



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 22 January 2019; 10:00am
Meeting Number: MNWJDAP/240
Meeting Venue: City of Joondalup
90 Boas Avenue, Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Clayton Higham (Alternate 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

Mr Chris Leigh (City of Joondalup)
Mr Tim Thornton (City of Joondalup)

Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

Applicants and Submitters

Ms Joanna (Juehui) Quan
Mr Carlo Famiano (CF Town Planning & Development)
Mr Naim Jones (Jonescorp Pty Ltd)

Members of the Public / Media

There were 8 members of the public in attendance.

Ms Tyler Brown from Community News was in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 10.00am on 22 January 2019 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 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 Sheryl Chaffer (Deputy Presiding Member)

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 17 January 2019 to 1 February 2019 inclusive.

4. Noting of Minutes

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

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Ms Karen Hyde, declared an Impartiality Interest in item 10.1. Taylor Burrell Barnett who is Ms Hyde's employer has been appointed by the City of Joondalup to advise on the future planning framework for Housing Opportunity Areas. Ms Hyde has had no involvement in the past planning framework, the context for which these applications are to be determined. Ms Hyde does not have a pecuniary interest in any of the applications.

In accordance with section 4.6.1 and 4.6.2 of the DAP Standing Orders 2017, the Deputy Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in discussion and voting on the item.

7. Deputations and Presentations

7.1 Ms Joanna (Juehui) Quan addressed the DAP against the application at Item 10.1 and responded to questions from the panel.

7.2 Mr Naim Jones (Jonescorp Pty Ltd) addressed the DAP in support of the application at Item 10.1 and responded to questions from the panel.

7.3 Mr Carlo Famiano (CF Town Planning & Development) addressed the DAP in support of the application at Item 10.1 and responded to questions from the panel.



8. Form 1 – Responsible Authority Reports – DAP Application

Nil

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

Nil

Cr Philippa Taylor left the meeting at 10.26am and joined the panel at 10.28am.

10. Appeals to the State Administrative Tribunal

- 10.1** Property Location: Lot 125 (1) & 126 (3) Chipala Court, Edgewater
Development Description: Twelve (12) Multiple Dwellings
Applicant: Mr Carlo Famiano
(CF Town Planning & Development)
Owner: Mr Naim Royden Jones, Ms, Margaret Lee &
Mr Peter Lee
Responsible Authority: City of Joondalup
DAP File No: DAP/18/01400

REPORT RECOMMENDATION

Moved by: Cr Philippa Taylor

Seconded by: Cr Christine Hamilton-Prime

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR198 of 2018, resolves to:

Reconsider its decision dated 12 July 2018 and **refuse** DAP Application reference DAP/18/01400 and amended plans (Attachments 2 and 3 refer) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *Local Planning Scheme No.3* for the following reasons:

1. In accordance with Schedule 2, clause 67 (b), (n) and (m) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the proposed development is not consistent with *Schedule 1 – Design Principles* of the *draft State Planning Policy 7: Design of the Built Environment* due to the following:
 - 1.1 The development does not enhance the distinctive characteristics of the area and lacks appropriate consideration of the local context and character of the area.
 - 1.2 The massing of the proposed development is not appropriate in its setting and does not negotiate between the existing built form and the intended future character of the area.
2. In accordance with Schedule 2, clause 67 (g) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the proposed development is not consistent with the objectives of the City of Joondalup's *Residential Development Local Planning Policy*, due to the following:



- 2.1 The development does not enhance and/or improve the existing streetscape outcome.
- 2.2 The proposal does not complement the visual character of the surrounding built form.

In accordance with Schedule 2, Clause 67 (n) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the development is not considered to maintain the amenity of the established residential area as the bulk and scale of the development is inconsistent with and adverse to the existing character of the locality.

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

For: Cr Christine Hamilton-Prime
Cr Philippa Taylor

Against: Ms Karen Hyde
Mr Clayton Higham
Mr Fred Zuideveld

ALTERNATE MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Clayton Higham

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR198 of 2018, resolves to:

Reconsider its decision dated 12 July 2018 and **approve** DAP Application reference DAP/18/01400 and amended plans (Attachments 2 and 3 refer) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) 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

- 1.1 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.
- 1.2 This approval relates to the 12 multiple dwellings and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
- 1.3 The lots included within the application site shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
- 1.4 All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
- 1.5 All development shall be contained within the property boundaries.



- 1.6 Five visitor car parking bays shall be provided within the verge to the specifications and satisfaction of the City.
- 1.7 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.
- 1.8 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.
- 1.9 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.

- 1.10 Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). If the development is to include bicycle parking, details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of construction.
- 1.11 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.
- 1.12 Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the deemed-to-comply requirement and design principles of clause 6.3.2 of the Residential Design Codes, and 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;
 - 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.
- 1.13 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.
- 1.14 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.
- 1.15 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.
- 1.16 Boundary walls and retaining walls shall be of a clean finish and made good to the satisfaction of the City.
- 1.17 The on-site visitor bay shall be marked and permanently made available for visitor parking and shall remain accessible to visitors, being free of any access gate.
- 1.18 The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City, and shall include the retention of existing street trees and provision of new street trees as indicated on the approved plans.
- 1.19 The driveway and crossover are to be designed and constructed to the satisfaction of the City prior to occupation of the development.
- 1.20 The existing crossovers shall be removed and the verge made good to the satisfaction of the City prior to occupation of the development.
- 1.21 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.
- 1.22 The infill to the front fencing, as indicated on the approved plans, shall be visually permeable (as defined in the Residential Design Codes).
2. **Notify** the State Administrative Tribunal of its decision.



Advice Notes

1. 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 the landscaping plan, the applicant is to submit a detailed design showing the required street trees and verge landscaping to the City for approval, prior to the occupation of the development.
 - Where existing street trees are to be retained as a part of the verge treatment, the applicant is to provide a plan indicating the location of these trees and their species for approval.
 - Where new street trees are to be installed by the applicant, submit a detailed design of the tree preparation zone(s) to the City for approval. The detailed design shall indicate the tree preparation zones within the verge and nominate tree species in accordance with the City's preferred species list.

The applicant is to notify the City upon the installation of the street trees so that an inspection can be undertaken.

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/owner is advised that verge treatments are to comply with Housing Opportunity Area requirements outlined in the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <https://www.joondalup.wa.gov.au/verge-treatments/>.
5. In regard to the on-street visitor parking bays, the applicant is to, prior to construction of the visitor parking bay(s), submit a detailed design of the bays to the City for approval. The detailed design is to indicate 5 on-street parallel car parking bays within the verge adjacent to the lot(s).

Upon gaining approval from the City, the applicant is to construct the car bay(s) to the City's satisfaction prior to occupation of the dwellings. The applicant is to notify the City upon the installation of the bays so that an inspection can be undertaken.

6. The Residential Design Codes define visually permeable as:

In reference to a wall, gate, door or fence that the vertical surface has:

- *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *a surface offering equal or lesser obstruction to view.*

as viewed directly from the street.



7. Development shall comply with the Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
8. Floors shall grade evenly to an approved floor waste outlet in all wet areas (including the laundry).
9. The Bin storage area shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer and provided with a hose cock.

AMENDING MOTION 1

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

That a new Advice Note 10 be added to read as follows:

10. *The Waste Management Plan should include (but not be limited to):*
 - *Method of collection*
 - *Times of collection*
 - *Opportunities to minimise impact on the residents of the development*

The Amending Motion was put and CARRIED (4/1).

For: Ms Karen Hyde
Mr Clayton Higham
Mr Fred Zuideveld
Cr Christine Hamilton-Prime

Against: Cr Philippa Taylor

REASON: To ensure that the waste management plan responds to matters raised during public submission period and minimises impacts on new residents.

AMENDING MOTION 2

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

That Condition 1.7 be amended to read as follows:

- 1.7 *A full schedule of colours and materials **including materials relating to sustainability measures** 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;*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the materials palette includes any materials relating to sustainability which are introduced prior to construction but not identified in the drawings submitted with the application.



AMENDING MOTION 3

Moved by: Cr Philippa Taylor

Seconded by: Cr Christine Hamilton-Prime

That Condition 1.12 be amended to read as follows:

1.12 *Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the deemed-to-comply requirement and design principles of clause 6.3.2 of the Residential Design Codes, and 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;*
- *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;*
- *Show all irrigation design details and*
- ***Details of the species and the level of the maturity of the landscaping that will be included.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the quality and maturity of the new landscape is adequate to provide amenity and shade in accordance with the purpose of the landscape.

AMENDING MOTION 4

Moved by: Mr Fred Zuideveld

Seconded by: Ms Karen Hyde

That Condition 1.14 be amended to read as follows:

1.14 *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 **or provided with a mechanical dryer;***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the drying facilities of the development do not detract from the visual qualities as seen from the public realm.



AMENDING MOTION 5

Moved by: Mr Fred Zuideveld

Seconded by: Mr Clayton Higham

That New Condition 1.23 be added to read as follows:

1.23. Air-conditioning condensing units for units 5, 6, 7, 11 and 12 be relocated to a more suitable position to the satisfaction of the City.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To remove the A/C units from line of sight as seen from the public realm and to avoid obstruction to entrances and avoid visual, noise and heat impacts on the residents of the new development.

AMENDING MOTION 6

Moved by: Mr Clayton Higham

Seconded by: Mr Fred Zuideveld

That Condition 1.7 be amended to read as follows:

*1.7 A full schedule of colours and materials including materials relating to sustainability measures for all exterior parts to the building is to be submitted and approved prior to the commencement of development. **Particular attention is to be given to materials and finishes to the upper levels in response to the comments made by the Joondalup Development Reference Panel (JDRP).** 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.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the appropriate quality and choice of materials, especially at the upper levels in accordance with the comments of the Joondalup Development Reference Panel (JDRP).

ALTERNATE MOTION (AS AMENDED)

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR198 of 2018, resolves to:

Reconsider its decision dated 12 July 2018 and **approve** DAP Application reference DAP/18/01400 and amended plans (Attachments 2 and 3 refer) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) 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

1.1 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.

- 1.2 This approval relates to the 12 multiple dwellings and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot.
- 1.3 The lots included within the application site shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
- 1.4 All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
- 1.5 All development shall be contained within the property boundaries.
- 1.6 Five visitor car parking bays shall be provided within the verge to the specifications and satisfaction of the City.
- 1.7 A full schedule of colours and materials including materials relating to sustainability measures for all exterior parts to the building is to be submitted and approved prior to the commencement of development. Particular attention is to be given to materials and finishes to the upper levels in response to the comments made by the Joondalup Development Reference Panel. 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.
- 1.8 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.
- 1.9 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.
- 1.10 Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). If the development is to include bicycle parking, details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of construction.



- 1.11 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.
- 1.12 Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the deemed-to-comply requirement and design principles of clause 6.3.2 of the Residential Design Codes, and 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;
 - 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;
 - Show all irrigation design details and
 - Details of the species and the level of the maturity of the landscaping that will be included.
- 1.13 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.
- 1.14 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 or provided with a mechanical dryer.
- 1.15 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.
- 1.16 Boundary walls and retaining walls shall be of a clean finish and made good to the satisfaction of the City.
- 1.17 The on-site visitor bay shall be marked and permanently made available for visitor parking and shall remain accessible to visitors, being free of any access gate.
- 1.18 The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City, and shall include the retention of existing street trees and provision of new street trees as indicated on the approved plans.
- 1.19 The driveway and crossover are to be designed and constructed to the satisfaction of the City prior to occupation of the development.



- 1.20 The existing crossovers shall be removed and the verge made good to the satisfaction of the City prior to occupation of the development.
- 1.21 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.
- 1.22 The infill to the front fencing, as indicated on the approved plans, shall be visually permeable (as defined in the Residential Design Codes).
- 1.23 Air-conditioning condensing units for units 5, 6, 7, 11 and 12 be relocated to a more suitable position to the satisfaction of the City.

2. **Notify** the State Administrative Tribunal of its decision.

Advice Notes

1. 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 the landscaping plan, the applicant is to submit a detailed design showing the required street trees and verge landscaping to the City for approval, prior to the occupation of the development.
 - Where existing street trees are to be retained as a part of the verge treatment, the applicant is to provide a plan indicating the location of these trees and their species for approval.
 - Where new street trees are to be installed by the applicant, submit a detailed design of the tree preparation zone(s) to the City for approval. The detailed design shall indicate the tree preparation zones within the verge and nominate tree species in accordance with the City's preferred species list.

The applicant is to notify the City upon the installation of the street trees so that an inspection can be undertaken.

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/owner is advised that verge treatments are to comply with Housing Opportunity Area requirements outlined in the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <https://www.joondalup.wa.gov.au/verge-treatments/>.



5. In regard to the on-street visitor parking bays, the applicant is to, prior to construction of the visitor parking bay(s), submit a detailed design of the bays to the City for approval. The detailed design is to indicate 5 on-street parallel car parking bays within the verge adjacent to the lot(s).

Upon gaining approval from the City, the applicant is to construct the car bay(s) to the City's satisfaction prior to occupation of the dwellings. The applicant is to notify the City upon the installation of the bays so that an inspection can be undertaken.

6. The Residential Design Codes define visually permeable as:

In reference to a wall, gate, door or fence that the vertical surface has:

- *Continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *Continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *A surface offering equal or lesser obstruction to view.*

as viewed directly from the street.

7. Development shall comply with the Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
8. Floors shall grade evenly to an approved floor waste outlet in all wet areas (including the laundry).
9. The Bin storage area shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer and provided with a hose cock.
10. The Waste Management Plan should include (but not be limited to):
- Method of collection.
 - Time of collection.
 - Opportunities to minimise impact on the residents of the development.

The Alternate Motion (as amended) was put and CARRIED (4/1).

For: Ms Karen Hyde
Mr Clayton Higham
Mr Fred Zuideveld
Cr Christine Hamilton-Prime

Against: Cr Philippa Taylor

REASON: The panel considered that:

- The development proposal was improved from the original which was refused and had responded to the reasons for refusal.
- The City's scheme and policy contemplates multiple dwellings.
- The application met the multiple dwelling requirement of the LPP for a minimum lot frontage.
- The development was thoroughly assessed in the RAR and was generally compliant with the deemed to comply standards and variations sought were minor and met the design principles of the R Codes and LPP.



- Any further details required to support the development could be reasonably conditioned, required prior to the commencement of development and generally related to operational and detailed stages of design.
- Amendments made to the conditions regarding the quality of the landscape and the matters to be considered in the waste management plan reflected some of the feedback provided to the panel from the submissions made by the community.

The Presiding Member noted the following State Administrative Tribunal Applications -

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

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the Presiding Member declared the meeting closed at 11.12am.