



# Metro Outer Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Wednesday, 17 March 2021; 1:30pm  
**Meeting Number:** MOJDAP/74  
**Meeting Venue:** Via Zoom

*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 Chris Leigh (City of Joondalup)

### Minute Secretary

Ms Megan Ventriss (DAP Secretariat)  
Ms Ashlee Kelly (DAP Secretariat)

### Applicants and Submitters

Mr David Reynolds (Taylor Burrell Barnett Planning)  
Mr Jonathan Riley (Riley Consulting)  
Ms Suzanne Apps  
Mr Anthony D'Amico  
Ms Fiona Pengelly  
Mr Dale Morris

### Members of the Public / Media

There were 14 members of the public in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 1:30pm on 17 March 2021 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 2020 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 2020 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 8.1, received on 15 March 2021.

All members declared that they had duly considered the documents.

## 6. Disclosure of Interests

Nil

## 7. Deputations and Presentations

- 7.1 Ms Suzanne Apps addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Anthony D'Amico addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.3 Ms Fiona Pingelly addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.4 Mr Dale Morris addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel
- 7.5 Mr David Reynolds (Taylor Burrell Barnett Planning) addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.6 The City of Joondalup addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.



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

### 8.1 Lot 338 (1) Tara Court and Lot 339 (26) Trappers Drive, Woodvale

Development Description:	Child Care Premises
Applicant:	Taylor Burrell Barnett
Owner:	Lot 338: MR R White Lot 339: Mr R Jackson & Mrs D Jackson
Responsible Authority:	City of Joondalup
DAP File No:	DAP/21/01915

### REPORT RECOMMENDATION

**Moved by:** Cr Phillipa Taylor

**Seconded by:** Cr Suzanne Thompson

That the Metro Outer JDAP resolves to:

1. **Refuse** DAP Application reference DAP/20/01915 and accompanying plans (dated 8 February 2021) 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. In accordance with Schedule 2, Clause 67(g) of the *Planning and Development (Local Planning Scheme) Regulations 2015* the proposed development does not comply with the provisions of the City's *Child Care Premises Local Policy* as:
  - a. The proposed development is not located adjacent to non-residential uses; and
  - b. The pedestrian access for the proposed development is not located on a Local Distributor Road and in such a manner that discourages the use of nearby Access Roads, in this instance being Tara Court, for turning movements.

### PROCEDURAL MOTION

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Ms Suzanne Thompson

That consideration of DAP application reference DAP/20/01915 be deferred for up to three (3) months in accordance with Section 5.10.1a of the DAP Standing Orders 2020, for the following reason:

To enable the applicant to prepare and submit for assessment revised plans that include:

- i) relocation of the entry (pedestrian access) for the proposed childcare centre from Tara Court to the Trappers Drive street frontage, and
- ii) repositioning of the basement staff parking spaces, including tandem spaces, away from the vehicular entry exit ramps so that the visitor parking spaces are clearly visible and more readily accessible when driving into the basement.

**The Procedural Motion was put and CARRIED (4/1).**



For: Mr Ian Birch  
Ms Sheryl Chaffer  
Mr Jason Hick  
Cr Suzanne Thompson

Against: Cr Phillipa Taylor

**REASON:** To provide the applicant with the opportunity to prepare and submit for assessment revised plans that address the reasons for refusal given in the Responsible Authority Report.

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

Nil

**10. State Administrative Tribunal Applications and Supreme Court Appeals**

The Presiding Member noted the following SAT Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01708 DR 138/2020	City of Kwinana	Lot 108 Kwinana Beach Road, Kwinana	Proposed Bulk Liquid Storage for GrainCorp Liquid Terminals	01/07/2020
DAP/01729 DR 176/2020	City of Kalamunda	Lot 130 (74) Warlingham Drive, Lesmurdie	Aged Residential Care Facility	28/8/2020
DAP/20/01764 DR 204/2020	City of Swan	Lot 780 (46) Gaston Road, Bullsbrook	Proposed Stock Feed Grain Mill	8/09/2020
DAP/20/01829 DR 001/2021	City of Swan	Lot 1 (42) Dale Road & Lot 4 (43) Yukich Close, Middle Swan	Aged care and community purpose	08/01/2021

**11. General Business**

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 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 3.46pm.