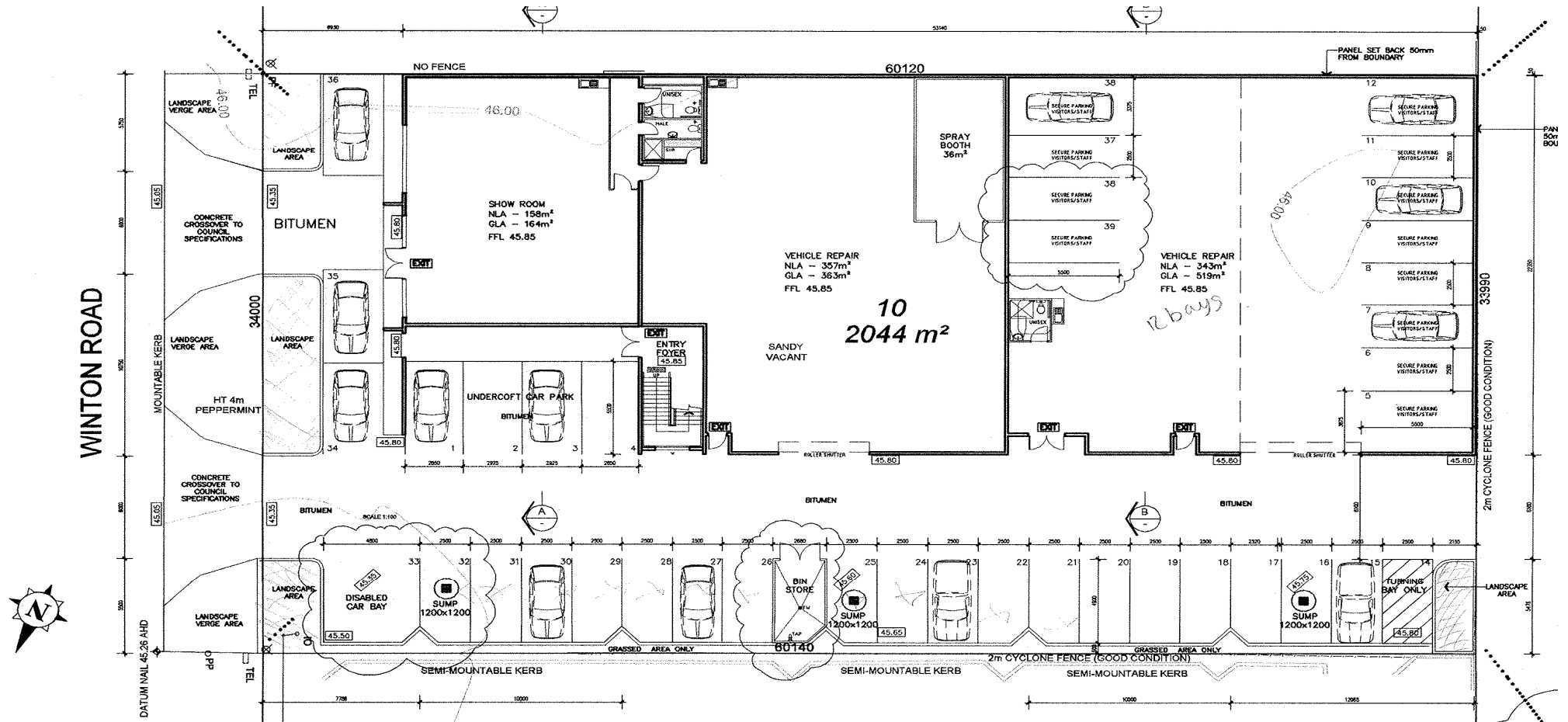
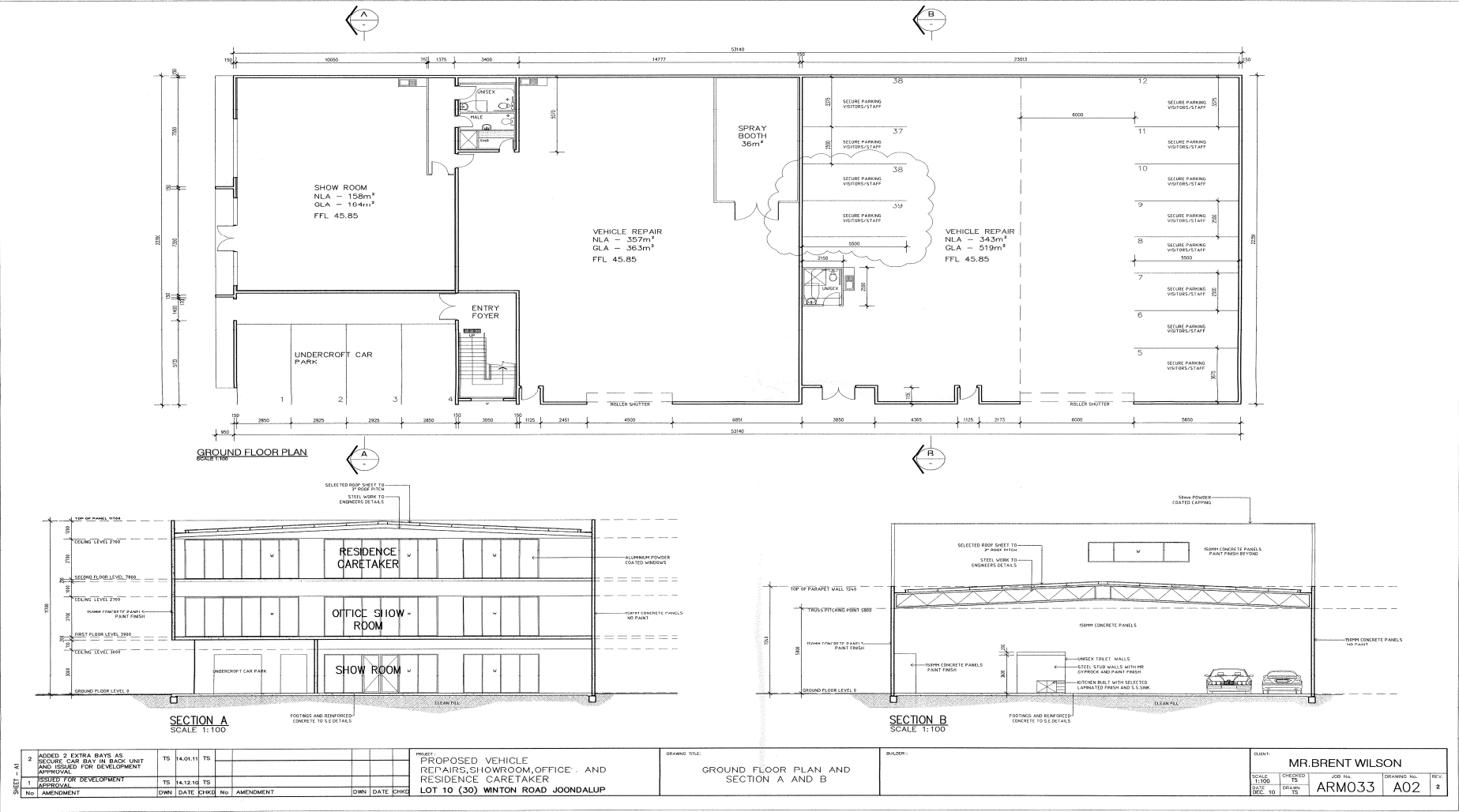


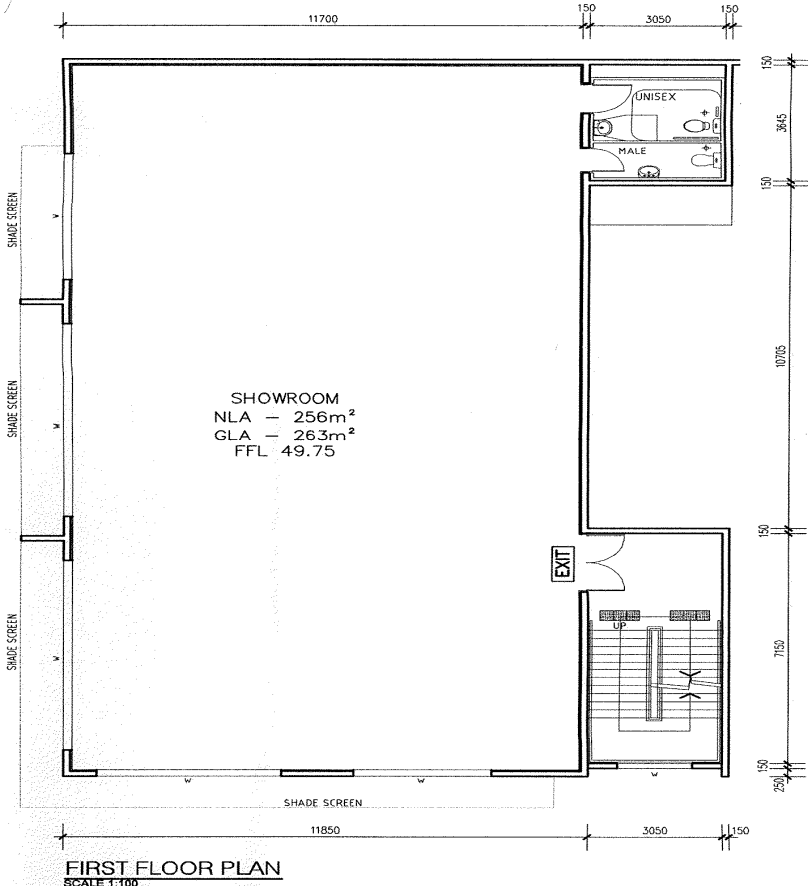
APPENDIX 3

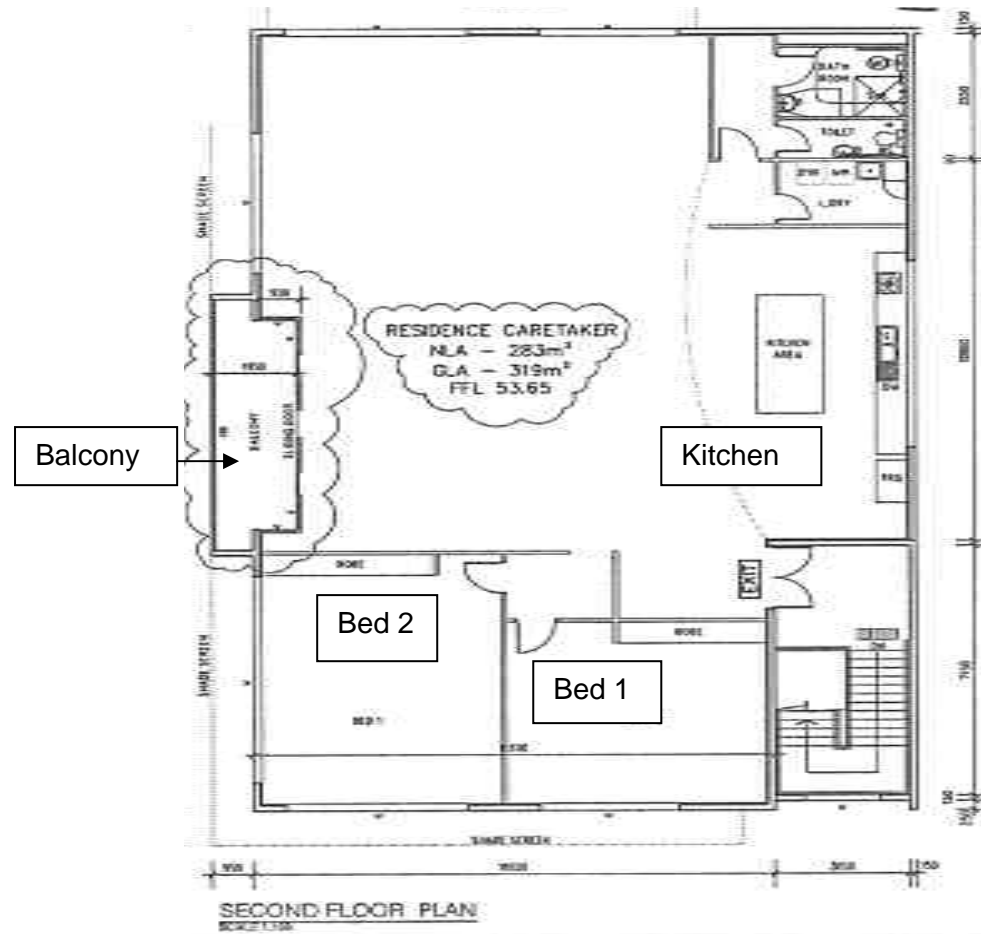
Attachment 1 – Location Plan











Notes of Joondalup Design Reference Panel Meeting, held 14 February 2011**ITEM 4 PROPOSED THREE STOREY DEVELOPMENT: VEHICLE REPAIRS, SHOWROOMS AND CARETAKERS DWELLING AT 31 WINTON ROAD**

Brent Wilson, owner and applicant introduced the item to the Panel members.

Discussion ensued and various questions and comments were raised by the Panel including and addressed to the applicant:

- What type of amenities will be available for the “Caretakers dwelling” and why a caretaker is required on site.
- Queried who will live onsite and whether they will be employed by the business.
- Concerned about the caretakers dwelling and that the plans show the dwelling as “living in a box” and without any outdoor living space.
- Suggested that where the bedrooms are currently located, to build a balcony and create an outside living space. The bedrooms could be relocated next to the bathroom.
- Suggested providing more windows at the laundry, bathroom, toilet and stairs.
- Queried whether there is a problem with glazing on the freeway elevation.
- Queried the amount of natural lighting.

Acting Manager Planning Services provided an overview of the planning application following the presentation by the applicant, and its relationship to the other existing developments within the Winton Road business area.

The Panel Members were asked to provide feedback and raise any questions with the City officers present.

Through its discussion the Panel:

- Queried whether there was much demand for a showroom to be located on the first floor.
- Queried the location of the entry foyer and whether the flight of stairs was to the first point of contact.
- Queried if there is a need for a lift.
- Raised concerns in relation to the caretaker dwelling and that the design could be modified to include an outdoor balcony area.
- Suggested that windows be added to the landing, laundry, bathroom and kitchen areas and that true glazing on the west side may provide more light.
- Queried whether the blank panels along the Mitchell Freeway solve the problem and suggested the use of fake glazing.
- Queried the type of roof material to be used.