



# Metro Outer Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 7 September 2021; 11:00am  
**Meeting Number:** MOJDAP/120  
**Meeting Venue:** Via electronic means

*This DAP meeting was conducted by electronic means (zoom) 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 John Syme (A/Third Specialist Member)

#### *Item 8.1*

Mayor Rhys Williams (Local Government Member, City of Mandurah)

#### *Item 8.2*

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

### Officers in attendance

#### *Item 8.1*

Mr Jason Carr (Western Australian Planning Commission)  
Mr Diarmuid O'Connor (Western Australian Planning Commission)  
Mr Ben Dreckow (City of Mandurah)

#### *Item 8.2*

Mr Chris Leigh (City of Joondalup)  
Ms Renae Mather (City of Joondalup)  
Mr Byron McKie (City of Joondalup)

### Minute Secretary

Ms Adele McMahon (DAP Secretariat)  
Ms Megan Ventris (DAP Secretariat)

### Applicants and Submitters

#### *Item 8.1*

Mr Deon White (Hatch RobertsDay)  
Mr Jason Ball (ADCO)  
Mr Troy Rutter (ADCO)  
Mr Jason Henneveld (Public Transport Authority)

#### *Item 8.2*

Mr George Ashton (element)  
Mr Dean Rigby (Lendlease)  
Mr Dean Symington (Hames Sharley)

### Members of the Public / Media

Mr Jake Dietsch from Mandurah Coastal Times and Ms Tyler Brown from Perth Now Local were in attendance.

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 11:04am on 7 September 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.

This meeting was convened via electronic means (zoom). Members were reminded to announce their name and title prior to speaking.

## 2. Apologies

Mr Jason Hick (Third Specialist Member)  
Cr Caroline Knight (Local Government Member, City of Mandurah)

## 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

DAP Member, Mr Jason Hick, declared a Pecuniary Interest in item 8.1 & 8.2. Mr Hick is a shareholder, Director and employee of Emerge Environmental Services Pty Ltd (trading as Emerge Associates). Emerge Associates have provided consulting services to support the application.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed a Pecuniary Interest, was not permitted to participate in the discussion and voting on the items.

Mr Ian Birch  
Presiding Member, Metro Outer JDAP



## 7. Deputations and Presentations

- 7.1 Mr Deon White (Hatch Roberts Day) 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 Ben Dreckow (City of Mandurah) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.
- 7.3 Western Australian Planning Commission addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

***The presentation at Item 7.1- 7.3 was heard prior to the application at Item 8.1.***

- 7.4 Mr Dean Rigby (Lendlease) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.5 Mr Dean Symington (Hames Sharley) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.6 Mr George Ashton (element) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.7 City of Joondalup Officers addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

***The presentations at Items 7.4 - 7.7 were heard prior to the application at Item 8.2.***

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

### 8.1 Lots 800 & 3002 (5) Ashwood Parkway, Lakelands

Development Description:	Lakelands Metronet Train Station
Applicant:	Hatch RobertsDay on behalf of ADCO Constructions
Owner:	Public Transport Authority of WA (PTA)
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/21/02011



## REPORT RECOMMENDATION

**Moved by:** Mayor Rhys Williams

**Seconded by:** Mr John Syme

That the Metro Outer Joint Development Assessment Panel resolves to **Approve** DAP Application reference DAP/21/02011 and accompanying plans:

- PTA Drawing No: 08-A-93-AR0003 REV A
- PTA Drawing No: 08-A-93-AR0005 REV A
- PTA Drawing No: 08-A-93-AR0007-8
- PTA Drawing No: 08-A-93-AR0010-13 REV A
- PTA Drawing No: 08-A-93-AR0015-19 REV A
- PTA Drawing No: 08-A-93-AR0021-24 REV A
- PTA Drawing No: 08-A-93-AR0052 REV A
- PTA Drawing No: 08-A-93-AR0056 REV A
- PTA Drawing No: 08-A-93-AR0059-61 REV A
- LAKD-ADCO-AR-SCH-00006 Part 1, Pages 1-15
- LAKD-ADCO-AR-SCH-00006 Part 2, Pages 1-11

pursuant to Clause 32 of the Peel Region Scheme, subject to the following conditions:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

#### Prior to the commencement of site works

2. A Construction Management Plan shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah, prior to the commencement of site works. Once approved, the Construction Management Plan is to be implemented in its entirety.
3. A Construction Traffic Management Plan shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah, prior to the commencement of site works. Once approved, the Traffic Management Plan is to be implemented in its entirety.
4. An Earthworks Plan (including engineering drawings and specifications) showing existing ground levels, extent of fill, drainage, finished ground levels and any other relevant information shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah. Once approved, the plan is to be implemented in its entirety.

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



Prior to the commencement of relevant works

5. Architectural design plans and a schedule of materials and finishes showing the architectural features and design treatments being applied to the station shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah and the Office of the Government Architect, prior to the commencement of relevant building works. Once approved, the plans and schedule are to be implemented in their entirety.
6. A Landscape Plan shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah and the Office of the Government Architect, prior to the commencement of relevant building works. Once approved, the Landscape Plan is to be implemented in its entirety.
7. A Drainage Management Plan is to be prepared to the satisfaction of the Western Australian Planning Commission, on advice of the Department of Water and Environmental Regulation and the City of Mandurah, prior to the commencement of relevant building works. Once approved, the plan is to be implemented in its entirety.
8. A Public Art Plan shall be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the METRONET office and the Office of the Government Architect, prior to the installation of the relevant works. Once approved, the plan shall be implemented in its entirety.

Prior to the commencement of station operations

9. A Signage and Wayfinding Plan shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah, prior to the commencement of station operations. Once approved, the plan is to be implemented in its entirety, and maintained thereafter by the site owners.
10. An External Pedestrian & Cyclist Access Plan, specifying improvements to the local road network, shall be submitted and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah and the Department of Transport, prior to the commencement of station operations. Once approved, the plan is to be implemented in its entirety.
11. A Traffic and Parking Management Plan for the ongoing management of traffic and parking shall be submitted and approved by the Western Australian Planning Commission, on the advice of the City of Mandurah and the Department of Transport, prior to the commencement of station operations. Once approved, the Traffic and Parking Management Plan is to be implemented in its entirety.

General

12. The development plans shall be amended to include a pedestrian path from Arramall Trail to the station building, on the eastern side of the bus interchange, to the satisfaction of the Western Australian Planning Commission.

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



13. The development plans shall to be amended to relocate the northern bike shelter to the south adjacent to the station building, to the satisfaction of the Western Australian Planning Commission.
14. The *Lakelands Station Bushfire Management Plan* (Emerge Associates, Version B, May 2021, EP21-005(14)—25 DAE) shall be implemented in its entirety to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Mandurah.
15. The *Lakelands Station Operational Noise & Vibration Design Report* (Marshall Day Acoustics, 5 May 2021, Rp 002 20200542) shall be implemented in its entirety to the satisfaction of the Western Australian Planning Commission, on the advice of the Department of Water and Environmental Regulation and the City of Mandurah.
16. All new or modified road connections, access points and car parking areas shall be designed, constructed, drained and marked in accordance with relevant Australian Standards, Main Roads Western Australia standards and to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Mandurah.
17. Road Safety Audits shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the Department of Transport and the City of Mandurah, for all permanent road connections (including all new or modified road connections and intersections) at the detailed design stage and at the pre-opening stage.
18. All structures which are the subject of this application are to be applied with an anti-graffiti coating immediately upon completion to the satisfaction of the Western Australian Planning Commission, on the advice of and to the specifications of the City of Mandurah.

### **Advice Notes**

1. This approval constitutes agreement to the design configuration and access arrangements as documented on the development plans. Modifications stemming from the fulfillment of the requirements of the conditions of the approval are generally to be limited to matters of detailed design, unless otherwise agreed to by the Western Australian Planning Commission where it considers such changes to be necessary and reasonable.
2. All development should comply with the provisions of the Building Code of Australia, Health Regulations, Public Building Regulations and all other relevant Acts, Regulations and Local Laws, including obtaining any relevant permits and licences. Additional approvals/licences may be required to ensure compliance with State and/or Commonwealth Government environmental legislation.

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



3. ATCO Gas advises that:
- High pressure gas mains and gas infrastructure are situated within Ashwood Parkway and Arramall Trail near the proposed development;
  - ATCO Gas must be notified of any works within 15m of high pressure gas infrastructure in the preliminary design phase before those works begin;
  - Construction, excavation and other activities may be restricted in this zone;
  - No pavements (including crossovers) are to be constructed over the pipeline without consent from ATCO Gas Australia;
  - Various pipeline safety tests may apply; and
  - Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure.
4. Regarding Condition 2, the Construction Management Plan (CMP) is to include the site-specific management, mitigation and monitoring measures to manage the issues of surface water, groundwater, wetlands, vegetation and flora, geotechnical conditions, acid sulfate soils, aboriginal heritage, noise, vibration, dust and lighting or varied as agreed by the environmental authorities and/or in consultation with the City of Mandurah and the Western Australian Planning Commission.

In addition, the CMP is to address, but not be limited to, the following site-specific matters:

- a. A staging plan;
- b. Storage of materials and equipment;
- c. Delivery of materials or equipment to the site;
- d. Parking arrangements for contractors and subcontractors;
- e. Waste management;
- f. Hours of operation, timeframes and responsibility for tasks identified;
- g. Consultation and communication strategy; and
- h. Any other matters likely to impact on surrounding properties and public areas

CMPs may be provided for separate works packages (i.e. forward works) prior to their commencement, provided each management plan contains an overview of staging and the relationship between works packages.

5. Regarding Condition 3, the Construction Traffic Management Plan is to address:
- a. Traffic volumes from proposed work/activities;
  - b. Construction activities;
  - c. Maintenance of access to adjacent private properties;
  - d. Arrangements for general traffic detours;
  - e. Process for modifying haulage routes or agreed management arrangements, including any departure outside of approved haulage operations timeframes; and
  - f. Communications with landowners and general community.



6. Regarding Condition 4, the Earthworks Plan showing existing and proposed ground levels is to include:

- a. Detailed cross sections of the entire Lakelands Station precinct;
- b. Details of retaining walls, steps and ramps; and
- c. Existing and proposed ground levels.

The Earthworks Plan may be provided for separate works packages (i.e. forward works) prior to their commencement, provided each Earthworks Plan contains an overview of staging and the relationship between works packages.

7. Regarding Conditions 5, 6 and 7, it is the expectation of the Western Australian Planning Commission that the relevant content of the required plans will align and be agreed upon by the relevant parties prior to the commencement of the relevant works.

8. Regarding Condition 5, the detailed plan showing the architectural features and design treatments is to address:

- a. Station buildings and façade (including glazing);
- b. Station entrances;
- c. All service areas, which are to be designed as an integral component of the development or screened from public view to minimise impacts on the architectural quality of the station buildings and public realm;
- d. Materials and finishes used, with clear annotation, to allow cross reference with the schedule of material and finishes; and
- e. Sustainability initiatives and design features included in the station design.

9. Regarding Condition 6, the Landscape Plan is to include detailed information regarding the station plaza, bus interchange, station entrances and curtilage and any other areas the subject of the application requiring landscaping treatment. Specifically, information is to be provided regarding the following matters:

- a. Responses to grade differences and transitions;
- b. Extent of landscaping works and impact on existing public realm and/or vegetation;
- c. Tree retention and protection;
- d. Planting specifications for trees and all other vegetation;
- e. Shading and pedestrian amenity;
- f. Lighting specification and locations;
- g. Furniture specification and locations;
- h. Fencing specification and location;
- i. Maintenance of landscape areas; and
- j. Reticulation systems.



It is also the expectation of the Western Australian Planning Commission that the Landscape Plan will:

- Make allowance for the possible future expansion northwards of the kiss-and-ride area;
- Provide for the planting of trees on the western side of the proposed kiss-and-ride area; and
- Provide for the planting of trees in close proximity to the primary and secondary pedestrian axes through the carpark to provide shade and improve the pedestrian environment, where practical.

10. Regarding Condition 7, the Drainage Management Plan is to address:

- a. Water Sensitive urban design initiatives;
- b. Management of groundwater levels and any proposed dewatering;
- c. Final surface and groundwater levels;
- d. Detailed stormwater management design including modifications to existing infrastructure and construction of new drainage systems to deal with 1 in 1; 1 in 5 and 1 in 100 year ARI events;
- e. Stormwater being contained on-site (to the maximum extent possible) or appropriately treated and connected to the local drainage system;
- f. Water quality management approaches;
- g. Detailed engineering drawings and specifications; and
- h. Management, maintenance and funding arrangements.

11. Regarding Condition 9, the Signage and Wayfinding Plan is to encompass:

- a. Lakelands station and its immediate environs;
- b. Pedestrian legibility through the car park and to external connections; and
- c. Signage required for the wider precinct to inform route choice in accessing the station and associated infrastructure.

12. Regarding Condition 10, it is the expectation of the Western Australian Planning Commission that due regard will be given to the *Lakelands Station Access Strategy* (Flyt, 81113-545-FLYT-REP-0008 Rev1, 5/08/2020) in the preparation of the External Pedestrian & Cyclist Access Plan and that the Plan will outline, at a minimum, the following improvements:

- a. Provision of a north-south crossing on the eastern side of the Lake Valley Drive and Warburton Trail of intersection;
- b. Provision of a north-south crossing across Lake Valley Drive, between Warburton Trail and Yindana Boulevard;
- c. Provision of an east-west footpath on Lake Valley Drive, between Judd Way and McKail Lane;
- d. Provision of an east-west crossing across Ashwood Parkway, at the intersection of Payanna Grange and the station carpark entry/exit;
- e. Provision of two east-west crossings across Ashwood Parkway, south of Payanna Grange;
- f. Provision of an east-west footpath on Payanna Grange, between Yindana Boulevard and Ashwood Parkway;



- g. Provision of a north-south footpath, from Winslow Crescent to Lake Valley Drive, on a minimum of one of Kerkeri Heights, Chalice Rise and/or Myalla Pass; and
- h. Provision of a footpath providing a north-south connection generally from the vicinity of the intersection of Yindana Boulevard and Nullewa Parkway (south) to the station, via Nullewa Parkway, Brazier Way and/or Campion Way.

It is also the expectation of the Western Australian Planning Commission that the External Pedestrian & Cyclist Access Plan will outline implementation requirements, responsibilities and timeframes.

- 13. Regarding Condition 11, the Traffic and Parking Management Plan is to address:
  - a. Traffic volumes and modes to and from the Lakelands station;
  - b. Maintenance of access to adjacent private properties;
  - c. Ongoing traffic and parking measures in the Lakelands station precinct; and
  - d. Communications with landowners and the general community.
- 14. Regarding Condition 14, it is the expectation of the Western Australian Planning Commission that the Bushfire Management Plan is updated to:
  - a. Reclassify Vegetation Plot 3 as Class A Forest; and
  - b. Specify that vegetation within the railway corridor will be managed to low threat in perpetuity in accordance with AS 3959.
- 15. Regarding Condition 15, it is the expectation of the Western Australian Planning Commission, at a minimum, that:
  - a. a solid masonry wall will be constructed along the boundaries of No.144 (Lot 1698) Lake Valley Drive where it abuts the proposed development; and
  - b. gaps in existing fences abutting the proposed development will be sealed by the applicant/proponent.

**The Report Recommendation was put and CARRIED UNANIMOUSLY.**

**REASON:** The proposed development of the train station on the existing Perth – Mandurah line is included within the established MRS Railway Reserve and is part of the state government’s Metronet plan. As outlined in the Responsible Authority Report, while consistent with general planning policy, there remain certain matters to be resolved concerning access and general operations. To maintain the programme for the delivery of the overall Metronet project, however, as recommended in the RAR, it is considered that the application can be approved and that these outstanding matters can be addressed through imposition of suitable conditions.

*Mayor Rhys Williams (Local Government Member, City of Mandurah) left the panel at 11:27am.*

*Cr Suzanne Thompson and Cr Philippa Taylor (Local Government Member, City of Joondalup) joined the panel at 11:27am.*



## 8.2 Lot 708 (420) Joondalup Drive, Joondalup

Development Description: Commercial Office Development, Café and Childcare Facility  
Applicant: Element Advisory Pty Ltd  
Owner: Lendlease Funds Management Limited as trustee of the Joondalup Trust  
Responsible Authority: City of Joondalup  
DAP File No: DAP/21/02004

### REPORT RECOMMENDATION

**Moved by:** Cr Suzanne Thompson

**Seconded by:** Cr Philippa Taylor

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/21/02004 and accompanying plans in Attachment 3 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*.

### Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. This approval relates to the commercial office, childcare premises and restaurant/café building and associated works only and development shall be 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.
4. The three ACROD bays located adjacent the stairs and lift on the ground floor shall be relocated and the pedestrian path widened. Details shall be submitted to the City for approval prior to commencement of development, and works shall be completed prior to occupation of the development, to the satisfaction of the City.
5. The existing pedestrian path on the western side of the development, adjacent the existing accessway shall be maintained to the satisfaction of the City.
6. The colours and materials for the roof plant screening shall be further refined to minimise the visual impact, to the satisfaction of the City. Final details relating to the screening are to be submitted to, and approved by the City, prior to the commencement of development.
7. A full schedule of colours and materials for all exterior parts to the building is to be submitted to and approved by the City prior to the commencement of development.

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



Development shall be in accordance with the approved schedule to the satisfaction of the City.

8. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall include details regarding mitigation measures to address impacts associated with construction works and shall be prepared to the specification and satisfaction of the City. The construction works shall be undertaken in accordance with the approved Construction Management Plan.
9. Details of all changes to road carriageways and associated kerbing, pavements, on-street parking shall be submitted to and approved by the City prior to commencement of development and shall be constructed to the satisfaction of the City prior to occupation of the development.
10. The car parking bays, driveways and/or access points/crossovers shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standards (AS2890), prior to the occupation of the development and thereafter maintained to the satisfaction of the City.
11. Bicycle parking spaces shall be designed and installed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). Detail is to be provided and approved by the City prior to occupation of the development and thereafter maintained to the satisfaction of the City.
12. A parking management plan shall be submitted to and approved by the City prior to commencement of development. Parking management shall be undertaken in accordance with the approved parking management plan, to the satisfaction of the City.
13. A waste management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied and thereafter implemented to the satisfaction of the City.
14. A delivery management plan shall be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied. Delivery management shall then be undertaken in accordance with the approved plan.
15. A wayfinding strategy detailing the pedestrian connections, signage and other measures to enhance navigation to the train and bus station shall be submitted to the City for approval prior to commencement of development. The recommendations of the strategy shall be implemented to the satisfaction of the City prior to occupation of the development.

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



16. A safety and security plan detailing safety and security measures related to the pedestrian plaza and connection to the train and bus station shall be submitted to the City for approval prior to commencement of development. The plan shall be implemented to the satisfaction of the City prior to occupation of the development.
17. A detailed landscaping plan shall be submitted to, and approved by, the City prior to the commencement of development. The plan is to indicate the proposed landscaping treatment(s) in 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 and tree planting in the car park;
  - 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;
  - 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.

Landscaping and reticulation shall be established in accordance with the approved landscaping plan and relevant Australian Standards prior to the development first being occupied and thereafter maintained to the satisfaction of the City.

18. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
19. 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:

'A portion of this land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner'.
20. The development shall at all times comply with the requirements and recommendations of the Bushfire Management Plan (Version 1) prepared by Emerge Associates dated April 2021.
21. The development shall at all times comply with the detail set out in the Bushfire Emergency Evacuation Plan (Version 1) prepared by Emerge Associates dated April 2021.
22. The recommendations listed in the Noise Assessment (dated 16 April 2021) prepared by Floth that relate to acoustic design for the building and the operation of the childcare premises are to be implemented to the satisfaction of the City.
23. The signage shall:



- use low illumination that does not flash, pulsate or chase;
- not include fluorescent, reflective or retro reflective colours;
- relate to the associated business and not contain any obscene or vulgar material; and
- be established and thereafter maintained to a high standard

to the satisfaction of the City.

### Advice Notes

1. The City of Joondalup *Local Planning Scheme No. 3* defines:
  - ‘Office’ as:  
*“means premises used for administration, clerical, technical, professional or similar business activities.”*
  - ‘Child care premises’ as:  
*“means premises where:*
    - a. *an education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section, is provided; or*
    - b. *a child care service as defined in the Child Services Act 2007 section 4 is provided.”*
  - ‘Restaurant/Café’ as:  
*“means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988.”*
2. In regard to condition 8, the construction management plan shall be prepared using the City’s Construction Management Plan template which can be provided upon request.
3. The applicant is reminded of its obligations under the *Environmental Protection (Noise) Regulations 1997*.
4. Except where approved by the City, any existing infrastructure/assets within the road reserve are to be retained and protected during construction of the development and are not to be removed or altered. Should any infrastructure or assets be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.

**The Report Recommendation was put and CARRIED UNANIMOUSLY.**

**REASON:** The proposal continues the fulfilment of the planned development of the Joondalup City Centre. As outlined in the Responsibility Authority Report, the proposal

**Mr Ian Birch**  
Presiding Member, Metro Outer JDAP



has undergone a detailed and rigorous assessment and working with the applicants, the plans now presented are complementary to the planning intent and make a positive contribution to the overall function and attraction of the City Centre.

**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
DAP/21/01952 DR 096/2021	City of Rockingham	Lot 265 (40) Talisker Bend, Golden Bay	Mixed commercial development	14/05/2021

**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 12:22pm.