



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 6 May 2019; 2:30pm
Meeting Number: MNWJDAP/254
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street
Perth

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Clayton Higham (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 Ryan Bailey (City of Joondalup)
Mr Chris Leigh (City of Joondalup)

Minute Secretary

Ms Michelle Tan (DAP Secretariat)

Applicants and Submitters

Mr Sean Fairfoul (Rowe Group)
Ms Sarah Asher (MJA Studio)
Mr Jarrad Sizer (Helm Living)
Mr Ben Doyle (Planning Solutions)
Mr Brad Kelly (Helm Living)
Mr Wes Barrett (MJA Studio)

Members of the Public / Media

Ms Taylor Brown from Community News was in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 2.30pm on 6 May 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.

The 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.

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 6 May 2019 to 7 June 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

Nil

7. Deputations and Presentations

7.1 Mr Sean Fairfoul (Rowe Group) addressed the DAP against the application at Item 8.1 and responded to questions from the panel.

7.2 Ms Sarah Asher (MJA Studio) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel. Mr Wes Barrett (MJA Studio) also responded to questions from the panel.

7.3 Mr Jarrad Sizer (Helm Living) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.4 Mr Ben Doyle (Planning Solutions) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.5 Mr Chris Leigh (City of Joondalup) responded to questions from the panel in relation to Item 8.1.



8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	Lot 22 (25) Koorana Road, Mullaloo
Development Description:	23 Multiple Dwellings
Applicant:	Helm Living Pty Ltd
Owner:	Ms Deborah Brown
Responsible Authority:	City of Joondalup
DAP File No:	DAP/19/01577

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/19/01577 and accompanying plans (Attachment 2) 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. Pursuant to clause 26 of the *Metropolitan Region Scheme*, this approval is deemed to be an approval under clause 24(1) of the *Metropolitan Region Scheme*.
2. This approval relates to the 23 multiple dwellings and associated works only. It does not relate to any other development on the lot. Development shall be undertaken in accordance with the approved plan(s), any other supporting information and the conditions of approval.
3. All stormwater shall be collected onsite and disposed of in a manner acceptable to the City.
4. All development shall be contained within the property boundaries.
5. 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.
6. The recommendations outlined under *Part 4 – Conclusions* of the Acoustic Report dated 29 January 2019 by Lloyd George Acoustics are to be incorporated in the design and construction of the development to the satisfaction of the City.
7. 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.
8. 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 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;
 - provide one shade tree for every four uncovered parking bays;
 - landscaping of the terraced areas between retaining walls;
 - 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.
9. 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.
10. Six visitor car parking bays shall be provided onsite which are located outside of the security gate and be clearly delineated (marked/signed) for visitor use only, prior to the occupation of the development.
11. Each pair of tandem resident parking bays shown on the approved plans shall be allocated to a single dwelling, and marked accordingly, to avoid obstruction and conflicts with resident parking.
12. 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.
13. 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;
 - management of the shared accessway during construction;
- and works shall be undertaken in accordance with the approved Construction Management Plan.
14. 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.



15. 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 and maintained to the satisfaction of the City.
16. 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.
17. Retaining walls shall be of a clean finish and made good to the satisfaction of the City.
18. 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. 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.
2. 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.
3. Development shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
4. In respect to the acoustic report, the internal noise levels for sleeping areas (night time) and living areas of all dwellings should be no greater than 30 dB(A) and 35 dB(A) respectively.
5. 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.
6. 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/>
7. This approval does not include the dividing fence(s). You are advised that in accordance with the *Dividing Fences Act 1961* you are required to reach agreement with the adjoining owners as to the height, appearance and location of the dividing fence. Further information is available at www.buildingcommission.wa.gov.au



AMENDING MOTION 1

Moved by: Mr Clayton Higham

Seconded by: Mr Fred Zuideveld

That Condition 1 be deleted and incorporated into the preamble of the Responsible Authority Report to read as follows with remaining Conditions to be renumbered accordingly.

That the Metro North-West JDAP resolves to:

Approve DAP application reference DAP/19/01577 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 *City of Joondalup Local Planning Scheme No.3*, and pursuant to clause 24(1) and 26 of the *Metropolitan Region Scheme* subject to the following conditions:

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: In accordance with the Responsible Authority Report template.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

Approve DAP application reference DAP/19/01577 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*, and the provisions of the *City of Joondalup Local Planning Scheme No.3*, and pursuant to clause 24(1) and 26 of the *Metropolitan Region Scheme* subject to the following conditions:

1. This approval relates to the 23 multiple dwellings and associated works only. It does not relate to any other development on the lot. Development shall be undertaken in accordance with the approved plan(s), any other supporting information and the conditions of approval.
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. The recommendations outlined under *Part 4 – Conclusions* of the Acoustic Report dated 29 January 2019 by Lloyd George Acoustics are to be incorporated in the design and construction of the development to the satisfaction of the City.
6. 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.
7. 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 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;
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 - be drawn at an appropriate scale of either 1:100, 1:200 or 1:500.
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3. Development shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
4. In respect to the acoustic report, the internal noise levels for sleeping areas (night time) and living areas of all dwellings should be no greater than 30 dB(A) and 35 dB(A) respectively.
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6. 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/>
7. This approval does not include the dividing fence(s). You are advised that in accordance with the *Dividing Fences Act 1961* you are required to reach agreement with the adjoining owners as to the height, appearance and location of the dividing fence. Further information is available at www.buildingcommission.wa.gov.au

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	Portion of 9040 (34) Kallatina Drive, Iluka	Mixed Commercial Centre (Iluka Plaza)
City of Joondalup	Lot 96 and 97 (9 and 11) Davallia Road, Duncraig	13 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 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 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 3.22pm.

Karen Hyde