



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 25 October 2018; 9:00am
Meeting Number: MNWJDAP/231
Meeting Venue: City of Joondalup
90 Boas Avenue Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Vernon Butterly (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Item 8.1a & 8.1b
Cr Giovanni Italiano (Local Government Member, City of Stirling)
Cr David Boothman (Local Government Member, City of Stirling)
Item 10
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)
Cr Sophie Dwyer (Local Government Member, City of Joondalup)

Officers in attendance

Item 8.1a & 8.1b
Ms Giovanna Lumbaca (City of Stirling)
Mr Greg Bowering (City of Stirling)
Mr Nick John (City of Stirling)
Mr Garreth Chivell (Western Australian Planning Commission)

Item 10
Mr Ryan Bailey (City of Joondalup)
Mr Chris Leigh (City of Joondalup)

Minute Secretary

Mr John Byrne (City of Joondalup)

Applicants and Submitters

Item 8.1a & 8.1b
Mr Nik Hidding (Peter Webb & Associates)

Item 10
Mr Carlo Famiano (CF Town Planning & Development)
Mr Michael Ruggiero (Individual Developments)
Ms Joanna Quan

Members of the Public / Media

Nil



1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

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

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Member	Item	Nature of Interest
Ms Karen Hyde	10	Impartiality Interest – Ms Hyde's employer Taylor Burrell Barnett has been appointed by the City of Joondalup to advise on future the planning framework for Housing Opportunity Areas. Ms Hyde has not been involved in the past planning framework, the context for which these applications are to be determined.

7. Deputations and Presentations

- 7.1 Mr Nik Hidding (Peter Webb & Associates) presenting in support of the application at Item 8.1a and 8.1b. The presentation will address the recommendation for refusal.
- 7.2 Ms Joanna Quan presenting against the application at Item 10.1. The presentation will address the developments design and the conditions in the report.
- 7.3 Mr Carlo Famino (CF Town Planning & Development) presenting in support of the application at Item 10.1. The presentation will provide an overview of the amendments undertaken to the proposal and field any questions from the Panel members.



The City of Stirling, Western Australian Planning Commission and the City of Joondalup may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1a Property Location: Lot 100 (345) Scarborough Beach Road
Osborne Park and Lot 54 (72) Pollard Street,
Glendalough
Development Description: Proposed Motor Vehicle Sales Dealership
Applicant: Mr Nik Hidding (Peter Webb & Associates)
Owner: Ms Michelle Prater (APPL Properties Pty Ltd)
Responsible Authority: City of Stirling
DAP File No: DAP/18/01448

8.1b Property Location: Lot 100 (345) Scarborough Beach Road
Osborne Park and Lot 54 (72) Pollard Street,
Glendalough
Development Description: Proposed Motor Vehicle Sales Dealership
Applicant: Mr Nik Hidding (Peter Webb & Associates)
Owner: Ms Michelle Prater (APPL Properties Pty Ltd)
Responsible Authority: Western Australian Planning Commission
DAP File No: DAP/18/01448

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

Nil

10. Appeals to the State Administrative Tribunal

10.1 Property Location: Lots 348 and 347 (50 and 52) Littorina Avenue,
Heathridge
Development Description: Construction of fourteen (14) multiple dwellings
Applicant: Mr Michael Ruggiero
(Individual Developments)
Owner: Mr Harley William Francis Burke
Responsible Authority: City of Joondalup
DAP File No: DAP/18/01377

Current Applications		
LG Name	Property Location	Application Description
City of Stirling	Lot 18 (6) Wanneroo Road, Yokine	Extension to the Shopping Centre (Dog Swamp)
City of Stirling	Lot 100 (304) Scarborough Beach Road, Osborne Park	Motor Vehicle Sales and Repair
City of Stirling	Lot 14691 (2) Plantation Street, Menora	Retirement Complex (Bethanie Aged Care)
City of Stirling	Lot 101 (191) Balcatta Road, Balcatta	Extension to the Existing Bunnings Warehouse
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



Current Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 125 (1) & 126 (3) Chipala Court, Edgewater	Fourteen (14) Multiple Dwellings

11. General Business / Meeting Closure

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.