



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 25 March 2019, 10:00 AM
Meeting Number: MNWJDAP/249
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street, Perth

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 Chris Leigh (City of Joondalup)
Ms Sonya Hayes (City of Joondalup)
Ms Emily Andrews (City of Joondalup)

Minute Secretary

Ms Andrea Dawson (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Graham Short
Mr David Wilkins (i3 Consultants WA)
Mr Paul Barfoot
Ms Suzanne Apps
Ms Tracy Williams
Mr Andrew Gillian (Gillian Developments Pty Ltd)
Mr Carlo Famiano (CF Town Planning & Development)

Item 8.2

Mr Denis Charron
Ms Suzanne Thompson
Mr Kevin McKay
Mr Carlo Famiano (CF Town Planning & Development)
Mr Giles Harden Jones (Harden Jones Architects)

Members of the Public / Media

Nil



1. Declaration of Opening

The A/Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

2. Apologies

Ms Karen Hyde (Presiding Member)

3. Members on Leave of Absence

Panel member, Ms Karen Hyde, Presiding Member 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

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

- 7.1** Mr Graham Short presenting against the application at Item 8.1. The presentation will address road safety issues and consistency in development decisions.
- 7.2** Mr David Wilkins presenting against the application at Item 8.1. The presentation will address traffic impact concerns.
- 7.3** Mr Paul Barfoot on behalf of Mr Ashley Walsh presenting against the application at Item 8.1. The presentation will address the impacts on neighbouring properties.
- 7.4** Ms Suzanne Apps on behalf of Mr Paul Secomb and Ms Lorna Mountford presenting against the application at Item 8.1. The presentation will address the bulk and scale, character and affects of amenities to the neighbouring properties.
- 7.5** Ms Tracy Williams on behalf of Mr Peter and Ms Shona Grigor presenting against the application at Item 8.1. The presentation will address the loss of amenities if the application is approved.
- 7.6** Mr Carlo Famiano (CF Town Planning & Development) presenting in support of the application at Item 8.1. The presentation will provide an overview of the application.



- 7.7 Mr Denis Charron presenting against the application at Item 8.2. The presentation will address visual privacy and noise impact.
- 7.8 Ms Suzanne Thompson presenting against the application at Item 8.2. The presentation will address design, character and amenity concerns.
- 7.9 Mr Kevin McKay presenting against the application at Item 8.2. The presentation will address excessive overshadowing of Lot 95.
- 7.10 Mr Carlo Famiano (CF Town Planning & Development) presenting in support of the application at Item 8.2. The presentation will seek a deferral to enable the application to be amended and assessed under the latest Design WA.
- 7.11 Mr Giles Harden Jones (Harden Jones Architects) presenting in support of the application at Item 8.2. The presentation will address the refusal reasons within the responsible authority report.

The City of Joondalup may be provided with the opportunity to respond to questions of the panel, as invited by the A/Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

- 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:	Mr Andrew Gillian, Gillian Developments Pty Ltd
Responsible Authority:	City of Joondalup
DAP File No:	DAP/18/01518

- 8.2

Property Location:	Lot 96 & 97 (9 & 11) Davallia Road, Duncraig
Development Description:	Multiple Apartment Dwellings
Applicant:	Harden Jones Architects
Owner:	Ms Magdalena Korycka, Mr Mark Grynglas, Ms Ewa Harwas, Mr John Harwas
Responsible Authority:	City of Joondalup
DAP File No:	DAP/18/01536

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

Nil

10. Appeals to the State Administrative Tribunal

Current Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 33 and Lot 34 Tuart Trail, Edgewater	Fourteen (14) Multiple Dwellings
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



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

11. General Business / Meeting Closure

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