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## Metro North-West Joint Development Assessment Panel Minutes

**Meeting Date and Time:** 5 March 2019; 10:00am  
**Meeting Number:** MNWJDAP/246  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue, Joondalup

### Attendance

#### DAP Members

Ms Sheryl Chaffer (A/Presiding Member)  
Mr Chris Antill (A/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 Brad Sillence (City of Joondalup)  
Mr Chris Leigh (City of Joondalup)  
Mrs Renae Mather (City of Joondalup)  
Mr Ryan Bailey (City of Joondalup)  
Ms Ivin Lim (Department of Planning, Lands and Heritage)

#### Minute Secretary

Ms Deborah Gouges (City of Joondalup)

#### Applicants and Submitters

##### *Item 8.1*

Mr Jarrad Sizer (Helm Living)  
Mr Brad Kelly (Helm Living)  
Mr Lindsay Allen (DMG Australia)  
Mr Scott Vincent (Planning Solutions)  
Ms Nannette Brammer  
Mr Jon Summers

##### *Item 10.1*

Mr Naim Jones (Jonescorp Pty Ltd)  
Mr Carlo Famiano (CF Town Planning & Development)  
Mr John Marchant  
Mr Joseph Zampogna  
Ms Jean Ireland

#### Members of the Public / Media

There were 31 members of the public in attendance.



## 1. Declaration of Opening

The A/Presiding Member declared the meeting open at 10.00am on 5 March 2019 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The A/Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The A/Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 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 A/Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

## 2. Apologies

Ms Karen Hyde (Presiding Member).

## 3. Members on Leave of Absence

DAP Member, Ms Karen Hyde has been granted leave of absence by the Director General for the period of 30 January 2019 to 28 March 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 Sheryl Chaffer, declared an impartiality interest in item 10.1. The applicant has stated that this development is intended to be in partnership with the Department of Communities Opening Doors Shared Equality Scheme (Land & Housing). Ms Chaffer's daughter is employed by the Department of Communities but does not have any involvement with the above scheme or land and housing.

In accordance with section 4.6.1 and 4.6.2 of the DAP Standing Orders 2017, the A/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 Nannette Brammer addressed the DAP against the application at Item 8.1.
- 7.2 Mr Jon Summers addressed the DAP against the application at Item 8.1.
- 7.3 Mr Lindsay Allen (DMG Architecture) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.4 Mr Jarrad Sizer (Helm Living) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.5 The 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 Item 7.1 – 7.5 were heard prior to the application at Item 8.1.***

- 7.6 Mr John Marchant addressed the DAP against the application at Item 10.1 and responded to questions from the panel.
- 7.7 Mr Joseph Zampogna addressed the DAP against the application at Item 10.1 and responded to questions from the panel.
- 7.8 Ms Jean Ireland addressed the DAP against the application at Item 10.1 and responded to questions from the panel.
- 7.9 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.
- 7.10 The City of Joondalup addressed the DAP in relation to the application at Item 10.1 and responded to questions from the panel.

***The presentations at Items 7.6 - 7.10 were heard prior to the application at Item 10.1.***



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

8.1 Property Location:	Portion of 9040 (34) Kallatina Drive, Iluka
Development Description:	24 Multiple Dwellings
Applicant:	Helm Living Pty Ltd
Owner:	Davidson Pty Ltd and Roman Catholic Archbishop
Responsible Authority:	City of Joondalup
DAP File No:	DAP/18/01544

### 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/18/01544 and accompanying plans (Attachment 3) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the City of Joondalup *Local Planning Scheme No.3* subject to the following conditions:

1. This approval relates to the 24 multiple dwellings and associated works only. It does not relate to any other development on the lot.
2. All stormwater shall be collected onsite and disposed of in a manner acceptable to the City.
3. All development shall be contained within the property boundaries.
4. The car parking bays, driveways and access points shall be designed, constructed, drained and marked to the specification of the City and 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, driveways and access points shall thereafter be maintained to the satisfaction of the City.
5. An easement in gross for the shared driveway shall be placed on the certificate of title for the subject lot. 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.
6. 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'.*



7. The boundary walls on the southern and eastern lot boundaries shall be of a clean finish and aesthetically treated to minimise their visual impact to the satisfaction of the City. Details are to be provided to and approved by the City prior to the commencement of development.
8. 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.
9. 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 a minimum of four street trees along Mykonos View;
  - 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;
  - be based on water sensitive urban design and designing out crime principles to the satisfaction of the City;
  - include details of the deep soil zone/s within the communal open space;
  - explore the option of including additional bicycle racks within the Mykonos View verge;
  - show spot levels and/or contours of the site; and
  - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500.
10. 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.
11. One visitor car parking bay shall be provided within the onsite car park and clearly delineated (marked/signed), prior to the occupation of the development.
12. A Security and Access Management Plan detailing security gate operation, management of intercom controls, signage and other methods to direct and enable visitor access to private areas shall be submitted to the City for approval prior to occupation of the development, and shall be implemented in accordance with the approved plan.
13. 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.
14. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;



- the parking arrangements and access 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.

15. A full schedule of colours and materials for all exterior parts to 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.
16. 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.
17. Five on-street parking bays on Mykonos View 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.
18. 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.
19. An additional three bicycle spaces shall be provided by the applicant prior to occupancy of the development, to the specification and satisfaction of the City.
20. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
21. Prior to occupation of the dwellings, each dwelling shall be provided with adequate clothes drying facilities which are screened from view from the street(s) to the satisfaction of the City. No clothes drying is permitted within the courtyards/balconies of the dwellings.

#### **Advice Notes**

1. Further to condition 4 and 5, the crossover and access way from Burns Beach Road may need to be constructed by the applicant/owner should the development of any future commercial development not occur prior to occupation of the dwellings.
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 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.
4. Further to condition 19, the three required bicycle spaces can be considered either onsite and/or within the Mykonos View verge subject to the proposed racks/spaces meeting the requirements of the City.
5. Any existing footpaths and kerbing are to be retained and protected during construction of the development. Should the footpath/kerb be damaged during the construction of the development, it should be reinstated to the satisfaction of the City.
6. 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.
7. 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.
8. 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

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Mr Chris Antill

To amend Condition 5 to read as follows:

~~An easement in gross~~ **A right of carriageway easement** for the shared driveway shall be placed on the certificate of title for the **subject lot**. 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.

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

**REASON:** The panel agreed that a right of carriageway easement would be more appropriate than an easement in gross.

## REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

**Approve** DAP application reference DAP/18/01544 and accompanying plans (Attachment 3) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the *City of Joondalup Local Planning Scheme No.3* subject to the following conditions:

1. This approval relates to the 24 multiple dwellings and associated works only. It does not relate to any other development on the lot.
2. All stormwater shall be collected onsite and disposed of in a manner acceptable to the City.
3. All development shall be contained within the property boundaries.
4. The car parking bays, driveways and access points shall be designed, constructed, drained and marked to the specification of the City and 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, driveways and access points shall thereafter be maintained to the satisfaction of the City.
5. A right of carriageway easement for the shared driveway shall be placed on the certificate of title for the lot. 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.
6. 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'*.



7. The boundary walls on the southern and eastern lot boundaries shall be of a clean finish and aesthetically treated to minimise their visual impact to the satisfaction of the City. Details are to be provided to and approved by the City prior to the commencement of development.
8. 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.
9. 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 a minimum of four street trees along Mykonos View;
  - 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;
  - be based on water sensitive urban design and designing out crime principles to the satisfaction of the City;
  - include details of the deep soil zone/s within the communal open space;
  - explore the option of including additional bicycle racks within the Mykonos View verge;
  - show spot levels and/or contours of the site; and
  - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500.
10. 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.
11. One visitor car parking bay shall be provided within the onsite car park and clearly delineated (marked/signed), prior to the occupation of the development.
12. A Security and Access Management Plan detailing security gate operation, management of intercom controls, signage and other methods to direct and enable visitor access to private areas shall be submitted to the City for approval prior to occupation of the development, and shall be implemented in accordance with the approved plan.
13. 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.
14. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - all forward works for the site;
  - the delivery of materials and equipment to the site;
  - the storage of materials and equipment on the site;



- the parking arrangements and access 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.

15. A full schedule of colours and materials for all exterior parts to 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.
16. 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.
17. Five on-street parking bays on Mykonos View 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.
18. 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.
19. An additional three bicycle spaces shall be provided by the applicant prior to occupancy of the development, to the specification and satisfaction of the City.
20. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
21. Prior to occupation of the dwellings, each dwelling shall be provided with adequate clothes drying facilities which are screened from view from the street(s) to the satisfaction of the City. No clothes drying is permitted within the courtyards/balconies of the dwellings.

#### **Advice Notes**

1. Further to condition 4 and 5, the crossover and access way from Burns Beach Road may need to be constructed by the applicant/owner should the development of any future commercial development not occur prior to occupation of the dwellings.
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 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.
4. Further to condition 19, the three required bicycle spaces can be considered either onsite and/or within the Mykonos View verge subject to the proposed racks/spaces meeting the requirements of the City.
5. Any existing footpaths and kerbing are to be retained and protected during construction of the development. Should the footpath/kerb be damaged during the construction of the development, it should be reinstated to the satisfaction of the City.
6. 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.
7. 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.
8. 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/>

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

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



## PROCEDURAL MOTION

**Moved by:** Ms Sheryl Chaffer      **Seconded by:** Cr Christine Hamilton-Prime

That the meeting be adjourned for a period of five minutes to allow the panel a break between agenda items and the attendees for item 8.1 to leave the meeting room.

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

*The meeting was adjourned at 11.02am.*

*The meeting was reconvened at 11.07am.*

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

Nil

### 10. Appeals to the State Administrative Tribunal

10.1 Property Location:	Lot 33 and Lot 34 Tuart Trail, Edgewater
Development Description:	Fourteen (14) Multiple Dwellings
Applicant:	Mr Carlo Famiano (CF Town Planning & Development)
Owner:	Mr Naim Jones (Jonescorp Pty Ltd), Mr Edwin Cornelissen
Responsible Authority:	City of Joondalup
DAP File No:	DAP/18/01433

## 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:

1. **Reconsider** its decision dated 9 November 2018 and **refuse** DAP Application reference DAP/18/01433 and amended plans (Attachments 3 refer) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the provisions of the City of Joondalup *Local Planning Scheme No.3* for the following reasons:

1.1 The proposed development is not consistent with Schedule 2, clause 67 (n) and (m) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, due to the following:



- 1.1.1 The development does not incorporate appropriate consideration of the local context and character of the area.
- 1.1.2 The development is not appropriate in terms of its massing and design and does not appropriately negotiate between the existing built form and the intended future character of the area.
- 1.2 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:
  - 1.2.1 The development does not provide an improved streetscape outcome.
  - 1.2.2 The proposal does not enhance or complement the visual character of the surrounding built form.
  - 1.2.3 The design does not provide a high-quality built form outcome in relation to its design and layout/positioning of some units.

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

**AMENDING MOTION**

**Moved by:** Mr Chris Antill

**Seconded by:** Mr Fred Zuideveld

To amend reason for refusal 1.1.2 to read as follows:

*The development is not appropriate in terms of its massing and design and ~~does not appropriately negotiate~~ **does not provide an appropriate transition** between the existing built form and the intended future character of the area.*

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

**REASON:** The rewording provides a clearer explanation of this reason for refusal.

**REPORT RECOMMENDATION (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:

1. **Reconsider** its decision dated 9 November 2018 and **refuse** DAP Application reference DAP/18/01433 and amended plans (Attachments 3 refer) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the provisions of the City of Joondalup *Local Planning Scheme No.3* for the following reasons:



- 1.1 The proposed development is not consistent with Schedule 2, clause 67 (n) and (m) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, due to the following:
- 1.1.1 The development does not incorporate appropriate consideration of the local context and character of the area.
  - 1.1.2 The development is not appropriate in terms of its massing and design and does not provide an appropriate transition between the existing built form and the intended future character of the area.
- 1.2 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:
- 1.2.1 The development does not provide an improved streetscape outcome.
  - 1.2.2 The proposal does not enhance or complement the visual character of the surrounding built form.
  - 1.2.3 The design does not provide a high-quality built form outcome in relation to its design and layout/positioning of some units.

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

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

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

The A/Presiding Member noted the following State Administrative Tribunal Applications -

Current Applications		
LG Name	Property Location	Application Description
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
City of Wanneroo	Lot 801 (28K) Caloundra Road, Clarkson	Proposed 24 hour drive-through fast food outlet (McDonalds)

Finalised Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 125 (1) & 126 (3) Chipala Court, Edgewater	Twelve (12) Multiple Dwellings



## 11. General Business / Meeting Close

The A/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 A/Presiding Member declared the meeting closed at 12.02pm.