



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 30 November 2018; 9:00am
Meeting Number: MNWJDAP/237
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street, Perth

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr Fred Zuideveld (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 Sonya Hayes (City of Joondalup)
Mr Joe Hussey (City of Joondalup)
Ms Dale Page (City of Joondalup)

Minute Secretary

Ms Andrea Dawson (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Brad Stockley
Ms Donna Branson
Mr Daren Chambers
Ms Claire Smith (Flyt)
Ms Melinda Marshall (Elton Consulting)
Mr Alan White (MJA Studio)
Mr James Thompson (MJA Studio)
Mr Luke Parker (OP Investments Pty Ltd)

Item 8.2

Ms Sarah Asher (MJA Studio)
Mr Ray Haeren (Urbis)
Ms Marieka Van Den Bergh (Urbis)
Mr Andrew Carville (Scentre Group)

Members of the Public / Media

There was 1 member of the public in attendance.

Ms Tyler Browne from Community News was in attendance.



1. Declaration of Opening

The Presiding Member declared the meeting open at 9:07am on 30 November 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

Nil

3. Members on Leave of Absence

Nil

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

Nil

7. Deputations and Presentations

7.1 Mr Brad Stockley addressed the DAP against the application at Item 8.1.

7.2 Ms Donna Branson and Mr Daren Chambers addressed the DAP against the application at Item 8.1.

7.3 Mr Alan White and Mr James Thompson (MJA Studio) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.4 Ms Claire Smith (Flyt) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.



7.5 Ms Melinda Marshall (Elton Consulting) addressed the DAP in support of the application at Item 8.1.

7.6 Ms Dale Page (City of Joondalup) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

The presentations at Items 7.1 – 7.6 were heard prior to the application at Item 8.1.

7.7 Ms Sarah Asher (MJA Studio) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.

7.8 Ms Marieka Van Den Bergh and Mr Ray Haeren (Urbis) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.

7.9 Mr Andrew Carville (Scentre Group) responded to questions from the panel at Item 8.2.

7.10 Ms Dale Page (City of Joondalup) addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

The presentations at Items 7.7 - 7.10 were heard prior to the application at Item 8.2.

8. Form 1 – Responsible Authority Reports – DAP Applications

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|-------------------------------|--|
| 8.1 Property Location: | Part Lot 9040 (34) Kallatina Drive, Iluka |
| Development Description: | Multiple Dwelling Development (Brightwater Beaumaris) |
| Applicant: | Veris Pty Ltd |
| Owner: | OP Investments Pty Ltd |
| Responsible Authority: | City of Joondalup |
| DAP File No: | DAP/18/01484 |

REPORT RECOMMENDATION

Moved by: Cr Christine Hamilton-Prime

Seconded by: Ms Karen Hyde

That the Metro North-West JDAP resolves to:

Approve DAP application reference DAP/18/01484 and accompanying plans (Attachment 3) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions:

Conditions

1. This approval relates to the 58 multiple (aged or dependent persons') dwellings and associated works only. It does not relate to any other development on the lot.
2. The 'Roof Terrace Level' shown on the plans shall be removed.



3. An access easement for the shared driveway shall be placed on the certificate of titles for the subject lot and the adjoining lot to the north. The easement shall be at the owner/developer's expense and lodged with the Registrar of Titles for endorsement on the certificate of titles, prior to the commencement of development.
4. A notification, pursuant to section 70A of the Transfer of Land Act 1893, shall be placed on the certificate of title for the subject lot. The notification shall be at the owner/developer's expense and lodged with the Registrar of Titles for endorsement on the certificate of title, prior to the commencement of development. The notification is to state as follows:

'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner'.
5. The boundary walls on the north boundary shall be of a clean finish and aesthetically treated to minimise their visual impact. Details are to be provided to and approved by the City prior to the commencement of development.
6. 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 treatments of the subject site and the adjoining road verges, and shall:
 - provide planting of a sufficient height and density to soften the impact of the retaining walls and solid walls and fencing as viewed from all streets;
 - provide additional trees within the 'deep planting' zone;
 - provide plant species, mature height and spread, plant spacing, pot size and quantities and an irrigation design by a Certified Irrigation Designer;
 - provide all details relating to paving, treatment of verges and tree planting;
 - remove the 'Hardstand waste bin collection' on the corner of Fernando Parkway and Santos Vista and replace with landscaping;
 - be based on water sensitive urban design and designing out crime principles to the satisfaction of the City;
 - show spot levels and/or contours of the site; and
 - be drawn at an appropriate scale of either 1:100 or 1:200.
7. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the occupation of the development and thereafter maintained to the satisfaction of the City.
8. A Waste Management Plan indicating the method of rubbish collection shall be submitted to the City prior to the commencement of development and approved by the City prior to the development first being occupied. All rubbish collection shall be in accordance with the approved Waste Management Plan.
9. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The Construction 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.

10. A full schedule of colours and materials for all exterior parts of the development (including 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.
11. 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 the street. 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.
12. Walls, fences and other structures shall be truncated or reduced to no higher than 0.75 metres within 1.5 metres of where walls, fences, other structures adjoin vehicle access points, where the driveway meets Burns Beach Road.
13. The glazed balustrades for the ground floor terraces and 'Porch' and the upper floor balconies shall be clear glass.
14. Eight on-street parking bays on Santos Vista shall be constructed by the developer at the developer's expense, prior to the occupation of the development. The detailed design is to be approved by the City prior to construction.
15. Nine visitor car parking bays shall be provided within the basement car park, adjacent to and outside the security gate and clearly delineated (marked/signed), prior to the occupation of the development.
16. The security gate for the basement car park shall be relocated such that on site visitor parking bays are not located behind the gate.
17. A sign, with a maximum size of 0.2m², shall be provided adjacent to the driveway and visible from Burns Beach Road advising of the availability of visitor car parking bays within the basement car park. Details are to be provided prior to the commencement of development.
18. Six visitor bicycle spaces shall be clearly delineated (marked/signed) and located outside of any security barrier, prior to the occupation of the development.



19. The car parking bays, driveways and access points shown on the approved plans shall 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.
20. Bicycle parking facilities shall be in accordance with the Australian Standard for Off-street Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking areas shall be provided to the City for approval prior to the commencement of development.
21. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
22. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.

Advice Notes

1. With respect to the removal of the 'Roof Terrace Level', should the amenities still be required, the internal reconfiguration of the building to accommodate these amenities is to be to the satisfaction of the City and as demonstrated on the plans in Attachment 13.
2. The owner/applicant is advised that the subject site has been identified as being within a bushfire prone area as designated by the Fire and Emergency Services Commissioner. As a result:
 - a. a notification on the certificate of title is required in accordance with clause 6.10 of *State Planning Policy 3.7 – Planning for Bushfire Prone Areas* (SPP3.7); and
 - b. additional construction methods may be required as part of the Building Permit.

Further information about the designated bushfire prone areas and SPP3.7 can be found on the Department of Fire and Emergency Services website: <https://www.dfes.wa.gov.au/> and the Department of Planning website: <http://www.planning.wa.gov.au/>

3. With respect to the landscaping, it is recommended that universal access to the main internal garden area is provided off the pathways.
4. With respect to the Waste Management Plan:
 - a. all waste is to be collected within the basement. No bins are to be placed on the verge for collection;
 - b. the Hardstand – Waste Bin Collection area on the corner of Fernando Parkway and Santos Vista is not supported and is to be removed from the plans;
 - c. the applicant is to confirm that the clearance height between the finished floor level of the driveway/basement and ceiling is sufficient enough to cater for waste service vehicles;



- d. the bin store area is to be designed and equipped to the satisfaction of the City. It shall be provided with a hose cock and have a concrete floor graded to a floor waste connected to sewer. Given the proposed location within the basement of the building, please ensure connection to sewer is possible.
5. With respect to the schedule of colours and materials, the City encourages the developer to incorporate materials and colours to the external surface of the building and associated structures, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.
6. Any existing footpaths and kerbing shall be retained and protected during construction of the development. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
7. Development shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Consideration needs to be given to the positioning and placement of noisy plant equipment (e.g. air conditioners, mechanical exhaust etc) so as to not have a negative impact on surrounding residents.
8. Development shall comply with the *Health (Aquatic Facilities) Regulations 2007*. Prior to commencing construction, design approval must first be obtained from the Department of Health (WA). For more information contact the Water Unit on 9388 4999. Additionally, please be aware that monthly water sampling will be required and is subject to additional fee (approx. \$32 per month when undertaken by City of Joondalup).
9. All laundry areas to be provided with a floor waste in accordance with the City's Local Laws. In addition to having mechanical ventilation it is recommended that internal laundry areas be provided with condensation dryers to minimise the likelihood of mould occurring.
10. Ventilation to toilets and any other room which contains a toilet must comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
11. Compliance with the NCC BCA is solely the responsibility of the independent building surveyor who certifies and issues the Certificate of Design Compliance.
12. The applicant/owner 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 <https://www.joondalup.wa.gov.au/verge-treatments/>



AMENDING MOTION 1

Moved by: Ms Sheryl Chaffer

Seconded by: Nil

That Condition 14 be amended to read as follows:

*Eight **A minimum of 6** on-street parking bays on Santos Vista shall be constructed by the developer at the developer's expense, prior to the occupation of the development. The detailed design is to be approved by the City prior to construction.*

The Amending Motion LAPSED for want of a seconder.

AMENDING MOTION 2

The following amending motions were made en bloc:

Moved by: Ms Sheryl Chaffer

Seconded by: Mr Fred Zuideveld

i) That Condition 2 be amended to read as follows:

*The '**Rooftop gym Terrace Level**' shown on the plans shall be removed.*

ii) That Advice Note 1 be amended to read as follows:

*With respect to the removal of the '**Rooftop gym Terrace Level**', should the amenities still be required, the internal reconfiguration of the building to accommodate these amenities is to be to the satisfaction of the City and as demonstrated on the plans in Attachment 13.*

REASON: To clarify that the roof top enclosure creating an additional floor containing the gym (as defined by the Scheme) is to be removed from the plans and the application prior to commencement of development.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION 3

Moved by: Mr Fred Zuideveld

Seconded by: Ms Sheryl Chaffer

That Condition 13 be amended to read as follows:

The glazed balustrades for the ~~ground floor terraces and~~ 'Porch' and the upper floor balconies shall be clear glass.

REASON: To enable a level of privacy for the balconies whilst maintaining the opportunity for passive surveillance and light.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION 4

Moved by: Ms Karen Hyde

Seconded by: Ms Sheryl Chaffer

That the report preamble be amended to read as follows:

Approve DAP application reference DAP/18/01484 and accompanying plans (Attachment 3) in accordance with 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:

REASON: To ensure it is clear that the approval is granted in accordance with the Regulations and the City's Planning Scheme.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

Approve DAP application reference DAP/18/01484 and accompanying plans (Attachment 3) in accordance with 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 approval relates to the 58 multiple (aged or dependent persons') dwellings and associated works only. It does not relate to any other development on the lot.
2. The 'Rooftop gym' shown on the plans shall be removed.
3. An access easement for the shared driveway shall be placed on the certificate of titles for the subject lot and the adjoining lot to the north. The easement shall be at the owner/developer's expense and lodged with the Registrar of Titles for endorsement on the certificate of titles, prior to the commencement of development.
4. A notification, pursuant to section 70A of the Transfer of Land Act 1893, shall be placed on the certificate of title for the subject lot. The notification shall be at the owner/developer's expense and lodged with the Registrar of Titles for endorsement on the certificate of title, prior to the commencement of development. The notification is to state as follows:

'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner'.
5. The boundary walls on the north boundary shall be of a clean finish and aesthetically treated to minimise their visual impact. Details are to be provided to and approved by the City prior to the commencement of development.
6. 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 treatments of the subject site and the adjoining road verges, and shall:

- provide planting of a sufficient height and density to soften the impact of the retaining walls and solid walls and fencing as viewed from all streets;
 - provide additional trees within the 'deep planting' zone;
 - provide plant species, mature height and spread, plant spacing, pot size and quantities and an irrigation design by a Certified Irrigation Designer;
 - provide all details relating to paving, treatment of verges and tree planting;
 - remove the 'Hardstand waste bin collection' on the corner of Fernando Parkway and Santos Vista and replace with landscaping;
 - be based on water sensitive urban design and designing out crime principles to the satisfaction of the City;
 - show spot levels and/or contours of the site; and
 - be drawn at an appropriate scale of either 1:100 or 1:200.
7. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the occupation of the development and thereafter maintained to the satisfaction of the City.
8. A Waste Management Plan indicating the method of rubbish collection shall be submitted to the City prior to the commencement of development and approved by the City prior to the development first being occupied. All rubbish collection shall be in accordance with the approved Waste Management Plan.
9. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The Construction 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.
10. A full schedule of colours and materials for all exterior parts of the development (including 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.
11. 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 the street. 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.
12. Walls, fences and other structures shall be truncated or reduced to no higher than 0.75 metres within 1.5 metres of where walls, fences, other structures adjoin vehicle access points, where the driveway meets Burns Beach Road.
 13. The glazed balustrades for the 'Porch' and the upper floor balconies shall be clear glass.
 14. Eight on-street parking bays on Santos Vista shall be constructed by the developer at the developer's expense, prior to the occupation of the development. The detailed design is to be approved by the City prior to construction.
 15. Nine visitor car parking bays shall be provided within the basement car park, adjacent to and outside the security gate and clearly delineated (marked/signed), prior to the occupation of the development.
 16. The security gate for the basement car park shall be relocated such that on site visitor parking bays are not located behind the gate.
 17. A sign, with a maximum size of 0.2m², shall be provided adjacent to the driveway and visible from Burns Beach Road advising of the availability of visitor car parking bays within the basement car park. Details are to be provided prior to the commencement of development.
 18. Six visitor bicycle spaces shall be clearly delineated (marked/signed) and located outside of any security barrier, prior to the occupation of the development.
 19. The car parking bays, driveways and access points shown on the approved plans shall 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.
 20. Bicycle parking facilities shall be in accordance with the Australian Standard for Off-street Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking areas shall be provided to the City for approval prior to the commencement of development.
 21. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
 22. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.



Advice Notes

1. With respect to the removal of the 'Rooftop gym', should the amenities still be required, the internal reconfiguration of the building to accommodate these amenities is to be to the satisfaction of the City and as demonstrated on the plans in Attachment 13.
2. The owner/applicant is advised that the subject site has been identified as being within a bushfire prone area as designated by the Fire and Emergency Services Commissioner. As a result:
 - c. a notification on the certificate of title is required in accordance with clause 6.10 of *State Planning Policy 3.7 – Planning for Bushfire Prone Areas* (SPP3.7); and
 - d. additional construction methods may be required as part of the Building Permit.

Further information about the designated bushfire prone areas and SPP3.7 can be found on the Department of Fire and Emergency Services website: <https://www.dfes.wa.gov.au/> and the Department of Planning website: <http://www.planning.wa.gov.au/>

3. With respect to the landscaping, it is recommended that universal access to the main internal garden area is provided off the pathways.
4. With respect to the Waste Management Plan:
 - a. all waste is to be collected within the basement. No bins are to be placed on the verge for collection;
 - b. the Hardstand – Waste Bin Collection area on the corner of Fernando Parkway and Santos Vista is not supported and is to be removed from the plans;
 - c. the applicant is to confirm that the clearance height between the finished floor level of the driveway/basement and ceiling is sufficient enough to cater for waste service vehicles;
 - d. the bin store area is to be designed and equipped to the satisfaction of the City. It shall be provided with a hose cock and have a concrete floor graded to a floor waste connected to sewer. Given the proposed location within the basement of the building, please ensure connection to sewer is possible.
5. With respect to the schedule of colours and materials, the City encourages the developer to incorporate materials and colours to the external surface of the building and associated structures, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.
6. Any existing footpaths and kerbing shall be retained and protected during construction of the development. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.



7. Development shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Consideration needs to be given to the positioning and placement of noisy plant equipment (e.g. air conditioners, mechanical exhaust etc) so as to not have a negative impact on surrounding residents.
8. Development shall comply with the *Health (Aquatic Facilities) Regulations 2007*. Prior to commencing construction, design approval must first be obtained from the Department of Health (WA). For more information contact the Water Unit on 9388 4999. Additionally, please be aware that monthly water sampling will be required and is subject to additional fee (approx. \$32 per month when undertaken by City of Joondalup).
9. All laundry areas to be provided with a floor waste in accordance with the City's Local Laws. In addition to having mechanical ventilation it is recommended that internal laundry areas be provided with condensation dryers to minimise the likelihood of mould occurring.
10. Ventilation to toilets and any other room which contains a toilet must comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
11. Compliance with the NCC BCA is solely the responsibility of the independent building surveyor who certifies and issues the Certificate of Design Compliance.
12. The applicant/owner 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 <https://www.joondalup.wa.gov.au/verge-treatments/>

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

The Report Recommendation (as amended) was put and CARRIED 4/1).

For: Ms Karen Hyde
Ms Sheryl Chaffer
Mr Fred Zuideveld
Cr Christine Hamilton-Prime

Against: Cr Philippa Taylor

8.2 Property Location: Lot 501 (470) Whitefords Avenue, Hillarys
Development Description: Multiple Dwellings, Retail, Commercial and Plaza (Endeavour Precinct)
Applicant: Scentre Group
Owner: RE1 Limited and Scentre Management Ltd and RECO Whitford Pty Ltd
Responsible Authority: City of Joondalup
DAP File No: DAP/18/01486

REPORT RECOMMENDATION

Moved by: Cr Christine Hamilton-Prime

Seconded by: Cr Philippa Taylor

That the Metro North-West JDAP resolves to:



Approve DAP Application reference DAP/18/01486 and accompanying plans A1.01 (rev C), A2.01 (rev E), A2.02 (rev E), A2.03 (rev E), A2.04 (rev E), A2.05 (rev C), A2.06 (rev C), A2.07 (rev C), A2.08 (rev C), A2.09 (rev C), A2.10 (rev C), A2.11 (rev C), A3.01 (rev C), A3.02 (rev C) and A4.01 (rev C) in accordance with 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 as follows:

Conditions

1. This approval relates to the new mixed-use developments, community plaza and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
2. Further to condition 1 above, the development site shall be occupied by the following land uses:
 - Multiple Dwelling
 - Office
 - Shop (up to 500m² NLA)
 - Shop (greater than 500m² NLA)
 - Restaurant
 - Consulting Rooms
 - Markets (Retail)
 - Small Bar

As defined under the *City of Joondalup Local Planning Scheme No.3*.

3. Endeavour Road is to be modified, including the relocation of the roundabout. A detailed design of the road modifications shall be undertaken by the applicant and approved by the City prior to the commencement of development. All works shall be carried out by the applicant to the specification and satisfaction of the City. All works are to be completed prior to occupation of the development. All costs associated with the modification of Endeavour Road, including detailed design, are to be borne by the applicant.
4. Prior to commencing development, a Wayfinding Strategy shall be submitted to and approved by the City. The approved wayfinding strategy shall address pedestrian connections between the community plaza and the existing western entrance to the Retail District. Works associated with the wayfinding strategy are required to be completed prior to occupation of the new mixed use development.
5. A Construction Management Plan is required to 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 ground floor retail district multi-storey car parking areas, the



- Caltex (Woolworths) service station and the Endeavour Business Centre for staff and customers during construction;
 - traffic management and access to the Bunnings Warehouse/Showroom site, during the modifications to the Endeavour Road intersection;
 - other matters likely to impact on the surrounding properties;
 - and works shall be undertaken in accordance with the approved Construction Management Plan.
6. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
 7. All development shall be contained within the property boundaries.
 8. A full schedule of colours and materials for all exterior parts to the building is to 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.
 9. No obscure or reflective glazing is permitted to ground floor building facades.
 10. 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.
 11. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
 12. 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.
 13. Bicycle parking facilities provided shall be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied.
 14. 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. A lighting plan shall be submitted to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.
 15. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street(s) to the satisfaction of the City.
 16. 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; and
 - Show all irrigation design details.
17. 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.
18. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.
19. 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.

Advice Notes

1. In regard to colours and materials, the City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.
2. In relation to landscaping and reticulation, 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.ioondalup.wa.gov.au/Live/Streetscapes.aspx>
3. In relation to the method of rubbish collection, refuse management shall be undertaken in accordance with the recommendations within the 'Endeavour Precinct Stage 1, Whitfords Waste Management Plan' prepared by Encycle Consulting.
4. 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.
5. The applicant is advised that all food premises are required to comply with the provisions of the *Food Act 2008*.



6. The applicant is advised that ventilation to residential apartments is to be provided in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. It is recommended that only condensing style clothes dryers are provided, or as specified, for residential apartments.
8. The applicant is advised that wet areas must be properly surfaced and graded in accordance with the City's *Health Local Law 1999*.
9. *Environmental Protection (Noise) Regulations 1997* (Regulations) are to be considered in designing and locating air intakes & outlets, mechanical plant & equipment, bin stores, loading docks and similar areas. Apartments would be considered as noise sensitive premises and residents would have the right to complain about noise exceeding the assigned levels from the Regulations.
10. 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.
11. A swimming pool provided to residential developments, where there are more than 30 dwellings, is an Aquatic Facility. Pre-construction, approval is required from the Department of Health under the *Health (Aquatic Facilities) Regulations 2007*.

AMENDING MOTION 1

The following amending motions were made en bloc:

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

- (i) That Condition 3 be amended to read as follows:

*Endeavour Road is to be modified, including the relocation of the roundabout. A detailed design of the road modifications shall be undertaken by the applicant and approved by the City prior to the commencement of development. All works shall be carried out by the applicant to the specification and satisfaction of the City. All works are to be completed prior to ~~occupation of the development~~ **commencement of development of the southern building**. All costs associated with the modification of Endeavour Road, including detailed design, are to be borne by the applicant.*

- (ii) That new Advice Note 12 be added to read as follows:

In relation to Endeavour Road and the relocation of the roundabout, the existing roundabout adjacent to the southern building on Endeavour Road is to be relocated approximately 30 metres to the south. The existing internal access road will be realigned to connect to the relocated roundabout and link in with the existing southern access to the Bunnings Warehouse site providing a new four-way intersection. The road works associated with the roundabout and internal road modifications are subject to detailed design to be approved by the City.



(iii) That new Condition 20 be added to read as follows:

The approval period of the new mixed use developments, community plaza and associated works is time limited to 3 years from the date of this decision. If the development has not substantially commenced within this period the applicant shall apply to the City to renew the application 3 months prior to the expiry of the approval, stating whether any part of the development has been altered since its original approval.

REASON: To provide clarity regarding the staging and configuration of the road modifications and the extent of the timeframe for substantial commencement.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION 2

Moved by: Mr Fred Zuideveld

Seconded by: Ms Sheryl Chaffer

That Condition 15 be amended to read as follows:

*Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street(s) **or alternatively provide mechanical clothes dryers to the satisfaction of the City.***

REASON: To provide clarity in the condition regarding the expectations for clothes drying at the development to not impact upon the visual amenity of the development and public realm.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION 3

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

That new Condition 21 be added to read as follows:

In the event that the development is not constructed in a single stage, a staging plan shall be provided to the City prior to commencement of development. All details of the proposed staging shall be included in the staging plan including details to demonstrate the interface of any completed development including the pedestrian plaza with any vacant land will be treated to a high standard until fully developed to the satisfaction of the City.

REASON: To ensure that if the development is staged, that the development interfaces well with the remaining site and any vacant land is finished and maintained in the interim to a high standard.

The Amending Motion was put and CARRIED UNANIMOUSLY.



REPORT RECOMMENDATION (AS AMENDED)

Approve DAP Application reference DAP/18/01486 and accompanying plans A1.01 (rev C), A2.01 (rev E), A2.02 (rev E), A2.03 (rev E), A2.04 (rev E), A2.05 (rev C), A2.06 (rev C), A2.07 (rev C), A2.08 (rev C), A2.09 (rev C), A2.10 (rev C), A2.11 (rev C), A3.01 (rev C), A3.02 (rev C) and A4.01 (rev C) in accordance with 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 as follows:

Conditions

1. This approval relates to the new mixed-use developments, community plaza and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
2. Further to condition 1 above, the development site shall be occupied by the following land uses:
 - Multiple Dwelling
 - Office
 - Shop (up to 500m² NLA)
 - Shop (greater than 500m² NLA)
 - Restaurant
 - Consulting Rooms
 - Markets (Retail)
 - Small Bar

As defined under the *City of Joondalup Local Planning Scheme No.3*.

3. Endeavour Road is to be modified, including the relocation of the roundabout. A detailed design of the road modifications shall be undertaken by the applicant and approved by the City prior to the commencement of development. All works shall be carried out by the applicant to the specification and satisfaction of the City. All works are to be completed prior to commencement of development of the southern building. All costs associated with the modification of Endeavour Road, including detailed design, are to be borne by the applicant.
4. Prior to commencing development, a Wayfinding Strategy shall be submitted to and approved by the City. The approved wayfinding strategy shall address pedestrian connections between the community plaza and the existing western entrance to the Retail District. Works associated with the wayfinding strategy are required to be completed prior to occupation of the new mixed use development.
5. A Construction Management Plan is required to 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 ground floor retail district multi-storey car parking areas, the Caltex (Woolworths) service station and the Endeavour Business Centre for staff and customers during construction;
 - traffic management and access to the Bunnings Warehouse/Showroom site, during the modifications to the Endeavour Road intersection;
 - other matters likely to impact on the surrounding properties;
 - and works shall be undertaken in accordance with the approved Construction Management Plan.
6. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
 7. All development shall be contained within the property boundaries.
 8. A full schedule of colours and materials for all exterior parts to the building is to 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.
 9. No obscure or reflective glazing is permitted to ground floor building facades.
 10. 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.
 11. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
 12. 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.
 13. Bicycle parking facilities provided shall be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied.
 14. 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. A lighting plan shall be submitted to the City for approval prior to the commencement of construction. Works shall be undertaken in accordance with the approved plans prior to occupation of the development.
 15. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street(s) or alternatively provide mechanical clothes dryers to the satisfaction of the City.



16. 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; and
 - Show all irrigation design details.
17. 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.
18. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.
19. 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.
20. The approval period of the new mixed use developments, community plaza and associated works is time limited to 3 years from the date of this decision. If the development has not substantially commenced within this period the applicant shall apply to the City to renew the application 3 months prior to the expiry of the approval, stating whether any part of the development has been altered since its original approval.
21. In the event that the development is not constructed in a single stage, a staging plan shall be provided to the City prior to commencement of development. All details of the proposed staging shall be included in the staging plan including details to demonstrate the interface of any completed development including the pedestrian plaza with any vacant land will be treated to a high standard until fully developed to the satisfaction of the City.

Advice Notes

1. In regard to colours and materials, the City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.



2. In relation to landscaping and reticulation, 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. In relation to the method of rubbish collection, refuse management shall be undertaken in accordance with the recommendations within the 'Endeavour Precinct Stage 1, Whitfords Waste Management Plan' prepared by Encycle Consulting.
4. 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.
5. The applicant is advised that all food premises are required to comply with the provisions of the *Food Act 2008*.
6. The applicant is advised that ventilation to residential apartments is to be provided in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. It is recommended that only condensing style clothes dryers are provided, or as specified, for residential apartments.
8. The applicant is advised that wet areas must be properly surfaced and graded in accordance with the City's *Health Local Law 1999*.
9. *Environmental Protection (Noise) Regulations 1997* (Regulations) are to be considered in designing and locating air intakes & outlets, mechanical plant & equipment, bin stores, loading docks and similar areas. Apartments would be considered as noise sensitive premises and residents would have the right to complain about noise exceeding the assigned levels from the Regulations.
10. 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.
11. A swimming pool provided to residential developments, where there are more than 30 dwellings, is an Aquatic Facility. Pre-construction, approval is required from the Department of Health under the *Health (Aquatic Facilities) Regulations 2007*.
12. In relation to Endeavour Road and the relocation of the roundabout, the existing roundabout adjacent to the southern building on Endeavour Road is to be relocated approximately 30 metres to the south. The existing internal access road will be realigned to connect to the relocated roundabout and link in with the existing southern access to the Bunnings Warehouse site providing a new four-way intersection. The road works associated with the roundabout and internal road modifications are subject to detailed design to be approved by the City.



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 Presiding Member noted the following State Administrative Tribunal Applications -

| Current Applications | | |
|-----------------------------|--|--|
| LG Name | Property Location | Application Description |
| 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 Joondalup | Lot 125 (1) & 126 (3) Chipala Court, Edgewater | Fourteen (14) Multiple Dwellings |
| City of Joondalup | Lot 33 and Lot 34 Tuart Trail, Edgewater | Fourteen (14) Multiple Dwellings |
| City of Stirling | Lot 612 (56) Edward Street, Osborne Park | Five Storey Office Development |
| City of Stirling | Lot 157 (2A) Sanderling Street, and Lot 604 (114) Cedric Street Stirling | Mixed Use Development |
| City of Stirling | Lot 100 (304) Scarborough Beach Road, Osborne Park | Motor Vehicle Sales and Repair |
| City of Stirling | Lot 101 (191) Balcatta Road, Balcatta | Extension to the Existing Bunnings Warehouse |

| Finalised Applications | | |
|-------------------------------|---|---|
| LG Name | Property Location | Application Description |
| City of Stirling | Lot 14691 (2) Plantation Street, Menora | Retirement Complex (Bethanie Aged Care) |

11. General Business / Meeting Close

There being no further business, the Presiding Member declared the meeting closed at 10:54am.

Karen Hyde