



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 24 January 2019; 9:00am
Meeting Number: MNWJDAP/241
Meeting Venue: City of Joondalup
90 Boas Avenue, Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Chris Antill (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)
Ms Emily Andrews (City of Joondalup)

Minute Secretary

Mrs Wendy Cowley (City of Joondalup)

Applicants and Submitters

Ms Suzanne Apps on behalf of Mr Peter Grigor
Mr Graham Short
Mr Paul Barfoot on behalf of Mr Ashley Walsh
Ms Teresa Ritchie on behalf of Ms Sally Germon
Mr Andrew Gillian (Gillian Developments Pty Ltd)
Mr Peter Grickage (Ventura Group)
Mr Allen Taylor (Ventura Group)

Members of the Public / Media

There were 54 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 9.00am on 24 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 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

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 01 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 8.1. 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 Suzanne Apps on behalf of Mr Peter Grigor addressed the DAP against the application at Item 8.1.

7.2 Mr Graham Short addressed the DAP against the application at Item 8.1.

7.3 Mr Paul Barfoot on behalf of Mr Ashley Walsh addressed the DAP against the application at Item 8.1 and responded to questions from the panel.



7.4 Ms Teresa Ritchie on behalf of Ms Sally Germon addressed the DAP in against the application at Item 8.1.

7.5 Mr Peter Grickage (Ventura Group) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location: Lots 28 & 29 (82 & 80) Trailwood Drive, Woodvale
Development Description: Proposed Development of 12 apartments
Applicant: Gillian Developments Pty Ltd
Owner: Gillian Developments Pty Ltd & Mr Andrew Gillian
Responsible Authority: City of Joondalup
DAP File No: DAP/18/01518

REPORT RECOMMENDATION

Moved by: Cr Philippa Taylor **Seconded by:** Cr Christine Hamilton-Prime

Officer Recommendation:

That the Metro North- West JDAP resolves to:

Defer a decision on DAP Application reference DAP/18/01518 and accompanying plans in Attachment 2 for a period of six (6) weeks in accordance with section 5.10.1a of the DAP Standing Orders 2017, for the following reasons:

- a) To enable modifications to be undertaken to reduce the amount of hard surface in the street setback area to allow for an improved landscape outcome visible from the street.
- b) To allow for an amended Waste Management Plan to be provided referencing the requirements of the *WALGA Multiple Dwelling Waste Management Plan Guidelines*, specifically in relation to the amount of waste generated by the development, the size of the waste bins to be accommodated and bin maintenance.

AMENDING MOTION 1

Moved by: Mr Fred Zuideveld **Seconded by:** Cr Christine Hamilton-Prime

That a new deferral reason (c) be added to read as follows:

- c) *To allow for replanning of some of the dwellings to achieve better solar orientation and cross ventilation.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: That a new deferral reason be added to address solar orientation and cross ventilation shortcomings in some of the dwellings.



AMENDING MOTION 2

Moved by: Mr Fred Zuideveld

Seconded by: Ms Karen Hyde

That a new deferral reason (d) be added to read as follows:

- d) *To enable a Traffic Impact Study to be carried out.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: That a new deferral reason be added to address the likely impact of additional traffic on the road network arising from the new development.

AMENDING MOTION 3

Moved by: Ms Karen Hyde

Seconded by: Mr Chris Antill

That deferral reason (a) be amended to read as follows:

- a) *To enable modifications to be undertaken to reduce the amount of hard surface in the street setback area to allow for an improved landscape outcome visible from the street **and should include, but is not limited to, the provision of open space to the site, provision of soft landscape to the front setback, verge tree location and identification of shade trees within the car park.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow the applicant to carefully consider the relevant requirements of the R Codes and City's Residential Policy.

AMENDING MOTION 4

Moved by: Ms Karen Hyde

Seconded by: Mr Chris Antill

That deferral reason (b) be amended to read as follows:

- b) *To allow for an amended Waste Management Plan to be provided referencing the requirements of the WALGA Multiple Dwelling Waste Management Plan Guidelines, specifically in relation to:*
- ***the amount of waste generated by the development;***
 - ***the size of the waste bins to be accommodated;***
 - ***bin maintenance;***
 - ***reconsideration of the location of bin stores; and***
 - ***proposed management of odour, pests and cleaning.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow for reconsideration of the waste management to facilitate a better outcome for new residents of the development and neighbouring properties and to meet WALGA guidelines.



AMENDING MOTION 5

Moved by: Ms Karen Hyde

Seconded by: Mr Chris Antill

That a new deferral reason (e) be added to read as follows:

- e) *To enable the applicant to provide plans clearly showing lot boundaries and identifying all development proposed within the lot and within the adjoining verge.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The plans provided did not clearly define public and private property, with development proposed to overlap the two areas. This was regarded as requiring clarification prior to decision-making.

AMENDING MOTION 6

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

That a new deferral reason (f) be added to read as follows:

- f) *To provide a cross-section of the Lot and additional streetscape information which identifies how this development is placed in its context in relationship to adjoining properties within the street.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: This information was regarded as important in order to provide site context and to allow determination of how the proposed development will relate to the streetscape, and how the levels of this development and the adjoining properties will relate.

AMENDING MOTION 7

Moved by: Ms Karen Hyde

Seconded by: Cr Philippa Taylor

That a new deferral reason (g) be added to read as follows:

- g) *To provide information on the proposed external materials for the development.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the development materials proposed are appropriate for the style of development and how they relate to the character and context of the area.

AMENDING MOTION 8

Moved by: Ms Karen Hyde

Seconded by: Cr Christine Hamilton-Prime

To amend the preamble of the responsible authority report to read as follows:



*Defer a decision on DAP Application reference DAP/18/01518 and accompanying plans in Attachment 2 for a period of ~~six (6)~~ **eight (8)** weeks in accordance with section 5.10.1a of the DAP Standing Orders 2017, for the following reasons:*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide the applicant and the City sufficient time to prepare the additional information and to have it assessed prior to decision making.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro North- West JDAP resolves to:

Defer a decision on DAP Application reference DAP/18/01518 and accompanying plans in Attachment 2 for a period of eight (8) weeks in accordance with section 5.10.1a of the DAP Standing Orders 2017, for the following reasons:

- a) To enable modifications to be undertaken to reduce the amount of hard surface in the street setback area to allow for an improved landscape outcome visible from the street, and should include, but is not limited to, the provision of open space on-site, provision of soft landscaping in the front setback, verge tree location and identification of shade trees within the car park.
- b) To allow for an amended Waste Management Plan to be provided referencing the requirements of the *WALGA Multiple Dwelling Waste Management Plan Guidelines*, specifically in relation to:
 - the amount of waste generated by the development;
 - the size of the waste bins to be accommodated;
 - bin maintenance;
 - reconsideration of the location of bin stores; and
 - proposed management of odour, pests and cleaning.
- c) To allow for replanning of some of the dwellings to achieve better solar orientation and cross ventilation.
- d) To enable a Traffic Impact Study to be carried out.
- e) To enable the applicant to provide plans clearly showing lot boundaries and identifying all development proposed within the lot and within the adjoining verge.
- f) To provide a cross--section(s) of the Lot and additional streetscape information which identifies how this development is placed in its context in relationship to adjoining properties within the street.
- g) To provide information on the proposed external materials of the development.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.



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

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 Joondalup	Lot 125 (1) & 126 (3) Chipala Court, Edgewater	Fourteen (12) Multiple Dwellings
City of Joondalup	Lot 33 and Lot 34 Tuart Trail, Edgewater	Fourteen (14) Multiple Dwellings
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

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 10.27am.