



## Minutes of the Metro North-West Joint Development Assessment Panel

**Meeting Date and Time:** 25 January 2018 at 1.00pm  
**Meeting Number:** MNWJDAP/199  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue  
Joondalup

### Attendance

#### DAP Members

Mr Ray Haeren (A/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

Mr Chris Leigh (City of Joondalup)  
Mr Blake Eldridge (City of Joondalup)  
Mr Tim Reed (City of Joondalup)

#### Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

#### Applicant and Submitters

Mr David Reynolds (Taylor Burrell Barnett)

#### Members of the Public / Media

There were two members of the public in attendance.

#### 1. Declaration of Opening

The A/Presiding Member, Mr Ray Haeren declared the meeting open at 12:59pm on 25 January 2018 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Acting 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 A/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)

## 3. Members on Leave of Absence

Nil

## 4. Noting of Minutes

The Minutes of Metro North-West JDAP meeting No.198 held on 17 January 2018 were not available at time of Agenda preparation.

## 5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

## 6. Disclosure of Interests

Panel member, Ms Karen Hyde, declared an indirect pecuniary interest in item 8.1. Ms Hyde works for Taylor Burrell Barnett who has been engaged by the applicant.

In accordance with section 6.3.1 of the DAP Standing Orders 2017, the A/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.

## 7. Deputations and Presentations

- 7.1 Mr David Reynolds (Taylor Burrell Barnett) addressed the DAP in support of the application at Item 8.1.

## 8. Form 1 – Responsible Authority Reports – DAP Application

- 8.1 Property Location: Lot 83 (22) Coolibah Drive, Greenwood  
Lot 84 (20 and 20A Coolibah Drive, Greenwood  
Application Details: Child Care Centre  
Applicant: Paul Murray  
Owner: Rebecca Margaret Thomson  
Sean Michael Comiskey  
Luke Damien Comiskey  
Responsible authority: City of Joondalup  
DAP File No: DAP/17/01309

## REPORT RECOMMENDATION

**Moved by:** Cr Philippa Taylor

**Seconded by:** Cr Christine Hamilton-Prime

That the Metro North-West JDAP resolves to:



1. **Approve** DAP Application reference DAP/17/01309 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 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. Lot 83 (22) Coolibah Drive and Lot 84 (20 and 20A) Coolibah Drive, Greenwood shall be amalgamated, prior to commencement of development of the Child Care Centre.
3. This approval only relates to the new Child Care Centre and associated works only as indicated on the approved plans. It does not relate to any other development on the lot.
4. 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 in the car park;
  - Provide a minimum of one shade tree per four car bays within new car parking areas;
  - Show spot levels and/or contours of the site;
  - Indicate any natural 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.
5. 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.
6. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;



- the parking arrangements for the contractors and subcontractors;
- the management of dust during the construction process;
- access to car parking and the centre for staff and customers; and
- other matters likely to impact on the surrounding properties.

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

7. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) 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. 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. 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.
10. The applicant shall remove the existing crossovers (as depicted on the approved plans), make good the verge, and reinstate the footpaths to the specifications and satisfaction of the City, prior to occupation.
11. All development shall be contained within the property boundaries.
12. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
13. 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.
14. 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.
15. The hours of operation for the centre shall be between 7:00am to 6:30pm Monday to Friday. Child Care Centre staff shall not arrive at the centre before 6:30am, and be off site by 7:00pm.



16. Staff car parking bays are to be provided at a rate of 1 car bay per staff member on site at any one time to a maximum of 13 car bays. Car bays numbered 1-9 are to be marked and permanently set aside for staff only as per the recommendation of Part 6 - Recommendations of the Environmental Noise Assessment, to the satisfaction of the City.
17. Refuse management shall be undertaken in accordance with the Waste Management Plan dated 16 November 2017.
18. The Child Care Centre shall comply with Part 6 – Recommendations of the Environmental Noise Assessment by Lloyd George Acoustics Pty Ltd dated 22 September 2017 to the satisfaction of the City.
19. 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 facing Coolibah Drive, Callistemon Street and Pimelia Court shall be submitted to the City for approval prior to commencement of development.

#### **Advice Notes**

1. This approval does not include the dividing fence(s) shown on the approved plans. You are advised that in accordance with the *Dividing Fences Act 1961* you are required to reach agreement with the adjoining owners as to the height, appearance and location of the dividing fence. Further information is available at [www.buildingcommission.wa.gov.au](http://www.buildingcommission.wa.gov.au).
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 the premise is to be set up and run in compliance with the *Food Act 2008* and the *Australia New Zealand Food Standards Code*.
  - Applicant is encouraged to send in kitchen plans for comment prior to lodging a certified building permit.
  - The proprietor will likely need to develop and implement a Food Safety Programme in accordance with Standard 3 of the *Australia New Zealand Food Standards Code* prior to operating.
  - For further information please contact Health & Environmental Services on 9400 4933.
4. The applicant is advised that the development is to be designed, constructed and run in accordance with the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
5. 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.

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

To insert the following as an additional Condition:

20. *The undercroft parking area shall be secured and inaccessible at all times outside of the approved hours of operation.*

To insert the following as additional Advice Notes:

7. *In relation to Condition 4, the applicant is encouraged to incorporate native shade trees as part of landscaping for the site.*
8. *In relation to Condition 6, the Construction Management Plan is to include details of the method of retaining and fill to the southern boundary.*

**REASON:** To provide safety to staff using the undercroft parking area, to encourage the use of native trees on the development site and to ensure the correct method of retaining and fill is used on the southern boundary of the development site.

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

### **AMENDING MOTION**

**Moved by:** Cr Philippa Taylor

**Seconded by:** Cr Christine Hamilton-Prime

To insert the following as an additional Advice Note:

9. *In relation to the balustrade on Pimelea Court frontage that design and materials be incorporated to prevent uncontrolled egress by children.*

**REASON:** To prevent injury to children using the pathway.

**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/17/01309 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

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4. 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 in the car park;
  - Provide a minimum of one shade tree per four car bays within new car parking areas;
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Works shall be undertaken in accordance with the approved Construction Management Plan.

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10. The applicant shall remove the existing crossovers (as depicted on the approved plans), make good the verge, and reinstate the footpaths to the specifications and satisfaction of the City, prior to occupation.
11. All development shall be contained within the property boundaries.
12. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
13. 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.
14. 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.
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7. In relation to Condition 4, the applicant is encouraged to incorporate native shade trees as part of landscaping for the site.
8. In relation to Condition 6, the Construction Management Plan is to include details of the method of retaining and fill to the southern boundary.
9. In relation to the balustrade on Pimelea Court frontage, that design and materials be incorporated to prevent uncontrolled egress by children.

**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**

The following State Administrative Tribunal Application has been received:

- City of Stirling - Lot 18 (6) Wanneroo Road, Yokine - Extension to the Shopping Centre
- City of Joondalup - Lots 7 (22), 8 (24) and 9 (26) Monkhouse Way & Lots 5 (4) and 6 (2) Banks Avenue, Hillarys - Medical Centre, Office, Restaurant, Recreation Centre and Child Care Centre (new mixed use development).

**11. General Business / Meeting Close**

The A/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 1.49pm.