



## **Metro Outer Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** Friday, 26 February 2021; 9:30am  
**Meeting Number:** MOJDAP/70  
**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 Philippa Taylor (Local Government Member, City of Joondalup)  
Cr Nigel Jones (Local Government Member, City of Joondalup)

### Officers in attendance

Mr Chris Leigh (City of Joondalup)  
Mr Jonathon Creedon (City of Joondalup)

### Minute Secretary

Ms Megan Ventris (DAP Secretariat)  
Mr Christopher Dodson (DAP Secretariat)

### Applicants and Submitters

Mr Alessandro Stagno (Planning Solutions)  
Mr Malcolm Mackay (Mackay Urban Design)  
Mr Rob Rowell (Correda Property Group)  
Mr Josh Racovelli (Gold Capital)  
Ms Kate Byrne  
Ms Susan Peterson

### 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 9:34am on 26 February 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

Cr Suzanne Thompson (Local Government Member, City of Joondalup)

## 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 Kate Byrne addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Malcolm Mackay (Mackay Urban Design) addressed the DAP against the recommendation, but in support of the application at Item 8.1 and responded to questions from the panel.

7.3 Mr Alessandro Stagno (Planning Solutions) addressed the DAP against the recommendation, but in support of the application at Item 8.1 and responded to questions from the panel.

7.4 The City of Joondalup Officers 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 Lots 27 & 28 (68 & 70) Readshaw Road, Duncraig

Development Description:	Child Care Premises
Applicant:	Planning Solutions
Owner:	Lot 27: Mr G Fitzgerald & Mrs A M E Fitzgerald Lot 28: Mrs J MacDonald
Responsible Authority:	City of Joondalup
DAP File No:	DAP/20/01852

## REPORT RECOMMENDATION

**Moved by:** Cr Philippa Taylor

**Seconded by:** Cr Nigel Jones

That the Metro Outer JDAP resolves to:

Mr Ian Birch  
Presiding Member, Metro Outer JDAP



1. **Defer** DAP Application reference DAP/20/01852 and accompanying plans (dated 7 January 2020) 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. To enable the applicant to submit revised plans that;
  - a) Adequately address the advice and recommendations of the Joondalup Design Reference Panel in relation to height, bulk, scale, orientation, appearance and landscaping of the development; and
  - b) Enhance the compatibility of the development with the residential streetscape by reviewing the overall architectural response to the development and providing a more cohesive appearance to the building and roofline.
  - c) Enhance the amenity of the streetscape by reviewing the landscaping response to the development where visible from the street, including considering retention of the large Eucalyptus tree along the corner truncation lot boundary.
2. To enable the responsible authority's design reference panel to review design changes.
3. To enable the responsible authority to undertake public consultation on a revised design.
4. To enable the responsible authority to prepare a revised RAR following receipt and assessment of the submitted revised plans referred to above.

**AMENDING MOTION**

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Mr Jason Hick

*The following amendments were made en bloc:*

- i) That the preamble be amended to read as follows:

***Defer DAP Application reference DAP/20/01852 for a period of 4 weeks in accordance with section 5.10.1a of the DAP Standing Orders 2020 and accompanying plans (dated 7 January 2020) 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:***

**REASON:** To set a timeframe for reconsideration and put wording into the standard format.

- ii) That reason no. 1 c) be amended to read as follows:

***Enhance the amenity of the streetscape by reviewing the landscaping response to the development where visible from the street, including considering retention of the large Eucalyptus tree along the corner truncation lot boundary.***



**REASON:** The tree is located on the subject site and there is no specific authority in the City's planning regulations that would support a requirement for its retention. Further, members noted the applicant's arborist report concerning the condition of the tree and accepted concerns raised that it could pose a safety risk to children in the play area.

- iii) That reason no. 2 be deleted and the remaining reasons be renumbered accordingly.

**REASON:** The City's Design Review Panel has considered design changes since the preparation of the Responsible Authority Report.

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

### **REPORT RECOMMENDATION (AS AMENDED)**

1. **Defer** DAP Application reference DAP/20/01852 for a period of 4 weeks in accordance with section 5.10.1a of the DAP Standing Orders 2020 for the following reasons:

#### **Reasons:**

1. To enable the applicant to submit revised plans that;
  - a) Adequately address the advice and recommendations of the Joondalup Design Reference Panel in relation to height, bulk, scale, orientation, appearance and landscaping of the development; and
  - b) Enhance the compatibility of the development with the residential streetscape by reviewing the overall architectural response to the development and providing a more cohesive appearance to the building and roofline.
  - c) Enhance the amenity of the streetscape by reviewing the landscaping response to the development where visible from the street.
2. To enable the responsible authority to undertake public consultation on a revised design.
3. To enable the responsible authority to prepare a revised RAR following receipt and assessment of the submitted revised plans referred to above.

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

**REASON:** With recent revisions to the design, it is apparent that the City's Design Review Panel are now supportive, however, as outlined in the Responsible Authority Report (RAR), these revisions should be the subject of a further RAR before the matter is determined.

### **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 -

<b>Current SAT Applications</b>				
<b>File No. &amp; SAT DR No.</b>	<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>	<b>Date Lodged</b>
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 10:36am.