



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 6 May 2020; 9:30am
Meeting Number: MOJDAP/2
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 Brian Gray (City of Joondalup)
Mr Chris Leigh (City of Joondalup)

Minute Secretary

Mr Phil Goodwin (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)

Applicants and Submitters

Mr Neil Evans (Hillam Architects)
Mr Admir Dulic (Edge Holdings)

Members of the Public / Media

There was 1 member of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 6 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**

All members declared that they had duly considered the documents.

6. **Disclosure of Interests**

Nil

7. **Deputations and Presentations**

7.1 Mr Neil Evans (Hillam Architects) responded to questions from the panel.

7.2 The 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**

9.1 **Grand Boulevard, 113 (Lot 1), Joondalup**

Development Description: Mixed Use Commercial Residential Development
Proposed Amendments: Reduction in the overall number of dwellings from 169 to 162. Modification of the internal configuration of 11 dwellings. A reduction in the number of stores from 171 to 168. An increase in the number of car parking bays from 226 to 229. Minor changes to the west-facing external façade at Level 1. Minor increase in building height from 53.63 metres to 53.66 metres (30mm).

Applicant: Hillam Architects
Owner: Edge Holdings No. 5 Pty Ltd
Responsible Authority: City of Joondalup
DAP File No: DAP/14/00657

REPORT RECOMMENDATION

Moved by: Cr Philippa Taylor

Seconded by: Cr Suzanne Thompson

That the Metro North-West JDAP resolves to:



1. **Accept** that the DAP Application reference DAP/14/00657, as detailed on the DAP Form 2 dated 10 March 2020, 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/14/00657, as detailed on the DAP Form 2 dated 10 March 2020 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*, for the proposed modifications to the approved multi-storey mixed-use development at Lot 1 (113) Grand Boulevard, Joondalup.

All conditions and requirements detailed on the previous approvals dated 5 February 2015 and 11 December 2018 shall remain. No new or amended conditions or advice notes are proposed.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: In accordance with the assessment details provided in the RAR.

10. State Administrative Tribunal Applications and Supreme Court Appeals

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 9907 (76) Southampton Drive Piara Waters	Lifestyle Village (Piara Waters Lifestyle)	10/12/2019
DAP/16/01007 DR 388/2016	City of Swan	Lot 357 (227) Morrison Road, Midvale	Neighbourhood Centre (Shop, Consulting Rooms, Recreation – Private, Fast Food Outlet, Convenience Store)	12/12/2016
DAP/19/01557 DR 159/2019	City of Joondalup	Lot 104 & 105 (8&10) Brechin Court, Duncraig	3 Levels, 16 Apartments, Multiple Dwellings	1/8/2019

The Presiding Member noted the following Supreme Court Appeal -



Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01394	Shire of Serpentine Jarrahdale	Lot 12 (1537) Thomas Road and Lot 50 Nicholson Road, Oakford	Use and Development of 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 9.47am.