



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

**Meeting Date and Time:** 15 March 2018; 2.00pm  
**Meeting Number:** MNWJDAP/204  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue  
Joondalup

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Ray Haeren (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)  
Ms Bronwyn Jenkins (City of Joondalup)  
Mr Ryan Baily (City of Joondalup)

#### Minute Secretary

Mrs Sinead McCarthy (City of Joondalup)

#### Applicants and Submitters

Mr Marc Karol (T&Z Architects)  
Mr Tayne Evershed (Planning Solutions)  
Mr Reece Hendy (Planning Solutions)

#### Members of the Public / Media

There were no members of the public in attendance.  
Ms Tyler Brown from the Joondalup Times was in attendance.

### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2.02pm on 15 March 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 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**

Nil.

**3. Members on Leave of Absence**

Nil.

**4. Noting of Minutes**

The Minutes of Metro North-West JDAP meeting No. 2013 held on 7 March 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**

Nil.

**7. Deputations and Presentations**

- 7.1 Mr Tayne Evershed (Planning Solutions) and Mr Marc Karol (T&Z Architects) 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 11581 (9) Harvest Loop, Edgewater  |
|     | Application Details:   | 128 Bed Residential Aged Care Facility |
|     | Applicant:             | Marc Karol – T&Z Architects            |
|     | Owner:                 | Mr David Penny - McAuley               |
|     | Responsible authority: | City of Joondalup                      |
|     | DAP File No:           | DAP/17/01336                           |



## 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/17/01336 and accompanying plans SK11 revB, SK12 revB, SK21 rev B, SK22 revB, SK23 revA, SK51 rev B 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 decision constitutes planning approval only and is valid for a period of two (2) 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 'Nursing Home' (Residential Aged Care Facility) and associated works only as indicated on the approved plans. It does not relate to any other development on the lot.
3. A Construction Management Plan being submitted and approved 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;
  - other matters likely to impact on the surrounding properties

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

4. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
5. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
6. Any proposed building plant and equipment, including air conditioning units, piping, ducting, solar collectors and water tanks shall be 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. 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. 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.
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 of the development (including retaining walls) shall 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. 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.
12. 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.
13. The car parking area located adjacent to Pioneer Drive shall be used for staff parking only and shall be permanently marked and set aside as such.
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. 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.
16. 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.
17. 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.
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;
  - Show all irrigation design details;
  - Provide landscaping that discourages the parking of vehicles within the Pioneer Drive and Harvest Loop verge; and
  - Provide sufficient screening of the transformer as viewed from Harvest Loop.
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.

#### **Advice Notes**

1. Further to condition 2, the City of Joondalup District Planning Scheme No. 2 defines 'Nursing Home' as premises in which persons who do not require constant medical attention are received as patients and lodged for the purposes of medical supervision and nursing care.
2. 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>
3. 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.
4. The applicant/land owner is advised that food is to be provided in accordance with the *Food Act 2008*. The applicant is encouraged to ensure plans of food handling and storage areas are provided to the City for comment prior to lodging for a building permit. For further information please contact Health & Environmental Services on 9400 4933.
5. 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:** Mr John Syme

**Seconded by:** Ms Karen Hyde

The deletion of dot point 8 of Condition 18 in the Recommendation.

- Provide landscaping that discourages the parking of vehicles within the Pioneer Drive and Harvest Loop verge;

**REASON: The Applicant needs to have ability to landscape this development in a way that suits the economics and aesthetics of the development.**

**The Amending Motion was put and LOST (2 / 3).**

For: Mr John Syme and Ms Karen Hyde.

Against: Cr Philippa Taylor, Cr Christine Hamilton-Prime and Mr Ray Haeren.

## AMENDING MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr John Syme

To delete the words "Endeavour Road" and insert "Harvest Loop and Pioneer Drive" in Condition 18.

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 Harvest Loop and Pioneer Drive verge area, and shall:

**REASON: To correct a typographical error in Condition 18 of the Recommendation.**

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

## REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

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  - other matters likely to impact on the surrounding properties

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

4. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
5. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
6. Any proposed building plant and equipment, including air conditioning units, piping, ducting, solar collectors and water tanks shall be 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. 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.
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11. 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.
12. 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.
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  - 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;
  - Show all irrigation design details;
  - Provide landscaping that discourages the parking of vehicles within the Pioneer Drive and Harvest Loop verge; and
  - Provide sufficient screening of the transformer as viewed from Harvest Loop.

*Karen Hyde*



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.

### Advice Notes

1. Further to condition 2, the City of Joondalup District Planning Scheme No. 2 defines 'Nursing Home' as premises in which persons who do not require constant medical attention are received as patients and lodged for the purposes of medical supervision and nursing care.
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5. 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.

**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 Presiding Member provided an update on the following SAT applications:

- City of Joondalup - DR6/2018, Lots 7 (22), 8 (24) and 9 (26) Monkhouse Way & Lots 5 (4) and 6 (2) Banks Avenue, Hillarys - Mixed Use Development (Medical Centre, Office, Restaurant, Recreation Centre and Child Care Centre)



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- City of Joondalup - DR400/2017, Lot 1 (248) Camberwarra Drive, Craigie - Child Care Centre

## 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 2.24pm.

A handwritten signature in cursive script that reads "Karen Hyde".