



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 14 May 2020; 1.30pm
Meeting Number: MOJDAP/3
Meeting Venue: Via electronic means

This DAP meeting was conducted by electronic means open to the public rather than requiring attendance in person

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Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)
Cr Suzanne Thompson (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Mr Tim Thornton (City of Joondalup)
Mr Chris Leigh (City Joondalup)

Minute Secretary

Mr Phil Goodwin (DAP Secretariat)
Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Giles Harden Jones (Harden Jones Architect)
Mr Carlo Famiano (CF Town Planning & Development)
Mr Gerry Carey

Members of the Public / Media

There were 4 members of the public in attendance.

Ms Lucy Jarvis from Community News was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 1.32pm on 14 May 2020 and acknowledged the traditional owners and paid 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*.

1.1 Announcements by Presiding Member

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.

In response to the COVID-19 situation, this meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.



2. Apologies

Nil

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

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 10.1, received on 11 May 2020.

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Cr Suzanne Thompson, declared an Impartiality Interest in item 10.1. Cr Thompson was a nominated spokesperson who presented against this application at the previous meeting in July 2019. At that time she was not elected to the Council of the City of Joondalup.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2017, the Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest, was permitted to participate in the discussion and voting on the item.

7. Deputations and Presentations

7.1 Mr Gerry Carey addressed the DAP in support of the recommendation to refuse the application at Item 10.1.

7.2 Mr Giles Harden Jones (Harden Jones Architects) addressed the DAP against the recommendation to refuse the application at Item 10.1 and responded to questions from the panel.

7.3 Mr Carlo Famiano (CF Town Planning and Development) addressed the DAP against the recommendation to refuse application at Item 10.1 and responded to questions from the panel.

7.4 City of Joondalup officers responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil



9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

10.1 Lot 104 & 105 (8 & 10) Brechin Court, Duncraig

Development Description: 16 Multiple Dwellings
Applicant: Harden Jones Architect
Owner: Mr Heinrich Jones Architect
Responsible Authority: City of Joondalup
DAP File No: DAP/19/01557

REPORT RECOMMENDATION

Moved by: Cr Suzanne Thompson

Seconded by: Cr Philippa Taylor

That the Metro Outer Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 159 of 2019, resolves to:

Reconsider its decision dated 23 July 2019 and **refuse** DAP Application reference DAP/19/01557 and amended 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*, for the following reasons:

Reasons

1. The proposal does not satisfy the matters to be considered under clause 67(c), Schedule 2, Part 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as:
 - i. The proposal does not satisfy the element objectives of *2.4 Side and rear setbacks* of State Planning Policy 7.3 Volume 2, as the setbacks do not provide adequate separation between neighbouring properties and the development does not provide an appropriate transition between sites with different intensity of development.
 - ii. The proposal does not satisfy the element objective of *2.5 Plot ratio* of State Planning Policy 7.3 Volume 2, as building bulk and scale of the development is not appropriate for the existing and planned character of the area.
 - iii. The proposal does not satisfy the element objectives of *2.7 Building separation* of State Planning Policy 7.3 Volume 2, as the development results in undue impacts to residential amenity of neighbouring properties including visual privacy impacts and sunlight and daylight access.
 - iv. The proposal does not satisfy the element objectives of *3.2 Orientation* of State Planning Policy 7.3 Volume 2, as the building form and orientation does not minimise overshadowing of open space of the neighbouring property.



- v. The proposal does not satisfy the element objectives of *3.5 Visual privacy* and *4.4 Private open space and balconies* of State Planning Policy 7.3 Volume 2, as the extent of privacy screening of outdoor living areas results in a compromised external outlook from adjoining habitable rooms.
2. The proposal does not satisfy the matters to be considered under clause 67(m) of Schedule 2, Part 9 of the Planning and Development (Local Planning Schemes) Regulations 2015, as:
 - i. the bulk and scale of the development is not compatible with its setting particularly the relationship of development to development on adjoining land.
 3. The proposal does not satisfy the matters to be considered under clause 67(zc) of Schedule 2, Part 9 of the Planning and Development (Local Planning Schemes) Regulations 2015, as:
 - i. the proposal has not appropriately responded to advice from the Joondalup Design Reference Panel in relation to vehicle and pedestrian access, impact of air conditioner units and roof design detail.

The Report Recommendation was put and LOST (2/3).

For: Cr Suzanne Thompson
Cr Philippa Taylor

Against: Mr Ian Birch
Ms Sheryl Chaffer
Mr Jason Hick

ALTERNATE MOTION

Moved by: Ms Sheryl Chaffer

Seconded by: Mr Jason Hick

That the Metro Outer Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 159 of 2019, resolves to:

1. **Reconsider** its decision dated 23 July 2019 and **approve** DAP Application reference DAP/19/01557 and amended 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:

Conditions

- 1.1 This approval relates to the 16 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.



- 1.2 The lots included within the application shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
- 1.3 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 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.
- 1.4 Units 5, 6, 12 and 13 shall be designed to meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). Details shall be submitted to and approved by the City prior to commencement of construction, and works shall be undertaken in accordance with the approved details.
- 1.5 A schedule of colours and materials for all exterior parts of the development (including retaining walls and the sliding gate notated on drawing A404 of the approved plans) 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, to the satisfaction of the City.
- 1.6 Any proposed building plant and equipment, including air conditioning units, piping, meter boxes, 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 and where practicable from adjoining buildings, or integrated into the building design to the satisfaction of the City. 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.
- 1.7 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 element objectives of clause 3.3 and 4.12 of State Planning Policy 7.3: Residential Design Codes Volume 2 - Apartments 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 and treatment of verges;
 - 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;
 - Indicate the species of all vegetation;
 - 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.
- 1.8 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.
- 1.9 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.
- 1.10 Lighting shall be installed along all driveways and pedestrian pathways and in all common 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. Lighting shall be in accordance with the approved light plan.
- 1.11 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) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
- 1.12 The on-site visitor bays shall be marked and permanently made available for visitor parking and shall remain accessible to visitors. 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.
- 1.13 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/applicants' expense, and lodged with the City of Joondalup for execution prior to commencement of development, and placed on the certificate of title prior to occupation of the development. The notification is to state as follows:
- 'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'
- 1.14 The proposed development shall be constructed to comply with the relevant provisions of State Planning Policy 5.4: Road and Rail Noise (and the associated Guidelines) prior to occupation of the development.
- 1.15 Bicycle parking facilities shall be provided in accordance with the approved plans. Bicycle parking facilities shall be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). Details of bicycle parking area(s) shall be provided to and approved by the City prior to the commencement of construction.



- 1.16 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. Clothes drying is not permitted on balconies or in courtyards.
 - 1.17 All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
 - 1.18 All development shall be contained within the property boundaries.
 - 1.19 The front fencing, pedestrian access gates and the vehicular access gate shall be visually permeable as defined under State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.
 - 1.20 Screening (including ‘white glass’) shall comply with the definition of screening under State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments. All screening shall be a minimum of 1.6 metres above the finished floor level, at least 75 percent obscure, permanently fixed and made of durable material. All screening shall be installed prior to occupation of the development, to the satisfaction of the City.
2. Notify the State Administrative Tribunal of its decision.

Advice Notes

1. Any existing footpath and kerbing is to be retained and protected during construction of the development and is 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. In relation to State Planning Policy 5.4, the development shall comply with ‘Package B+ of the Quiet House Requirements’ outlined in State Planning Policy 5.4 – Road and Rail Noise Guidelines. A copy of the Guidelines can be obtained at <https://dplh.wa.gov.au/spp5-4>.
3. The applicant/owner is advised that verge treatments are to comply with Housing Opportunity Area requirements outlined in the City’s Street Verge Guidelines. A copy of the Guidelines can be obtained at <https://www.joondalup.wa.gov.au/verge-treatments/>. In accordance with the Street Verge Guidelines, no additional hardstand areas (including synthetic turf) are permitted exclusive of existing footpaths, crossovers or on street parking embayment(s) constructed to the City’s specifications.
4. *State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments* define visually permeable as:

In reference to a wall, gate, door or fence that the vertical surface has:

- *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *a surface offering equal or lesser obstruction to view.*



5. In relation to the schedule of colours and materials the City encourages the applicant 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.
6. There is an obligation to design and construct the development in compliance 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 equipment (eg. air conditioners) 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/cupboard type laundry areas be provided with condensation dryers to minimise the likelihood of mould occurring.
8. Ventilation to toilets and any other room which contains a w/c must comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.

AMENDING MOTION

Moved by: Cr Suzanne Thompson

Seconded by: Ms Sheryl Chaffer

That a new advice note no. 9 be added to read as follows:

The applicant to give consideration to include minor revisions to the articulation, colours or materials of the Southern elevation to soften its visual impact when viewed from the street.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To minimise the visual impact of the development when viewed from the street.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Outer Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 159 of 2019, resolves to:

2. **Reconsider** its decision dated 23 July 2019 and **approve** DAP Application reference DAP/19/01557 and amended 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:



Conditions

- 1.1 This approval relates to the 16 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.
- 1.2 The lots included within the application shall be granted approval for amalgamation prior to commencement of development and amalgamation concluded prior to occupancy certification.
- 1.3 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 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.

- 1.4 Units 5, 6, 12 and 13 shall be designed to meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). Details shall be submitted to and approved by the City prior to commencement of construction, and works shall be undertaken in accordance with the approved details.
- 1.5 A schedule of colours and materials for all exterior parts of the development (including retaining walls and the sliding gate notated on drawing A404 of the approved plans) 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, to the satisfaction of the City.
- 1.6 Any proposed building plant and equipment, including air conditioning units, piping, meter boxes, 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 and where practicable from adjoining buildings, or integrated into the building design to the satisfaction of the City. 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.
- 1.7 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 element objectives of clause 3.3 and 4.12 of State Planning Policy 7.3: Residential Design Codes Volume 2 - Apartments 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 and treatment of verges;



- 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;
 - Indicate the species of all vegetation;
 - 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.
- 1.8 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.
- 1.9 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.
- 1.10 Lighting shall be installed along all driveways and pedestrian pathways and in all common 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. Lighting shall be in accordance with the approved light plan.
- 1.11 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) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
- 1.12 The on-site visitor bays shall be marked and permanently made available for visitor parking and shall remain accessible to visitors. 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.
- 1.13 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/applicants' expense, and lodged with the City of Joondalup for execution prior to commencement of development, and placed on the certificate of title prior to occupation of the development. The notification is to state as follows:
- 'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'
- 1.14 The proposed development shall be constructed to comply with the relevant provisions of State Planning Policy 5.4: Road and Rail Noise (and the associated Guidelines) prior to occupation of the development.



- 1.15 Bicycle parking facilities shall be provided in accordance with the approved plans. Bicycle parking facilities shall be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). Details of bicycle parking area(s) shall be provided to and approved by the City prior to the commencement of construction.
- 1.16 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. Clothes drying is not permitted on balconies or in courtyards.
- 1.17 All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
- 1.18 All development shall be contained within the property boundaries.
- 1.19 The front fencing, pedestrian access gates and the vehicular access gate shall be visually permeable as defined under State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.
- 1.20 Screening (including 'white glass') shall comply with the definition of screening under State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments. All screening shall be a minimum of 1.6 metres above the finished floor level, at least 75 percent obscure, permanently fixed and made of durable material. All screening shall be installed prior to occupation of the development, to the satisfaction of the City.
2. Notify the State Administrative Tribunal of its decision.

Advice Notes

1. Any existing footpath and kerbing is to be retained and protected during construction of the development and is 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. In relation to State Planning Policy 5.4, the development shall comply with 'Package B+ of the Quiet House Requirements' outlined in State Planning Policy 5.4 – Road and Rail Noise Guidelines. A copy of the Guidelines can be obtained at <https://dplh.wa.gov.au/spp5-4>.
3. The applicant/owner is advised that verge treatments are to comply with Housing Opportunity Area requirements outlined in the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at <https://www.joondalup.wa.gov.au/verge-treatments/>. In accordance with the Street Verge Guidelines, no additional hardstand areas (including synthetic turf) are permitted exclusive of existing footpaths, crossovers or on street parking embayment(s) constructed to the City's specifications.



4. *State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments* define visually permeable as:

In reference to a wall, gate, door or fence that the vertical surface has:

- *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
 - *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
 - *a surface offering equal or lesser obstruction to view.*
5. In relation to the schedule of colours and materials the City encourages the applicant 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.
6. There is an obligation to design and construct the development in compliance 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 equipment (eg. air conditioners) 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/cupboard type laundry areas be provided with condensation dryers to minimise the likelihood of mould occurring.
8. Ventilation to toilets and any other room which contains a w/c must comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
9. The applicant to give consideration to include minor revisions to the articulation, colours or materials of the Southern elevation to soften its visual impact when viewed from the street.

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

For: Ms Sheryl Chaffer
Mr Jason Hick
Mr Ian Hick

Against: Cr Suzanne Thompson
Cr Philippa Taylor

REASON: The majority of panel members considered that the development proposal was now in a form where it could be approved. In reaching this conclusion, regard was had for the following:

- In recognition of the close proximity of the site to the Warwick railway station, the building form, scale and density is consistent with the metropolitan and local planning scheme zone and development objectives;
- The built form and scale are within the parameters prescribed for development at R60 and are appropriate to the intended future planning outcome of the locality;



- By combining two adjacent lots, the larger land area provides greater opportunity for acceptable multiple dwelling development;
- The revised plans, including increased side and rear building setbacks, improved landscaping and communal open space, additional privacy screening and revisions to unit layouts, vehicle access and visitor parking, provide a satisfactory resolution of the design objectives in SPP 7.3 Residential Design Codes Volume 2 - Apartments, including the relationship of the development to existing and future development on adjoining land;
- The outstanding issues raised by the Joondalup Design Review Panel are covered by conditions and are matters of detail that can be addressed at the building application and approval stage.

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01597 DR 174/2019	City of Gosnells	Lot 11 Southern River Road, Southern River	Development of Shopping Centre	30/8/2019
DAP/19/01575 DR 256/2019	City of Armadale	Lot 9007 (76) Southampton Drive, Piara Waters	Lifestyle Village (Piara Waters Lifestyle Village)	10/12/2019

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01394 CACV 75 of 2019	Shire of Serpentine Jarrahdale	Lot 12 (1537) Thomas Road and Lot 50 Nicholson Road, Oakford	Use and Development of a Caltex service station/convenience store	5/7/2019

11. General Business

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.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 4.03pm.