



## Metro North-West Joint Development Assessment Panel Minutes

**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) – *arrived at 10:26am.*  
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)  
Ms Zoe Hendry (DAP Secretariat)  
Ms Fiona Sze (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)



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## Members of the Public / Media

There were 22 members of the public in attendance.

Ms Tyler Brown from Community News was in attendance.

### 1. Declaration of Opening

The A/Presiding Member declared the meeting open at 10:26am on 25 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 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 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.

Cr Philippa Taylor declared that she was not familiar with the substance relating to a late written submission from a member of public received for Item 8.2.

### 6. Disclosure of Interests

Nil



## 7. Deputations and Presentations

*The A/Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.*

- 7.1 Mr Graham Short addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr David Wilkins (i3 Consultants WA) addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.3 Mr Paul Barfoot on behalf of Mr Ashley Walsh addressed the DAP against the application at Item 8.1.
- 7.4 Ms Suzanne Apps on behalf of Mr Paul Secomb and Ms Lorna Mountford addressed the DAP against the application at Item 8.1.
- 7.5 Ms Tracy Williams on behalf of Mr Peter and Ms Shona Grigor addressed the DAP against the application at Item 8.1.
- 7.6 Mr Carlo Famiano (CF Town Planning & Development) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.7 Mr Chris Leigh (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 – 7.7 were heard prior to the application at Item 8.1.***

- 7.8 Mr Denis Charron addressed the DAP against the application at Item 8.2.
- 7.9 Ms Suzanne Thompson addressed the DAP against the application at Item 8.2 and responded to questions from the panel.
- 7.10 Mr Kevin McKay addressed the DAP against the application at Item 8.2.
- 7.11 Mr Carlo Famiano (CF Town Planning & Development) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.
- 7.12 Mr Giles Harden Jones (Harden Jones Architects) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.
- 7.13 Mr Chris Leigh (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 7.8 - 7.13 were heard prior to the application at Item 8.2.***

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



<b>8.1</b> 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

## REPORT RECOMMENDATION

**Moved by:** Cr Philippa Taylor

**Seconded by:** Cr Christine Hamilton-Prime

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/18/01518 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 12 multiple dwelling development only and development shall be undertaken in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
2. The lots included within the application shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
3. All development shall be contained within the property boundaries.
4. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
5. The parking areas, driveway and crossover are to be designed and constructed to the satisfaction of the City prior to occupation of the development, and thereafter maintained to the satisfaction of the City.
6. 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/NZS2890.6 209) 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.
7. 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.

8. 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.
9. 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.
10. A detailed landscaping plan shall be submitted to, and approved by, the City prior to the commencement of development. The plan is to address the applicable deemed-to-comply requirements and/or design principles of Clause 6.3.2 of the Residential Design Codes, 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.
11. Landscaping and reticulation shall be established in accordance with the approved landscaping plan, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
12. 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 to the satisfaction of the City.
13. 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.
14. Boundary walls and retaining walls shall be of a clean finish and made good to the satisfaction of the City.
15. The infill to the front fencing, as indicated on the approved plans, shall be visually permeable (as defined in the Residential Design Codes).



16. The on-site visitor bays shall be marked and permanently made available for visitor parking and shall remain accessible to visitors, being free of any access gate.
17. 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.
18. The existing crossovers are to be removed and the verge made good to the satisfaction of the City prior to occupation of the development.

#### **Advice Notes**

1. Any existing footpath and kerbing are to be retained and protected during construction of the development and are not to be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.
2. 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/>
3. 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.
4. The Development is to comply with *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997.*"

#### **AMENDING MOTION 1**

**Moved by:** Cr Philippa Taylor

**Seconded by:** Cr Christine Hamilton-Prime

That a new Condition 19 be added to read as follows:

19. *The schedule of colours and materials as submitted for all exterior parts of the development (including retaining walls) shall be 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.*

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

**REASON:** To formalise approval and implementation of the submitted schedule and ongoing maintenance of the development.

#### **AMENDING MOTION 2**



**Moved by:** Mr Fred Zuideveld

**Seconded by:** Ms Sheryl Chaffer

*The following amendments were made en bloc:*

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

*20. 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 occupation of the development. All rubbish collection shall be in accordance with the approved Waste Management Plan.*

**REASON:** To formalize approval and implementation of the waste management plan, including any revisions arising from further consultation with the City regarding the potential to service the bins directly onsite.

(ii) That a new Advice Note 5 be added to read as follows:

*5. With respect to the Waste Management Plan, in liaison with the City, consideration is to be given to the ability for waste to be collected onsite and deleting the hardstand area on the verge if practical.*

**REASON:** To advise the applicant that, with further consultation with the City, it may be possible and preferable for small waste trucks to be used to service the waste bins directly onsite.

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

#### **REPORT RECOMMENDATION (AS AMENDED)**

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/18/01518 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 12 multiple dwelling development only and development shall be undertaken in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
2. The lots included within the application shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
3. All development shall be contained within the property boundaries.
4. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
5. The parking areas, driveway and crossover are to be designed and constructed to the satisfaction of the City prior to occupation of the development, and thereafter maintained to the satisfaction of the City.



6. 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/NZS2890.6 209) 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.
7. 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.
8. 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.
9. 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.
10. A detailed landscaping plan shall be submitted to, and approved by, the City prior to the commencement of development. The plan is to address the applicable deemed-to-comply requirements and/or design principles of Clause 6.3.2 of the Residential Design Codes, 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.
11. Landscaping and reticulation shall be established in accordance with the approved landscaping plan, Australian Standards and best trade practice prior to



- the development first being occupied and thereafter maintained to the satisfaction of the City.
12. 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 to the satisfaction of the City.
  13. 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.
  14. Boundary walls and retaining walls shall be of a clean finish and made good to the satisfaction of the City.
  15. The infill to the front fencing, as indicated on the approved plans, shall be visually permeable (as defined in the Residential Design Codes).
  16. The on-site visitor bays shall be marked and permanently made available for visitor parking and shall remain accessible to visitors, being free of any access gate.
  17. 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.
  18. The existing crossovers are to be removed and the verge made good to the satisfaction of the City prior to occupation of the development.
  19. The schedule of colours and materials as submitted for all exterior parts of the development (including retaining walls) shall be 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.
  20. 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 occupation of the development. All rubbish collection shall be in accordance with the approved Waste Management Plan.

### **Advice Notes**

1. Any existing footpath and kerbing are to be retained and protected during construction of the development and are not to be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.
2. 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/>
3. 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.

4. The Development is to comply with *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.”
5. With respect to the Waste Management Plan, in liaison with the City, consideration is to be given to the ability for waste to be collected onsite and deleting the hardstand area on the verge if practical.

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

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

#### **PROCEDURAL MOTION**

**Moved by:** Mr Sheryl Chaffer

**Seconded by:** Mr Chris Antill

That the meeting be adjourned for a period of 5 minutes.

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

The meeting was adjourned at 12:03pm  
The meeting was reconvened at 12:08pm

**REASON:** To allow the members a short break between each item and for members of the public and applicants of item 8.1 to leave the meeting room.

<b>8.2</b> 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

#### **REPORT RECOMMENDATION**

**Moved by:** Cr Christine Hamilton-Prime

**Seconded by:** Mr Chris Antill



That the Metro North-West JDAP resolves to:

**Refuse** DAP Application reference DAP/18/01536 and accompanying plans (Attachment 2) 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. The proposal is not considered to meet the design principles of part 6.1.1 (Building size) of the Residential Design Codes of WA, resulting in an undue impact of bulk which is inconsistent with the existing and future desired built form of the locality.
2. The proposal is not considered to meet the design principles of part 6.1.2 (Building height) of the Residential Design Codes of WA, resulting in an adverse impact on the amenity of the adjoining properties and streetscape.
3. The proposal is not considered to meet the design principles of part 6.1.3 (Street setbacks) of the Residential Design Codes of WA, resulting in undue bulk that does not contribute to the desired streetscape.
4. The proposal is not considered to meet the design principles of part 6.1.4 (Lot boundary setbacks) of the Residential Design Codes of WA, resulting in undue bulk as viewed from the adjoining properties.
5. The proposal is not considered to meet the design principles of part 6.4.2 (Solar access for adjoining sites) of the Residential Design Codes of WA, resulting in undue overshadowing of the adjoining property's indoor and outdoor living areas.
6. The proposal is not considered to meet the design principles of part 6.3.4 (Design of car parking spaces) of the Residential Design Codes of WA, resulting in visitor parking that is not conveniently located.
7. The proposal does not satisfy the matters to be considered under clause 67(c), clause 67(m), clause 67(n) and clause (u)(iii) of Schedule 2, Part 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as:
  - i. the proposal is not consistent with Schedule 1 – Design Principles of *State Planning Policy 7: Design of the Built Environment* as the massing and height of the development is not appropriate to its setting and does not successfully negotiate between existing built form and the intended future character of the local area;
  - ii. the appearance of the development is not compatible with development on adjoining land and on other land in the locality from the perspective of height, bulk and scale;
  - iii. the development has a detrimental impact on the character of the locality due to its height, bulk and scale;
  - iv. the cumulative impact of the discretions sought in relation to building size, building height, street setback lot boundary setbacks and solar access for



adjoining sites result in a development which is considered greater than what the site should accommodate;

- v. the collection of waste is unsatisfactory and poses an increased traffic risk.

### **AMENDING MOTION 1**

**Moved by:** Mr Chris Antill

**Seconded by:** Cr Christine Hamilton-Prime

That Refusal Reason 7, point (i) be amended to read as follows:

- i. *the proposal is not consistent with Schedule 1 – Design Principles of State Planning Policy 7: Design of the Built Environment as the massing and height of the development is not appropriate to its setting and does not successfully ~~negotiate~~ **provide an appropriate transition** between existing built form and the intended future character of the local area;*

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

**REASON:** To provide greater clarity to the intent of the refusal reason.

### **AMENDING MOTION 2**

**Moved by:** Mr Chris Antill

**Seconded by:** Cr Christine Hamilton-Prime

That Refusal Reason 7, point (ii) be amended to read as follows:

- ii. *the appearance of the development is not compatible with development on adjoining land and on other land in the locality from the perspective of height, bulk, scale and **form**;*

**The Amending Motion was put and CARRIED (3/2).**

For: Mr Chris Antill  
Cr Christine Hamilton-Prime  
Cr Philippa Taylor

Against: Ms Sheryl Chaffer  
Mr Fred Zuideveld

**REASON:** The panel, in the majority, considered the current form of the development, specifically the flat roof and horizontal emphasis of the building, does not fit well with the residential character of the area.

### **REPORT RECOMMENDATION (AS AMENDED)**

*With the agreement of the Mover and Seconder, an administrative change was made to remove the word 'what' from refusal reason 7(iv).*

**Refuse** DAP Application reference DAP/18/01536 and accompanying plans (Attachment 2) 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. The proposal is not considered to meet the design principles of part 6.1.1 (Building size) of the Residential Design Codes of WA, resulting in an undue impact of bulk which is inconsistent with the existing and future desired built form of the locality.
2. The proposal is not considered to meet the design principles of part 6.1.2 (Building height) of the Residential Design Codes of WA, resulting in an adverse impact on the amenity of the adjoining properties and streetscape.
3. The proposal is not considered to meet the design principles of part 6.1.3 (Street setbacks) of the Residential Design Codes of WA, resulting in undue bulk that does not contribute to the desired streetscape.
4. The proposal is not considered to meet the design principles of part 6.1.4 (Lot boundary setbacks) of the Residential Design Codes of WA, resulting in undue bulk as viewed from the adjoining properties.
5. The proposal is not considered to meet the design principles of part 6.4.2 (Solar access for adjoining sites) of the Residential Design Codes of WA, resulting in undue overshadowing of the adjoining property's indoor and outdoor living areas.
6. The proposal is not considered to meet the design principles of part 6.3.4 (Design of car parking spaces) of the Residential Design Codes of WA, resulting in visitor parking that is not conveniently located.
7. The proposal does not satisfy the matters to be considered under clause 67(c), clause 67(m), clause 67(n) and clause (u)(iii) of Schedule 2, Part 9 of the Planning and Development (Local Planning Schemes) Regulations 2015, as:
  - i. the proposal is not consistent with Schedule 1 – Design Principles of State Planning Policy 7: Design of the Built Environment as the massing and height of the development is not appropriate to its setting and does not successfully provide an appropriate transition between existing built form and the intended future character of the local area;
  - ii. the appearance of the development is not compatible with development on adjoining land and on other land in the locality from the perspective of height, bulk, scale and form;
  - iii. the development has a detrimental impact on the character of the locality due to its height, bulk and scale;
  - iv. the cumulative impact of the discretions sought in relation to building size, building height, street setback lot boundary setbacks and solar access for adjoining sites result in a development which is considered greater than the site should accommodate;
  - v. the collection of waste is unsatisfactory and poses an increased traffic risk.

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

For: Mr Chris Antill  
Mr Fred Zuideveld



Cr Christine Hamilton-Prime  
Cr Philippa Taylor

Against: Ms Sheryl Chaffer

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

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

Nil

**10. Appeals to the State Administrative Tribunal**

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

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
City of Stirling	Lot 801 (28K) Caloundra Road, Clarkson	Proposed 24 hour drive-through fast food outlet (McDonalds)

**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 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.

There being no further business, the A/Presiding Member declared the meeting closed at 1:20pm.