



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Wednesday 28 August 2013; 2.00pm
Meeting Number: MNWJDAP/37
Meeting Venue: City of Joondalup – 90 Boas Avenue Joondalup

Attendance

DAP Members

Mr Paul Drechsler (Alternate Presiding Member)
Mr Rory O'Brien (Alternate Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Alternate Local Government Member, City of Joondalup)

Officers in attendance

Mr Ian Patterson (DAP Secretariat)
Mrs Dale Page (City of Joondalup)
Mr Graeme Catchpole (City of Joondalup)
Mr John Byrne (City of Joondalup)
Ms Emma Bracknell (City of Joondalup)
Mrs Lesley Taylor (City of Joondalup)

Local Government Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

Applicant and Submitters

Ms Michelle Huggins (TPG)
Mr David Caddy (TPG)

Members of the Public

Ms Tyler Brown (Joondalup Times)

1. Declaration of Opening

Due to the absence of the Presiding Member and in accordance with section 2.4.1 of the Standing Orders 2012, the Alternate Presiding Member Mr Paul Drechsler took the chair and declared the meeting open at 2.00pm on Wednesday 28 August 2013. The Alternate Presiding Member acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.



The Alternate Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Alternate Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, 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 Alternate Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Ms Karen Hyde (Presiding Member)
Cr Liam Gobbert (Local Government Member, City of Joondalup)

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West Joint Development Assessment meeting no.36 held on 19 August 2013 were not available for noting at the time of meeting.

5. Disclosure of interests

Nil

6. Declaration of Due Consideration

All members declared that they had duly considered the document.

7. Deputations and presentations

7.1 Mr David Caddy (TPG) addressed the DAP for the application at Item 8.1 and responded to questions from the Panel members.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location: Lot 708 (420) Joondalup Drive, Joondalup
Application Details: Modifications to existing shopping centre (Lakeside Joondalup) to introduce a food dining precinct at Level 1
Applicant: TPG Town Planning, Urban Design and Heritage
Owner: Lend Lease Funds Management Ltd
Responsible authority: City of Joondalup
Report date: 15 August 2013
DoP File No: DP/13/00568



REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Rory O'Brien

Seconded by: Cr Mike Norman

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DP/13/00568 and accompanying plans (DA1004, DA1006, DA1007 and DA1008 received 25 June 2013) in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. A Construction Management Plan being submitted and approved prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of dust during the construction process;
 - other matters likely to impact on the surrounding properties;
3. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to the commencement of construction.
4. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.
5. An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City.

Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the DAP having first being sought and obtained.



2. All food tenancies shall be designed and constructed in accordance with the *Food Act 2008*. Ceilings above food preparation areas should be impervious and able to be easily cleaned.
3. All premises shall be provided with toilet facilities in accordance with the City's *Health Local Law 1999* and the Building Code of Australia.

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

9. **Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

Nil

10. **Appeals to the State Administrative Tribunal**

Nil

11. **Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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.

There being no further business, the presiding member declared the meeting closed at 2.09pm.