



## **Metro North-West Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** 8 August 2019, 10:30am  
**Meeting Number:** MNWJDAP/265  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue, Joondalup

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Brian Curtis (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)  
Mrs Renae Mather (City of Joondalup)

#### **Minute Secretary**

Mrs Deborah Gouges (City of Joondalup)

#### **Applicants and Submitters**

Ms Suzanne Thompson  
Ms Michelle Lawrence (Carine Developments Pty Ltd)

#### **Members of the Public / Media**

There were 15 members of the public in attendance.

### **1. Declaration of Opening**

The Presiding Member declared the meeting open at 10.30am on 8 August 2019 and acknowledged the traditional owners and pay respect to Elders past and present 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 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

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**

Nil

**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** Ms Suzanne Thompson addressed the DAP against the application at Item 9.1.

**7.2** Ms Michelle Lawrence (Carine Developments Pty Ltd) responded to questions from the panel in relation to the application at Item 9.1.

**7.3** The City of Joondalup addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.

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

Nil



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

9.1 Property Location:	Lot 82, 83 & 84 (449, 451 and 453) Beach Road, Duncraig
Development Description:	20 Multiple Dwellings
Proposed Amendments:	<ul style="list-style-type: none"><li>• Reduce number of dwellings from 21 to 20.</li><li>• Internal reconfiguration of apartments on the ground level.</li><li>• Minor modifications to southern façade to complement change in apartment reconfiguration.</li><li>• Reallocation and removal of visitor parking bays.</li></ul>
Applicant:	Extension of time to commence development.
Owner:	Michelle Lawrence, Carine Developments Pty Ltd
Responsible Authority:	Michelle Lawrence, Carine Developments Pty Ltd
DAP File No:	City of Joondalup DAP/17/01223

### REPORT RECOMMENDATION

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

**Seconded by:** Cr Philippa Taylor

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/17/01223 as detailed on the DAP Form 2 dated 30 May 2019 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/17/01223 as detailed on the DAP Form 2 date 30 May 2019 and accompanying plans contained in Attachment 2 in accordance with Clause 77 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*, for the proposed amendment and extension of time request for the approved multiple dwelling development at Lot 82, 83 and 84 (449, 451 and 453) Beach Road, Duncraig, subject to:

### Amended Conditions

9. A total of 12 bicycle parking spaces shall be provided onsite, with two available for visitors outside of the security gate and 10 allocated to residents which are located undercover and behind the security gate. These bicycle facilities shall be designed and constructed in accordance with the Australian Standard for Off-street Car Parking – Bicycles (AS2890.3-1993 as amended). The details of the bicycle parking spaces shall be provided to, and approved by the City, prior to the commencement of development.



11. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the acceptable outcomes and/or element objectives of clause 3.3 of the Residential Design Codes Volume 2 – Apartments (SPP7.3), and 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, vegetation and tree planting;
  - Identify the required deep soil areas and root soil zones;
  - Include a minimum of one large tree (500L) and two medium trees (200L) as defined under SPP7.3;
  - Show spot levels and/or contours of the site;
  - 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.
17. A total of four visitor car parking bays and one ACROD bay, as indicated on the approved plans, shall be formally set-aside and marked appropriately.
21. [delete]

#### **New Conditions**

21. A window of at least 1m<sup>2</sup> shall be included in the northern wall of the living areas of units G01 and G02 to allow for unobstructed access to sunlight which may require the modification of the 'vertical slatted screen' along the adjacent walkway.
22. This decision constitutes development approval only and is valid for a period of two years from the approval date of DAP/17/01223, being until 1 September 2021. If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.

All other conditions and requirements detailed on the previous approval dated 1 September 2017 shall remain unless altered by this application.



## AMENDING MOTION 1

**Moved by:** Mr Fred Zuideveld

**Seconded by:** Ms Karen Hyde

That Condition 15 be amended to read as follows:

*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. **Details on the location of the air conditioning units shall be submitted to and approved by the City prior to commencing development and shall consider:***

- **The need for additional area where located within storerooms;**
- **The potential amenity impacts on future residents of the development;**
- **The potential amenity impacts on surrounding residents.**

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

**REASON:** To ensure that the positioning of the air conditioning units for each apartment are placed in locations which do not restrict the area allocated and use of the private balconies/courtyards and storage or and also that their location and operation does not impact the amenity of the development residents/occupants and neighbouring residents through emissions (heat/noise) and visual impact.

## AMENDING MOTION 2

**Moved by:** Mr Fred Zuideveld

**Seconded by:** Ms Karen Hyde

That Condition 21 be amended to read as follows:

*A window of at least 1m<sup>2</sup> shall be included in the northern wall of the living areas of units G01 and G02 to allow for unobstructed access to ~~sunlight~~ **natural light** and cross ventilation. ~~which may require the modification of the 'vertical slatted screen' along the adjacent walkway.~~*

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

**REASON:** Reason for rewording Amending Motion 2, is to remove the word 'sunlight' as due to a large overhang to the north of these windows, they will never receive direct sun and that there is no screen proposed in this location.

## REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/17/01223 as detailed on the DAP Form 2 dated 30 May 2019 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;



2. **Approve** the DAP Application reference DAP/17/01223 as detailed on the DAP Form 2 date 30 May 2019 and accompanying plans contained in Attachment 2 in accordance with Clause 77 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*, for the proposed amendment and extension of time request for the approved multiple dwelling development at Lot 82, 83 and 84 (449, 451 and 453) Beach Road, Duncraig, subject to:

### **Amended Conditions**

9. A total of 12 bicycle parking spaces shall be provided onsite, with two available for visitors outside of the security gate and 10 allocated to residents which are located undercover and behind the security gate. These bicycle facilities shall be designed and constructed in accordance with the Australian Standard for Off-street Car Parking – Bicycles (AS2890.3-1993 as amended). The details of the bicycle parking spaces shall be provided to, and approved by the City, prior to the commencement of development.
11. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to address the acceptable outcomes and/or element objectives of clause 3.3 of the Residential Design Codes Volume 2 – Apartments (SPP7.3), and 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, vegetation and tree planting;
  - Identify the required deep soil areas and root soil zones;
  - Include a minimum of one large tree (500L) and two medium trees (200L) as defined under SPP7.3;
  - Show spot levels and/or contours of the site;
  - 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.
15. 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. Details on the location of the air conditioning units shall be submitted to and approved by the City prior to commencing development and shall consider:
- The need for additional area where located within storerooms;
  - The potential amenity impacts on future residents of the development;
  - The potential amenity impacts on surrounding residents.
17. A total of four visitor car parking bays and one ACROD bay, as indicated on the approved plans, shall be formally set-aside and marked appropriately.
21. [delete]



**New Conditions**

- 21. A window of at least 1m<sup>2</sup> shall be included in the northern wall of the living areas of units G01 and G02 to allow for unobstructed access to natural light and cross ventilation.
- 22. This decision constitutes development approval only and is valid for a period of two years from the approval date of DAP/17/01223, being until 1 September 2021. If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.

All other conditions and requirements detailed on the previous approval dated 1 September 2017 shall remain unless altered by this application.

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

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

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

Current Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 96 & 97 (9 & 11) Davallia Road, Duncraig	13 Multiple Dwellings
City of Stirling	Lot 90 (38) Geneff Street & Lot 89 (59) Hertha Road, Innaloo	Multiple Dwelling Development
City of Stirling	Lot 101 (191) Balcatta Road, Balcatta	Extension to the Existing Bunnings Warehouse

**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 11.18am.

*Karen Hyde*