde

Seconded by: Mr Chris Antill

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 420 of 2017, resolves to:

Reconsider its decision dated 28 March 2018 and **approve** DAP Application reference DAP/16/01108 and accompanying plans (Attachment 1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the



provisions of Clause 10.3 of the City of Stirling’s Local Planning Scheme No.3, with the following variation:

1. Delete Condition 4

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

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

For: Ms Karen Hyde
Mr Chris Antill
Mr Fred Zuideveld

Against: Cr Giovanni Italiano
Cr David Boothman

*Cr Giovanni Italiano and Cr David Boothman left the panel at 9.38am.
Cr Christine Hamilton-Prime and Cr Sophie Dwyer joined the panel at 9.38am.*

The Presiding Member noted the following State Administrative Tribunal Applications –

Current Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lots 348 and 347 (50 and 52) Littorina Avenue, Heathridge	Construction of fourteen (14) multiple dwellings
City of Joondalup	Lot 125 (1) & 126 (3) Chipala Court, Edgewater	Fourteen (14) Multiple Dwellings
City of Wanneroo	Lot 140 (81) Ghost Gum Boulevard, Banksia Grove	Proposed Child Care, Service Station, Showrooms, Veterinary Consulting, Drive Through and Take Away Food Outlets
City of Stirling	Lot 18 (6) Wanneroo Road, Yokine	Extension to the Shopping Centre (Dog Swamp)
City of Stirling	Lot 157 (2A) Sanderling Street, and Lot 604 (114) Cedric Street Stirling WA 6021	Mixed Use Development
City of Stirling	Lot 101 (191) Balcatta Road, Balcatta	Extension to the Existing Bunnings Warehouse
City of Stirling	Lot 14691 (2) Plantation Street, Menora	Retirement Complex (Bethanie Aged Care)
City of Stirling	Lot 100 (304) Scarborough Beach Road, Osborne Park	Motor Vehicle Sales and Repair

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the 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 9.54am.