



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Thursday 28 November 2013; 3pm
Meeting Number: MNWJDAP/42
Meeting Venue: City of Joondalup – 90 Boas Ave Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Local Government Member, City of Joondalup)

Officers in attendance

Ms Fiona Sze (Development Assessment Panels)
Mr John Byrne (City of Joondalup)

Local Government Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

Applicant and Submitters

Mr David Caddy (TPG)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

2. Apologies

Cr Liam Gobbert (Local Government Member, City of Joondalup)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Note the Minutes of the Metro North-West JDAP meeting no.41 held on the 24 October 2013.



5. Disclosure of Interests

Nil

6. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

7. Deputations and Presentations

- 7.1** Mr David Caddy (TPG) presenting for the application at Item 8.1. The presentation will support the responsible authority recommendation.

8. Form 1 - Responsible Authority Reports – DAP Application

- | | | |
|------------|--|--|
| 8.1 | Property Location:
Application Details: | Lot 708 (420) Joondalup Drive, Joondalup
Modifications and expansion to previously
approved ground and first floor tenancies of
existing shopping centre (Lakeside Joondalup) |
| | Applicant: | TPG Town Planning, Urban Design and Heritage |
| | Owner: | Lend Lease Funds Management Ltd |
| | Responsible authority: | City of Joondalup |
| | Report date: | 14 November 2013 |
| | DoP File No: | DP/13/00789 |

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

Nil

10. Appeals to the State Administrative Tribunal

The following State Administrative Tribunal Application has been received:

- City of Joondalup - Major Expansion of Westfield Whitford City Shopping Centre - Lot 501 (470) Whitfords Avenue, Hillarys

11. Meeting Closure



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Thursday 24 October 2013; 3pm
Meeting Number: MNWJDAP/41
Meeting Venue: Department of Planning – 140 William Street Perth

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Rory O'Brien (Alternate Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Tracey Roberts (Local Government Member, City of Wanneroo)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Mayor Giovanni Italiano (Local Government Member, City of Stirling)
Cr Rod Willox (Local Government Member, City of Stirling)

Officers in attendance

Mr Craig Shepherd (DAP Secretariat)
Mr Pas Bracone (City of Wanneroo)
Ms Stephanie O'Dea (City of Wanneroo)
Mr Neil Maull (City of Stirling)
Ms Patricia Wojcik (City of Stirling)
Mr Daniel Martinovich (City of Stirling)
Mr George Hajigabriel (Rowe Group representing the City of Stirling)

Department of Planning Minute Secretary

Ms Fiona Sze (DAP Secretariat)

Applicants and Submitters

Mr Nick Gileno
Mr George Raffa (Silver Thomas Hanley)
Mr Peter Driscoll (Land Vision)
Mr Neale McCracken (Cardno)
Mr Dieter Gebauer (Mt Lawley Private Hospital)
Mr Ben Doyle and Ms Gillian Lester (Planning Solutions)
Mr Nick Wyatt and Mr Alan Tribe (The LEX Group)
Mr Aaron Lohman (Rowe Group)
Mr David Read (TPG)
Mr Hayden Smith (Landowner)
Mr John-Paul Davies (Hassell Studio)
Mr Barry Smith (Resident)
Dr Linda Pepall (Resident)
Mr Alex Freeman (Resident)

Members of the Public

Mr Lee Rodda (RPS Group)

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 3pm on 24 October 2013 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The 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 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Mr Paul Drechsler (Deputy Presiding Member)

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West Meeting No.40 held on 17 October 2013 were not available for noting at the time of meeting.

5. Disclosure of interests

Panel member, Cr Rod Willox, declared an Impartiality Interest in item 8.1.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the Presiding Member determined that the member listed above, who had disclosed an Impartiality interest, was permitted to participate in discussion and voting on the items.

6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

7. Deputations and presentations

7.1 Mr Barry Smith (Resident) presented against the application at Item 8.1 and answered questions of the panel.

7.2 Dr Linda Pepall (Resident) presented against the application at Item 8.1 and answered questions of the panel.

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- 7.3** Mr Alex Freeman (Resident) presented against the application at Item 8.1 and answered questions of the panel.

The presentations at Items 7.1, 7.2 and 7.3 were heard immediately prior to the application at Item 8.1.

- 7.4** Mr Ben Doyle (Planning Solutions) presented for the application at Item 9.1.

The presentation at Item 7.4 was heard immediately prior to the application at Item 9.1.

- 7.5** Mr Aaron Lohman (Rowe Group) presented for the application at Item 10.1.

The presentation at Item 7.5 was heard immediately prior to the application at Item 10.1.

- 7.6** Ms Gillian Lester (Planning Solutions) presented against the application at Item 10.2.

- 7.7** Mr David Read (TPG) and Mr Hayden Smith (Landowner) presented for the application at Item 10.2.

- 7.8** Mr George Hajigabriel (Rowe Group representing the City of Stirling) addressed the panel in relation to the report at Item 10.2 and responded to questions accordingly.

The presentations at Items 7.6, 7.7 and 7.8 were heard immediately prior to the application at Item 10.2.

PROCEDURAL MOTION

Moved by: Mayor Tracey Roberts

Seconded by: Cr Frank Cvitan

That the application at Item 9.1 be heard prior to the application at Item 8.1.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

8. Form 1 - Responsible Authority Reports – DAP Application

- | | | |
|------------|------------------------|---|
| 8.1 | Property Location: | Lot 500, House Number 14, Alvan Street, Mount Lawley |
| | Application Details: | Additions/Alterations to Existing Non-Conforming Use (Redevelopment of Mount Lawley Private Hospital) |
| | Applicant: | Silver Thomas Hanley Architects and Health Planners |
| | Owner: | Laszlo Pty Ltd |
| | Responsible authority: | City of Stirling |
| | Report date: | 14 October 2013 |
| | DoP File No: | DP/13/00545 |

Ms Karen Hyde

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REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Giovanni Italiano

Seconded by: Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:

1. **Approve** DAP Application reference DA13/1553 and accompanying plans (ATTACHMENT 1) for Additions/Alterations to Existing Non-Conforming Use (Redevelopment of Mount Lawley Private Hospital) in accordance with Clause 10.3.1 of the City of Stirling's Local Planning Scheme No. 3, subject to the following conditions:
 1. The materials and colours of the development are to be in accordance with the schedule of colours and materials shown on the approved plans.
 2. Two street trees are to be planted on the Park Road verge by the City at the applicant's expense. (Refer to Advice Note 3)
 3. Car parking bays 13, 15, 16, 18 and 19 are to be increased in width by 300mm where adjacent to the columns in accordance with AS/NZS 2890.1/2003.
 4. Car parking bay 17 is to be deleted and replaced with a footpath to allow for an exit pathway from the adjacent fire escape.
 5. The disabled car parking bay to comply with AS/NZS 2890.1/2003.
 6. The proposed ramp to the Park Road parking area is to be at a maximum grade of 5% for the first 6.0m in accordance with AS/NZS 2890.1/2003.
 7. The crossover(s) construction to be in accordance with the City of Stirling specifications and the existing footpath is to remain in place. (refer to Advice Note 2)
 8. A 2.0m x 2.0m truncation is to be provided at the junction of the right of way and Park Road and shown on the diagram or plan of survey (deposited plan) as such and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown, prior to completion of the development.
 9. No structures are permitted within the 2.0m x 2.0m right of way truncation area referred to in Condition 8.
 10. The parking area between Alvan Street and Park Road is to be signposted as one-way only, with entry to be off Alvan Street. The signage is to be erected prior to occupation of the development.
 11. All off street parking to be available onsite during business hours for all customers and staff to the satisfaction of the Manager Approvals, City of Stirling.

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12. The surface finish of the wall/s facing a neighbour should be to the satisfaction of the adjoining neighbour or, in the case of a dispute, to the satisfaction of Manager Approvals, City of Stirling.
13. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the Manager Engineering Design, City of Stirling, the parking spaces being marked out and maintained in good repair.
14. All land indicated as landscaped area on the approved plan being developed on practical completion of the building to the satisfaction of the Manager Parks and Reserves, City of Stirling. All landscaped areas are to be maintained in good condition thereafter.
15. Stormwater from all roofed and paved areas to be collected and contained on site.

Advice Notes:

1. The City of Stirling's Health and Compliance Business Unit advises that:
 - Kitchen to comply with the minimum standards as set down in the Food Act 2008 and FSANZ Food Safety Standards. A health application is to be submitted to fit-out the premises and the following details will be required to support the application:
 - i. Two copies of scale floor plans showing the position of all fixtures and equipment (scale 1:50);
 - ii. Two copies of scaled sectional elevation plans showing the position of all fixtures and equipment;
 - iii. Finishes of every wall, floor and ceiling; and
 - iv. Indication of hot and cold water supply and waste water services.
 - The City's Health Services to be contacted for a final inspection prior to commencement of business.
 - The development is to comply with the noise pollution provisions of the *Environmental Protection Act 1986*, and more particularly with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
 - Any changes to the mechanical equipment layout or noise level data used for the acoustic assessment which would be likely to result in increased noise levels, is to be subject to further acoustic assessment and the outcome reported to the City of Stirling. Should mitigation measures be required, the applicant is to obtain approval of the measures from the Manager Health and Compliance, City of Stirling.
 - Induct attenuation to exhaust fans to be installed, as required, to ensure that noise emissions do not cause the Assigned Noise Levels to be exceeded at any noise sensitive premises.
2. The proposed crossover requires a separate application to be made to the City and is to be:
 - Perpendicular to the road alignment;
 - Pram ramps are not required;

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- There is to be no kerbing on the crossover, it is to be flush with the verge;
 - Existing verge levels are to be maintained.
3. A fee of \$880 is payable prior to the issue of a Building Permit.
 4. A Site Management Plan to be submitted to the satisfaction of the Manager Approvals, City of Stirling prior to the issue of a building permit. The Site Management Plan is to address how dust, noise, waste management, storage of materials, traffic and site safety/security will be managed.
 5. No goods of materials being stored, either temporarily or permanently, in the car parking or landscaped areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
 6. Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
 7. If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
 8. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
 9. Except where the land the subject of this approval is the subject of a notice under Clause 32 of the Metropolitan Region Scheme or is reserved by that Scheme, this approval shall be deemed to be an approval under the Metropolitan Region Scheme.
 10. This is a Development Approval of the City of Stirling under its Local Planning Scheme and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
 11. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
 12. Development is to comply in all respects with the attached approved plans which have been stamped accordingly.

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13. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
14. Submission of acceptable plans showing the details of paving, stormwater drainage and disposal with the Building Licence Application. Such plans and any other stormwater drainage requirements and/or conditions of approval are to be to the satisfaction of the Manager, Engineering Operations.
15. Compliance with the provisions of the Building Code of Australia.
16. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

AMENDING MOTION

Moved by: Mr Rory O'Brien

Seconded by: Ms Karen Hyde

That Condition 12 be amended to read as follows:

"The surface finish of the wall/s facing a neighbour shall be to the satisfaction of Manager Approvals, City of Stirling after consulting the views of the adjoining neighbour."

REASON: The condition was amended to reflect the City of Stirling as the planning authority.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DA13/1553 and accompanying plans (ATTACHMENT 1) for Additions/Alterations to Existing Non-Conforming Use (Redevelopment of Mount Lawley Private Hospital) in accordance with Clause 10.3.1 of the City of Stirling's Local Planning Scheme No. 3, subject to the following conditions:

1. The materials and colours of the development are to be in accordance with the schedule of colours and materials shown on the approved plans.
2. Two street trees are to be planted on the Park Road verge by the City at the applicant's expense. (Refer to Advice Note 3)
3. Car parking bays 13, 15, 16, 18 and 19 are to be increased in width by 300mm where adjacent to the columns in accordance with AS/NZS 2890.1/2003.
4. Car parking bay 17 is to be deleted and replaced with a footpath to allow for an exit pathway from the adjacent fire escape.

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5. The disabled car parking bay to comply with AS/NZS 2890.1/2003.
6. The proposed ramp to the Park Road parking area is to be at a maximum grade of 5% for the first 6.0m in accordance with AS/NZS 2890.1/2003.
7. The crossover(s) construction to be in accordance with the City of Stirling specifications and the existing footpath is to remain in place. (refer to Advice Note 2)
8. A 2.0m x 2.0m truncation is to be provided at the junction of the right of way and Park Road and shown on the diagram or plan of survey (deposited plan) as such and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown, prior to completion of the development.
9. No structures are permitted within the 2.0m x 2.0m right of way truncation area referred to in Condition 8.
10. The parking area between Alvan Street and Park Road is to be signposted as one-way only, with entry to be off Alvan Street. The signage is to be erected prior to occupation of the development.
11. All off street parking to be available onsite during business hours for all customers and staff to the satisfaction of the Manager Approvals, City of Stirling.
12. The surface finish of the wall/s facing a neighbour shall be to the satisfaction of Manager Approvals, City of Stirling after consulting the views of the adjoining neighbour.
13. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the Manager Engineering Design, City of Stirling, the parking spaces being marked out and maintained in good repair.
14. All land indicated as landscaped area on the approved plan being developed on practical completion of the building to the satisfaction of the Manager Parks and Reserves, City of Stirling. All landscaped areas are to be maintained in good condition thereafter.
15. Stormwater from all roofed and paved areas to be collected and contained on site.

Advice Notes:

1. The City of Stirling's Health and Compliance Business Unit advises that:
 - Kitchen to comply with the minimum standards as set down in the Food Act 2008 and FSANZ Food Safety Standards. A health application is to be submitted to fit-out the premises and the following details will be required to support the application:
 - v. Two copies of scale floor plans showing the position of all fixtures and equipment (scale 1:50);

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- vi. Two copies of scaled sectional elevation plans showing the position of all fixtures and equipment;
 - vii. Finishes of every wall, floor and ceiling; and
 - viii. Indication of hot and cold water supply and waste water services.
 - The City's Health Services to be contacted for a final inspection prior to commencement of business.
 - The development is to comply with the noise pollution provisions of the *Environmental Protection Act 1986*, and more particularly with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
 - Any changes to the mechanical equipment layout or noise level data used for the acoustic assessment which would be likely to result in increased noise levels, is to be subject to further acoustic assessment and the outcome reported to the City of Stirling. Should mitigation measures be required, the applicant is to obtain approval of the measures from the Manager Health and Compliance, City of Stirling.
 - Induct attenuation to exhaust fans to be installed, as required, to ensure that noise emissions do not cause the Assigned Noise Levels to be exceeded at any noise sensitive premises.
2. The proposed crossover requires a separate application to be made to the City and is to be:
 - Perpendicular to the road alignment;
 - Pram ramps are not required;
 - There is to be no kerbing on the crossover, it is to be flush with the verge;
 - Existing verge levels are to be maintained.
 3. A fee of \$880 is payable prior to the issue of a Building Permit.
 4. A Site Management Plan to be submitted to the satisfaction of the Manager Approvals, City of Stirling prior to the issue of a building permit. The Site Management Plan is to address how dust, noise, waste management, storage of materials, traffic and site safety/security will be managed.
 5. No goods of materials being stored, either temporarily or permanently, in the car parking or landscaped areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
 6. Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
 7. If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
 8. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be

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lodged within 28 days of the determination with the State Administrative Tribunal.

9. Except where the land the subject of this approval is the subject of a notice under Clause 32 of the Metropolitan Region Scheme or is reserved by that Scheme, this approval shall be deemed to be an approval under the Metropolitan Region Scheme.
10. This is a Development Approval of the City of Stirling under its Local Planning Scheme and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
11. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
12. Development is to comply in all respects with the attached approved plans which have been stamped accordingly.
13. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
14. Submission of acceptable plans showing the details of paving, stormwater drainage and disposal with the Building Licence Application. Such plans and any other stormwater drainage requirements and/or conditions of approval are to be to the satisfaction of the Manager, Engineering Operations.
15. Compliance with the provisions of the Building Code of Australia.
16. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

The Primary Motion (as amended) was put and CARRIED (4/1).

For: Mayor Giovanni Italiano, Mr Fred Zuideveld, Ms Karen Hyde and
Mr Rory O'Brien
Against: Cr Rod Willox

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



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

9.1	Property Location:	Lot 9612 (6) Hollosy Way, Ashby
	Application Details:	Amendment to Shopping Centre - Exterior alteration of Tavern and Liquor Store (Unit 9)
	Applicant:	Planning Solutions
	Owner:	Endeavour Properties Pty Ltd
	Responsible authority:	City of Wanneroo
	Report date:	15 October 2013
	DoP File No:	DP/11/02691

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Tracey Roberts

Seconded by: Cr Frank Cvitan

That the Metro North-West JDAP resolves to:

1. **Approve** the amendment to DAP application reference DP/11/02691 as detailed on the DAP Form 2 dated 22 August 2013 and accompanying plans (P1.0, dated 8/07/2013; P1.2, dated 12/03/2013; and, P3.2, dated 23/07/2013), in accordance with the provisions of the Metropolitan Region Scheme and the City of Wanneroo District Planning Scheme No. 2, for the approved Shopping Centre at Lot 9612 (6) Hollosy Way, Ashby, subject to the following conditions:
 - a) Replacing plans P1.0, dated 11/03/2013; P1.2, dated 12/03/2013 and, P3.2, dated 12/03/2013 of the existing approval (LG ref. DA2013/352, dated 30/05/2013) with plans P1.0, dated 8/07/2013; P1.2, dated 12/03/2013; and, P3.2, dated 23/07/2013 included as **Attachment 5**.
 - b) Deleting Conditions ii and iv of the existing approval (LG ref. DA2013/352, dated 30/05/2013).
 - c) Deleting references to 'synthetic planting' from the tavern floor plan (P1.2) dated 13/03/2013.

Advice Notes

1. All other conditions, requirements and advice detailed on the existing approvals (LG ref. DA2011/1208, dated 14/03/2012 and DA2013/352, dated 30/05/2013) shall remain unless altered by this application.

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

*Mayor Tracey Roberts and Cr Frank Cvitan left the meeting at 3.07pm.
Mayor Giovanni Italiano and Cr Rod Willox joined the meeting at 3.07pm.*

Ms Karen Hyde

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10. Appeals to the State Administrative Tribunal

10.1	Property Location:	Lot 211, House Number 1, Tassels Place Innaloo
	Application Details:	Multi-storey development comprising office, restaurant and associated car parking
	Applicant:	Rowe Group
	Owner:	Whitehall Investment Pty Ltd
	Responsible authority:	City of Stirling
	Report date:	17 October 2013
	DoP File No:	DP/13/00237

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Giovanni Italiano

Seconded by: Cr Rod Willox

That the Metropolitan North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 249 of 2013, resolves to:

Reconsider its decision dated 6 June 2013 and **refuse** DAP Application reference DP 13/00237 and accompanying plans (Attachment 1 & 16) in accordance with Clause 2.8.2 of the City of Stirling's Town Planning Scheme No. 38, for the following reason:

- a) The proposed development does not include a residential component in accordance with Clause 5.8.4 b) v) and Clause 4.1 of Town Planning Scheme No. 38;

The Report Recommendation/Primary Motion was put and LOST (2/3).

For: Mayor Giovanni Italiano, Cr Rod Willox

Against: Ms Karen Hyde, Mr Fred Zuideveld and Mr Rory O'Brien

ALTERNATE RECOMMENDATION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Rory O'Brien

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the State Administrative Tribunal Act 2004 in respect of SAT application DR 249 of 2013 of 2013, resolves to:

Reconsider its decision dated 6 June 2013 and **approve** DAP Application reference DP 13/00237 and accompanying plans (Attachment 1 & 16) in accordance with Clause 2.8.2 of the City of Stirling's Town Planning Scheme No. 38, subject to the following conditions:

- a) Pursuant to Clause 4.5.3 of Town Planning Scheme No 38 that a monetary contribution calculated in accordance with clause 4.5.2 be made for 46 bays, being a discounted parking shortfall as outlined in the report, and is to be paid prior to the commencement of development to the satisfaction of the City of Stirling Manager Approvals.

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- b) The level one, two and three car park façade facing Ellen Stirling Boulevard to be suitably screened to the satisfaction of the City of Stirling prior to occupation of the building.
- c) A geotechnical report is to be submitted to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit verifying that the site is capable of sustaining the proposed development.
- d) No buildings, structures or trees are permitted within the City of Stirling Drainage Easement along the eastern boundary of the site as depicted on Deposited Plan 51152.
- e) A CCTV design plan for the development is to be submitted prior to the commencement of the development, to the satisfaction of the City of Stirling Manager Community Safety.
- f) The provision of a CCTV system including all entrances into the development, parking and loading areas prior to practical completion of the development in accordance with the relevant Australian Standards, Guidelines and City of Stirling Policies to the satisfaction of the City of Stirling Manager Community Safety.
- g) The internal partitions between the tenancies not being altered without the written consent of the City of Stirling first being obtained.
- h) The dimensions of all parking bays and manoeuvring areas to be in accordance with AS2890.1.
- i) Footings abutting the City of Stirling's Drainage Easement on the eastern boundary to be in accordance with the City's Drainage Easement Standard Building Criteria. The applicant to liaise with the City of Stirling's Engineering Design Business Unit in relation to this.
- j) The submission of a landscaping plan to the satisfaction of the Manager Approvals prior to commencing development.
- k) Architectural lighting of the building in addition to lighting under all awnings and at all entry points to be provided to the satisfaction of the Manager Approvals prior to occupation of the building.
- l) Any on-site floodlights not being positioned or operated in such a manner so as to cause annoyance to surrounding uses or passing traffic.
- m) The submission of a signage strategy to the satisfaction of the Manager Approvals prior to the erection of any signs.
- n) A Site Management Plan to be submitted to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
- o) A Car Parking Management Plan to be provided to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit. The Car

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Parking Management Plan is to address the management of staff, visitor and delivery parking. The Car Parking Management Plan is to be complied with for the duration of the occupation of the development, unless otherwise varied by the City of Stirling.

- p) Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City of Stirling Manager Engineering Design with all parking spaces being marked out and maintained in good repair.
- q) All off street parking to be available onsite during business hours for all customers and staff to the satisfaction of the City of Stirling Manager Approvals.
- r) No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
- s) All stormwater to be collected and contained on site. A Stormwater Management Plan demonstrating this to be submitted to the City to the satisfaction of the Manager Engineering Design prior to commencing development.
- t) Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. New kerbing and verge to be reinstated to the satisfaction of the City of Stirling Manager Engineering Design.
- u) Connection to deep sewer in the locality.
- v) Unless otherwise specified all costs of and incidental to the satisfaction of these conditions must be paid by the owner including, without limitation, the City's legal costs and registration fees and stamp duty (if any).
- w) All waste collection from the site to be in accordance with the submitted Waste Management Plan. (Attachment 17)
- x) The Sanitation Collection Bay must provide alternative ground surface treatment to highlight the collection bay to the satisfaction of the City of Stirling.
- y) The Sanitation Collection Bay is to be signed to show collection times and must utilise retractable bollards to prevent access by other service vehicles outside of the approved sanitation collection times. Bollards must be in place at all times outside of approved collection times.
- z) The existing crossover is to be widened to allow access to the Sanitation Collection Bay, and in compliance with the City's Crossover Policy.
- aa) The existing left turn pocket on Ellen Stirling is to be lengthened to accommodate a heavy rigid delivery vehicle. All modifications to the road, verge and footpath are to be to the satisfaction of the City and at the developers cost.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



AMENDING MOTION

Moved by: Mr Rory O'Brien

Seconded by: Mr Fred Zuideveld

That Condition v) be deleted and remaining conditions be renumbered accordingly.

REASON: The condition was considered ambiguous and was considered appropriate for deletion.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Rory O'Brien

That a new condition be added to read as follows:

"This constitutes a planning approval only, and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and have no effect."

REASON: A period of substantial commencement was added to comply with the City of Stirling Town Planning Scheme 38.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the State Administrative Tribunal Act 2004 in respect of SAT application DR 249 of 2013 of 2013, resolves to:

Reconsider its decision dated 6 June 2013 and **approve** DAP Application reference DP 13/00237 and accompanying plans (Attachment 1 & 16) in accordance with Clause 2.8.2 of the City of Stirling's Town Planning Scheme No. 38, subject to the following conditions:

- a) Pursuant to Clause 4.5.3 of Town Planning Scheme No 38 that a monetary contribution calculated in accordance with clause 4.5.2 be made for 46 bays, being a discounted parking shortfall as outlined in the report, and is to be paid prior to the commencement of development to the satisfaction of the City of Stirling Manager Approvals.
- b) The level one, two and three car park façade facing Ellen Stirling Boulevard to be suitably screened to the satisfaction of the City of Stirling prior to occupation of the building.
- c) A geotechnical report is to be submitted to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit verifying that the site is capable of sustaining the proposed development.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



- d) No buildings, structures or trees are permitted within the City of Stirling Drainage Easement along the eastern boundary of the site as depicted on Deposited Plan 51152.
- e) A CCTV design plan for the development is to be submitted prior to the commencement of the development, to the satisfaction of the City of Stirling Manager Community Safety.
- f) The provision of a CCTV system including all entrances into the development, parking and loading areas prior to practical completion of the development in accordance with the relevant Australian Standards, Guidelines and City of Stirling Policies to the satisfaction of the City of Stirling Manager Community Safety.
- g) The internal partitions between the tenancies not being altered without the written consent of the City of Stirling first being obtained.
- h) The dimensions of all parking bays and manoeuvring areas to be in accordance with AS2890.1.
- i) Footings abutting the City of Stirling's Drainage Easement on the eastern boundary to be in accordance with the City's Drainage Easement Standard Building Criteria. The applicant to liaise with the City of Stirling's Engineering Design Business Unit in relation to this.
- j) The submission of a landscaping plan to the satisfaction of the Manager Approvals prior to commencing development.
- k) Architectural lighting of the building in addition to lighting under all awnings and at all entry points to be provided to the satisfaction of the Manager Approvals prior to occupation of the building.
- l) Any on-site floodlights not being positioned or operated in such a manner so as to cause annoyance to surrounding uses or passing traffic.
- m) The submission of a signage strategy to the satisfaction of the Manager Approvals prior to the erection of any signs.
- n) A Site Management Plan to be submitted to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
- o) A Car Parking Management Plan to be provided to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit. The Car Parking Management Plan is to address the management of staff, visitor and delivery parking. The Car Parking Management Plan is to be complied with for the duration of the occupation of the development, unless otherwise varied by the City of Stirling.
- p) Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City of Stirling Manager

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



Engineering Design with all parking spaces being marked out and maintained in good repair.

- q) All off street parking to be available onsite during business hours for all customers and staff to the satisfaction of the City of Stirling Manager Approvals.
- r) No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
- s) All stormwater to be collected and contained on site. A Stormwater Management Plan demonstrating this to be submitted to the City to the satisfaction of the Manager Engineering Design prior to commencing development.
- t) Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. New kerbing and verge to be reinstated to the satisfaction of the City of Stirling Manager Engineering Design.
- u) Connection to deep sewer in the locality.
- v) All waste collection from the site to be in accordance with the submitted Waste Management Plan. (Attachment 17)
- w) The Sanitation Collection Bay must provide alternative ground surface treatment to highlight the collection bay to the satisfaction of the City of Stirling.
- x) The Sanitation Collection Bay is to be signed to show collection times and must utilise retractable bollards to prevent access by other service vehicles outside of the approved sanitation collection times. Bollards must be in place at all times outside of approved collection times.
- y) The existing crossover is to be widened to allow access to the Sanitation Collection Bay, and in compliance with the City's Crossover Policy.
- z) The existing left turn pocket on Ellen Stirling is to be lengthened to accommodate a heavy rigid delivery vehicle. All modifications to the road, verge and footpath are to be to the satisfaction of the City and at the developers cost.
- aa) This constitutes a planning approval only, and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and have no effect.

The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



10.2 Property Location: Lot 113, House Number 11, Mumford Place,
Balcatta
Application Details: Warehouse (Self Storage Units)
Applicant: TPG
Owner: Brankstone Investments Pty Ltd
Responsible authority: Rowe Group on behalf of the City of Stirling
Report date: 10 October 2013
DoP File No: DP/13/00355

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Rod Willox

Seconded by: Mr Fred Zuideveld

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 276 of 2013, resolves to:

Note that the value of the proposed development meets the requirements for an optional JDAP application and;

Reconsider its decision dated 11 July, 2013 and **approve** DAP Application reference DP/13/00355 and accompanying amended plans dated 1st October, 2013 (refer Attachment 1 (c), (d), (e), (f), (g) (h) and (i)) for a Warehouse (Self Storage Facility) in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No. 3, subject to the following conditions:

Conditions

- a) Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City and the parking spaces being marked out and maintained in good repair.
- b) All off street parking to be available onsite during business hours for all customers and staff to the satisfaction of the City of Stirling Manager Approvals.
- c) No goods or materials being stored either temporarily or permanently in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards where provided.
- d) All land indicated as landscaped area on the approved plan being developed on practical completion of the building to the satisfaction of the City. All landscaped areas are to be maintained in good condition thereafter.
- e) Any on site floodlights not being positioned or operated in such a manner as to cause annoyance to surrounding uses and passing traffic.
- f) All advertising signage to be contained within the lot boundaries.
- g) A Site Management Plan to be submitted to the satisfaction of the City of Stirling Manager Approvals prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.

h) All stormwater to be collected and contained on site. A Stormwater Management Plan demonstrating this to be submitted to the City to the satisfaction of the Manager Engineering Design prior to commencing development.

i) Connection to deep sewer in the locality.

And the following **Advice Notes**:

a) Construction noise is not permitted outside of the hours of 7am to 7pm Monday to Saturday inclusive. Any construction works are to comply with the *Environmental Noise Protection Regulations 1997*.

b) If the development the subject of this approval is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.

c) Western Power are to be consulted prior to any works commencing at the above site due to overhead powerlines and/or underground cables adjacent to or traversing the property.

AMENDING MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Nil

That a new condition be added to require the front façade is articulated to provide visual interest.

The Amending Motion LAPSED for want of a seconder.

The Report Recommendation/Primary Motion was put and CARRIED (4/1).

For: Cr Rod Willox, Ms Karen Hyde, Mr Fred Zuideveld and Mr Rory O'Brien

Against: Mayor Giovanni Italiano

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 4:55pm.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



Form 1 - Responsible Authority Report (Regulation 12)

Property Location:	Lot 708 (420) Joondalup Drive, Joondalup
Application Details:	Modifications and expansion to previously approved ground and first floor tenancies of existing shopping centre (Lakeside Joondalup)
DAP Name:	Metro North-West JDAP
Applicant:	TPG Town Planning, Urban Design and Heritage
Owner:	Lend Lease Funds Management Ltd
LG Reference:	DA13/1196
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/13/00789
Report Date:	14 November 2013
Application Receipt Date:	24 September 2013
Application Process Days:	60 Days
Attachment(s):	1: Location plan 2: Development plans and perspective 3: Car park layout and swept paths

Recommendation:

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DP/13/00789 and accompanying plans DA3006, DA3007, DA3008, DA3009, DA3010, DA3011 (version 5) 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 development. The management plan shall detail how it is proposed to manage:
 - a) all forward works for the site;
 - b) the delivery of materials and equipment to the site;
 - c) the storage of materials and equipment on the site;
 - d) the parking arrangements for the contractors and subcontractors;
 - e) the management of dust during the construction process;
 - f) the management of noise during the construction process; and

- g) other matters likely to impact on the surrounding properties.
3. A Refuse Management Plan indicating the method of rubbish collection from the development is to be submitted to and approved by the City, prior to the commencement of development.
 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 development.
 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.
 6. A turn around area shall be provided within the at grade car park in accordance with the car park layout and swept paths (figure 6) and the recommendations contained within the Uloth and Associates traffic report dated 20 September 2013. Amended plans shall be submitted to and approved by the City prior to the commencement of development.
 7. Signage shall be provided to the northern exit of the station and station square advising commuters of afterhour's access from Joondalup Train Station to Boas Avenue. A signage proposal shall be submitted to the City within 28 days from the date of this approval. Signage shall be installed prior to the commenced of development and shall be maintained at all times 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. The proposed development shall comply with the *Food Act 2008*. Tenancies which propose to sell food will need to be designed and constructed in accordance with the *Australia New Zealand Food Standards Code*. It is recommended that a copy of the proposed fit out plans be submitted to the City of Joondalup's Health and Environmental Services for comment prior to lodging a certified building permit. For further details please call 9400 4933.
3. Proposed food tenancies that intend to have more than 20 seats will need to provide toilets in accordance with the *Building Code of Australia*.
4. The proposed tenancies shall have access to an approved bin store area. Consideration to be given to providing a bin storage and wash down area within the proposed loading dock area.
5. The proposed under cover car park and loading dock shall have sufficient ventilation in accordance with *Australian Standard 1668.2*

Background:

Property Address:	Lot 708 (420) Joondalup Drive, Joondalup
Zoning	MRS: Central City Area
	TPS: Centre
Use Class:	Shop
Strategy Policy:	N/A
Development Scheme:	City of Joondalup District Planning Scheme No. 2
Lot Size:	23.78 ha
Existing Land Use:	Shop
Value of Development:	\$12 million

The subject site is a shopping centre located within the centre of the City's central business district and is commonly known as "Lakeside Joondalup". The site is bound by Boas Avenue to the north, Joondalup Drive to the west, Grand Boulevard to the east and Collier Pass to the south (Attachment 1 refers).

The site is zoned 'Central City Area' under the *Metropolitan Region Scheme* (MRS) and 'Centre' under the City's *District Planning Scheme No. 2* (DPS2). The site is subject to the requirements of the *Joondalup City Centre Development Plan and Manual* (JCCDPM). Under the JCCDPM the eastern side of the site is subject to the provisions of the 'Central Business District' and the western portion of the site is subject to the provisions of the 'Western Business District.' The development the subject of this application falls within the 'Central Business District.'

In addition to the requirements of the JCCDPM, due regard is also given to the draft *Joondalup City Centre Structure Plan* (JCCSP). Council at its meeting of 11 December 2012 resolved to adopt the draft JCCSP. The document has been referred to the Western Australian Planning Commission (WAPC) for determination. Under the JCCSP the site is subject to the provisions of the 'Central Core', 'Lakeside Precinct.'

Due regard is also given to Amendment No. 65 to DPS2, which was adopted by Council at its meeting of 25 June 2013 and has also been forwarded to the WAPC for consideration. This omnibus amendment proposes to change some of the existing car parking standards, including the standard for Shopping Centre.

Construction works are currently being undertaken in the southern portion of the site as part of a large expansion to the shopping centre. These works, which were approved by the City of Joondalup in December 2011 include; the revitalisation of Station Square and the existing southern entry to the centre; a two level department store with retail malls connecting the existing centre; the expansion of an existing supermarket; new mini-majors; the addition of new speciality shops and associated deck car parking.

The Metro North-West JDAP resolved to approve an application for a food dining precinct on level one of the existing shopping centre on 28 August 2013. The City has also recently determined an application for a minor reconfiguration at the ground floor and level one at the station square entrance of the shopping centre, resulting in

an increase to the Net Lettable Area (NLA) from that which was previously approved by the JDAP.

The modifications to Lakeside Joondalup the subject of this development application are located near the southern entrance to the shopping centre, and incorporate a reconfiguration of the ground and first floor tenancies and expansion to the building footprint approved by Council in 2011 (Attachment 1 refers).

Details: outline of development application

The proposed development is for the expansion and reconfiguration of ground and first floor tenancies previously approved by Council in 2011 at the Lakeside Joondalup Shopping Centre (refer to Attachment 2). The development consists of:

- Modifications to the existing building footprint, with an 18 car bay reduction in the car parking area (east of Station Square), resulting in a total of 4,750 bays across the site;
- An extension of the approved mini major tenancies at the ground floor and on level one;
- Minor expansion and reconfiguration of selected speciality retail tenancies at the ground floor and on level one;
- Reconfiguration of food tenancies on the ground floor;
- An increase in NLA on the site from 99,248m² to 102,146m² (inclusive of existing service station);
- Relocation of the storage area on the ground floor;
- Reconfiguration of the access corridor on level one;
- Modification of the existing concrete lift shaft with glazed shaft and car; and
- Reconfiguration of a localised portion of roof area at the junction of the new mall to the existing internal centre space.

Legislation & policy:

Legislation

Planning and Development Act 2005
Metropolitan Region Scheme (MRS); and
City of Joondalup District Planning Scheme No. 2

State Government Policies

State Planning Policy 4.2 Activity Centres for Perth and Peel

Local Policies

Nil.

Consultation:

Public Consultation

Public consultation was not undertaken in relation to this proposal as the development is not considered to have a detrimental impact on surrounding developments, or the locality.

Consultation with other Agencies or Consultants

Nil.

Planning assessment:

The proposal is for the expansion and reconfiguration of the ground and first floor tenancies near the southern station square entrance, previously approved by Council as part of the substantial redevelopment of the shopping centre. The modifications result in the loss of 18 car bays and an increase to the NLA approved across the site from 99,248m² to 102,146m².

Under clause 6.4 of SPP 4.2, an Activity Centre Structure Plan is required to be endorsed prior to a major development being approved. Appendix 1 of SPP 4.2 defines “major development” as:

“Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop-retail purposes and where the shop-retail nla of the:

- *Proposed building is more than 10,000m²; or*
- *Extension/s is more than 5,000m².”*

As the proposed development does not exceed 5,000m² NLA, an Activity Centre Structure Plan is not required to be prepared in this instance.

The site is subject to the provisions of both the JCCDPM and the draft JCCSP. The draft JCCSP was adopted by Council at its meeting of 11 December 2012 and has been referred to the WAPC for determination. Upon determination, the JCCSP will be used as an interim document, pending the preparation and adoption of an Activity Centre Structure Plan as required under SPP 4.2.

Both the JCCDPM and the draft JCCSP incorporate provisions pertaining to land use, design and other development criteria. The works proposed as a part of this application are considered to meet all the provisions of both the JCCDPM and the draft JCCSP. In addition the proposal has been assessed against the requirements of the City's DPS2. The development generally meets all development provisions of DPS2 except for car parking as discussed below.

Car parking

Car parking for the proposed development has been assessed in accordance with clause 4.8 of DPS2. Car parking as outlined within the JCCDPM and the draft JCCSP does not apply to Lakeside Joondalup and as a result has not been referred to in the assessment of car parking for this development. In addition to the current requirements of DPS2, it is considered that regard must also be given to the car parking requirements contained within the proposed Scheme Amendment No. 65.

The following table summarises the car parking requirements under these documents:

	Parking Standard	Parking Required	Parking Provided
DPS2	3000 bays for the first 50,000m ² NLA plus 4.8 per 100m ² NLA thereafter	5503 bays (753 bay shortfall)	4,750 bays
Scheme Amendment No. 65	2400 bays for the first 50,000m ² plus 4 per 100m ²	4485.84 (4486) bays (264 bay surplus)	

In 2011 approval was granted by the City for an expansion to the existing shopping centre and for a total of 4,996 car bays across the site. Council at that time applied a car parking standard of five bays per 100m² NLA in line with car parking standards provided within SPP 4.2.

On 28 August 2013 the Metro North-West JDAP considered an application for the addition of a food dining precinct to the level one, Boas Avenue entrance, which reduced the NLA by 216m². The application did not propose to reduce the number of car bays. As a result parking was considered adequate.

On 1 November 2013 approval was granted by the City for minor modifications to the ground and first floors of the station square entrance. That application proposed a slight increase in NLA, with the City determining that a total of 4,768 bays were appropriate in that instance due to compliance with the car parking standard proposed in Scheme Amendment No. 65.

Taking into account the 18 car bay reduction proposed as a part of this application, a total of 4750 bays will be available upon completion of the overall development.

Scheme Amendment No. 65 proposes to formally change the car parking standard for Shopping Centre contained within DPS2 to four bays per 100m² NLA, in line with the car parking standards set out in SPP 4.2. While the revised standards reflect a reduced car parking requirement, it is considered that the change will not have a negative impact on the current parking provision at Lakeside Joondalup given the size of the centre and that the standard is within the limits set out in SPP 4.2. The standard ensures adequate consideration is given to other modes of transport, which is relevant considering the shopping centre has direct access to Joondalup train station, high frequency bus routes and public parking areas within the City Centre.

In applying the car parking standard proposed within proposed Scheme Amendment No. 65 it is noted that a 264 bay surplus will result, ensuring ample parking is provided for Lakeside Joondalup and any further expansions to the shopping centre.

It is noted that the applicant's traffic report also identifies that the modifications to the car park will require the inclusion of a dead end parking aisle immediately east of the extensions proposed as a part of this application (Attachment 3 refers). In order to comply with the relevant Australian Standards, a turnaround area has been shown at the northern end of this blind aisle to enable patrons the ability to turn around at the end of the aisle if no parking spaces are available. This area has not been identified on the architectural drawings (refer Attachment 2). It is suggested that a condition of approval require the installation of this turning area be provided in accordance with the recommendations contained within the Uloth and Associates traffic report.

The car park is proposed to be well lit and well ventilated, consistent with the car parking provided across the remainder of the site.

Traffic

Whilst this application seeks an increase in NLA to the site, the traffic report provided indicates that the additions will result in a two per cent increase in vehicles per day. The traffic consultant further identifies that the traffic generation would be spread across the entire site, resulting in very minimal traffic changes at any individual access point and negligible impacts in comparison to the overall recommendations provided in the 2011 approval.

Loading dock

In order to accommodate the reconfiguration proposed as a part of this development, modifications to the loading dock previously approved have been required. The loading dock will be limited to 12.5 metre heavy rigid vehicles only with the applicant's traffic consultant and the City satisfied that sufficient space for manoeuvring and entering and exiting the dock will be provided.

Building modifications

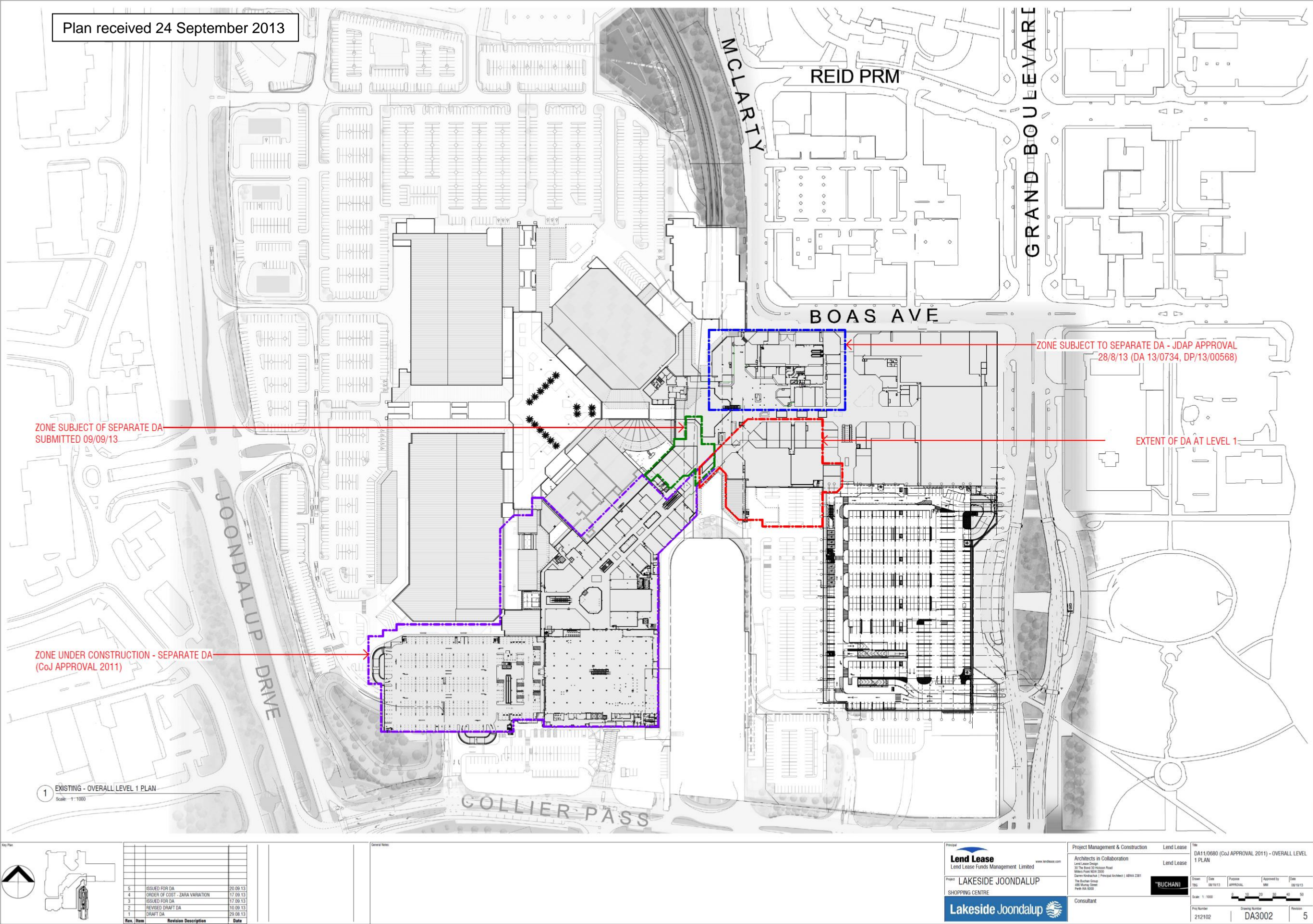
In addition to the general building expansion proposed as a part of this application, the applicant proposes to modify a localised portion of roof area, amend the lift shaft from concrete to a glazed shaft and car above the level one slab in addition and the relocation and reconfiguration of storage areas and access corridors. These amendments have been considered in the context of this application and are considered appropriate in allowing for improved spatial outcomes.

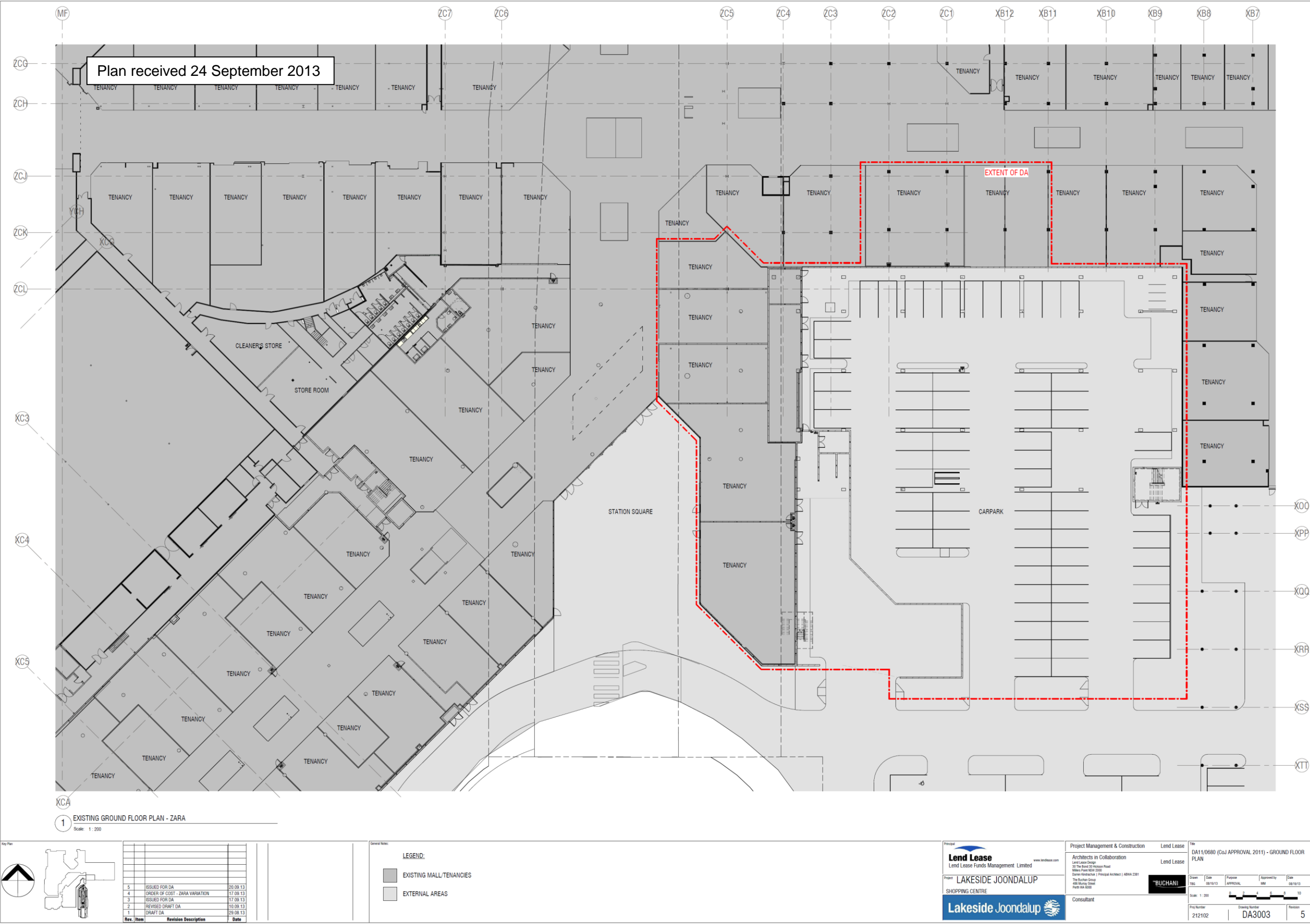
Conclusion:

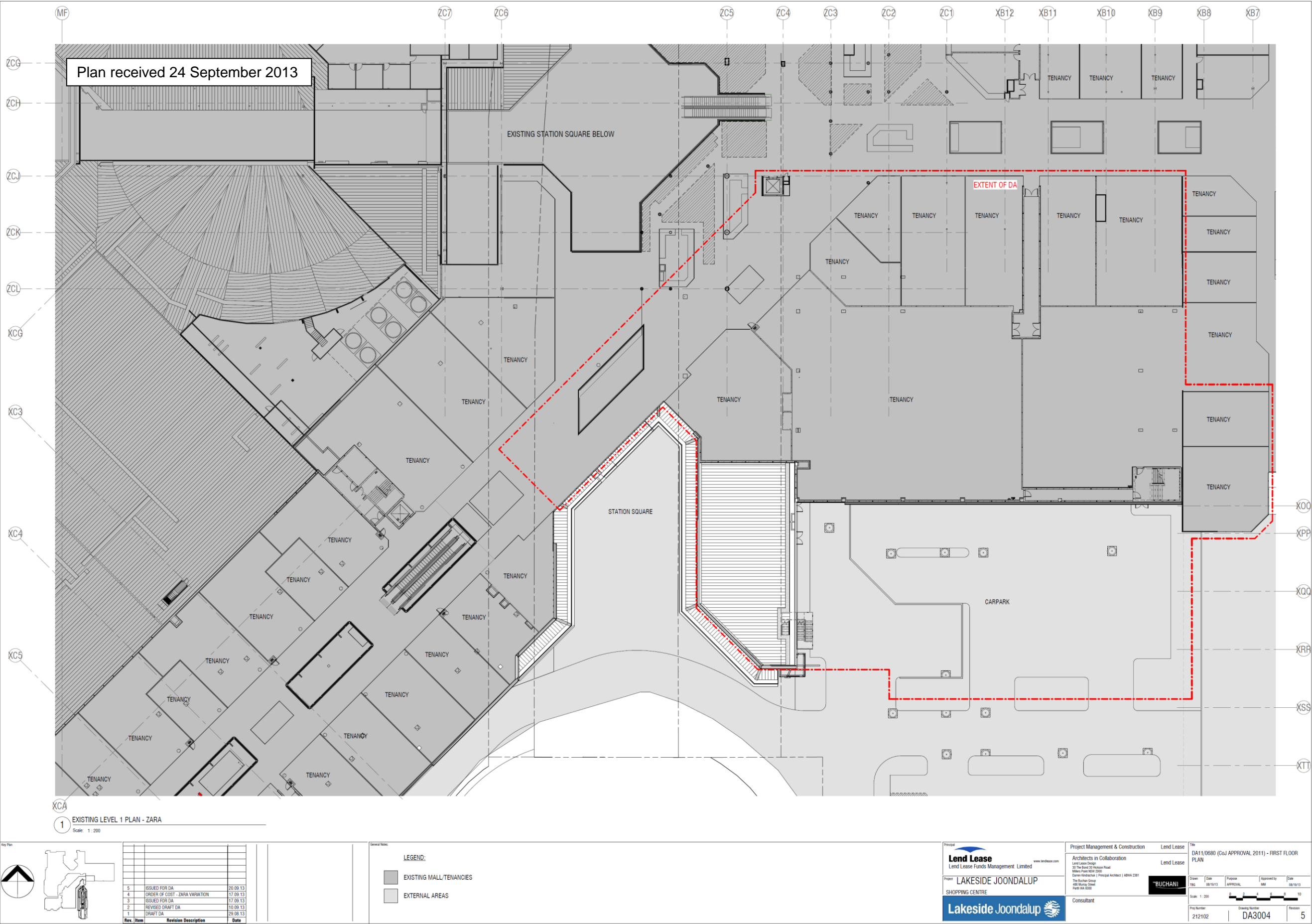
As outlined above the development complies with the requirements of the JCCDPM and the draft JCCSP. Whilst the development does not meet the car parking standards provided within Table 2 of DPS2, car parking exceeds the requirements proposed within Scheme Amendment No. 65, which has been adopted by Council and is a 'seriously entertained planning proposal.' It is considered that the car parking provided is appropriate to support the development, particularly given its location to high frequency transport and the City Centre.

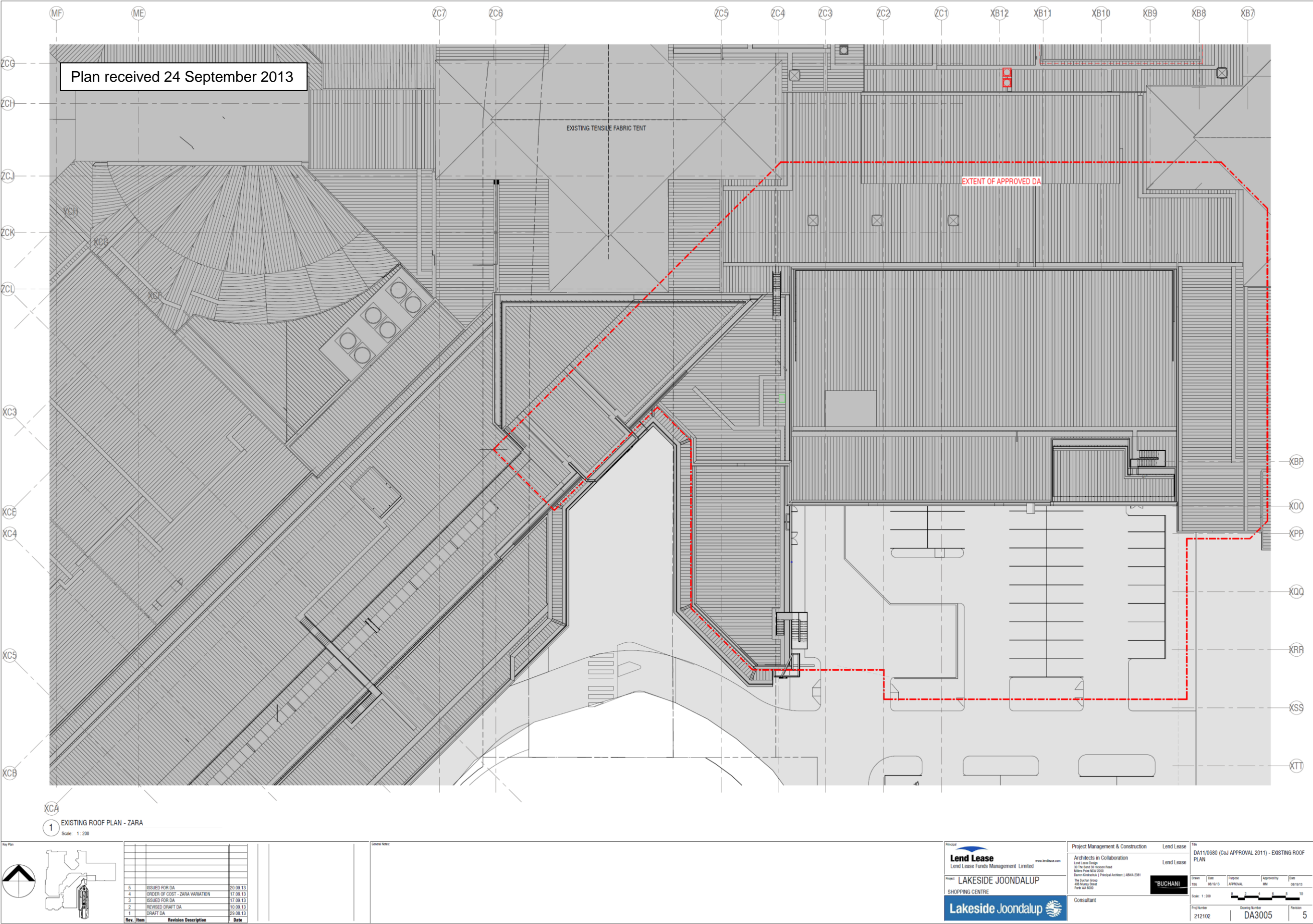
The development of the proposal reinforces the Joondalup City Centre's 'Strategic Metropolitan Centre' status as outlined within SPP 4.2 and the owner's intention of evolving and integrating the retail centre as part of their overall vision for the site.

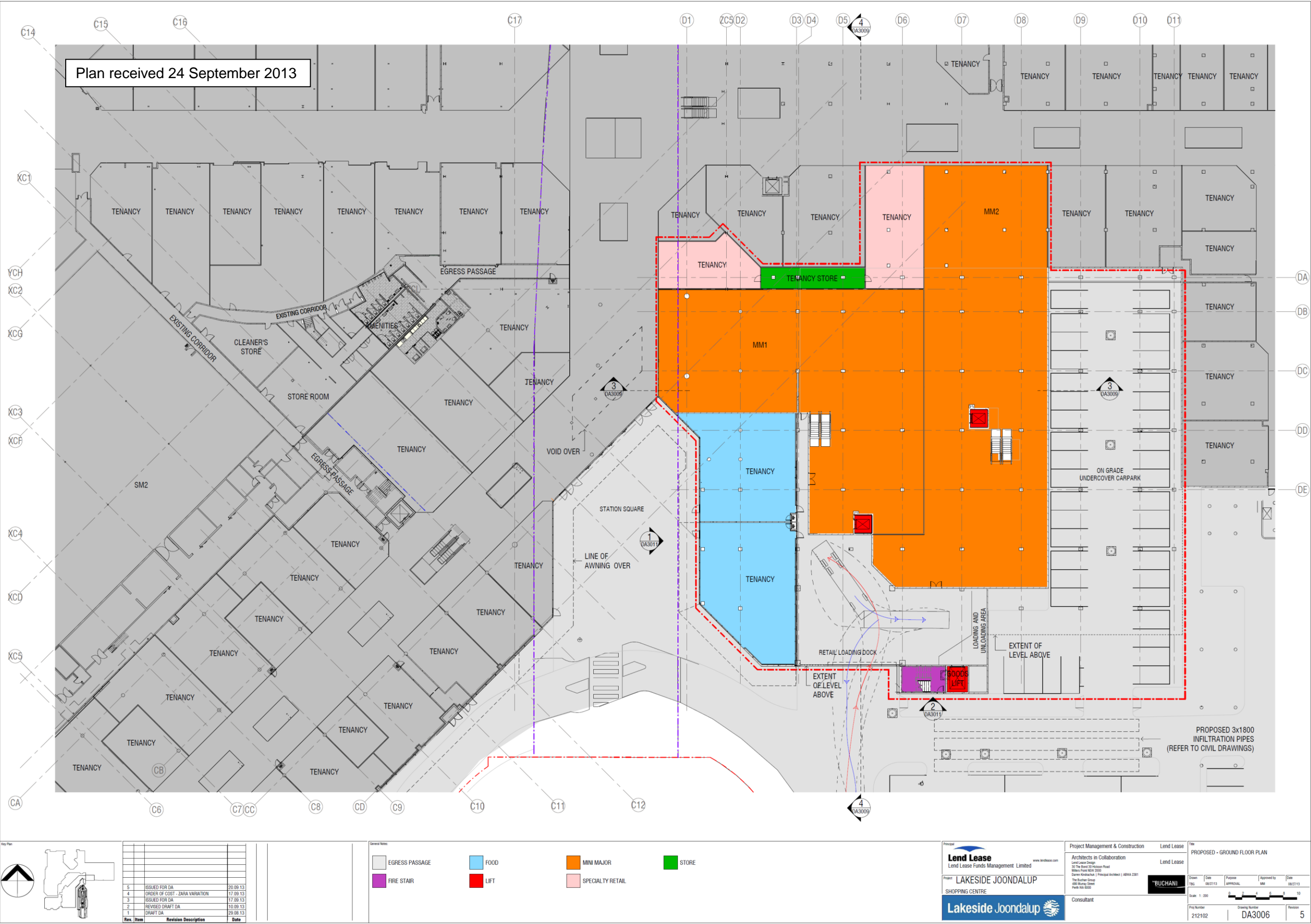




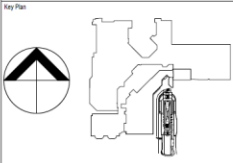
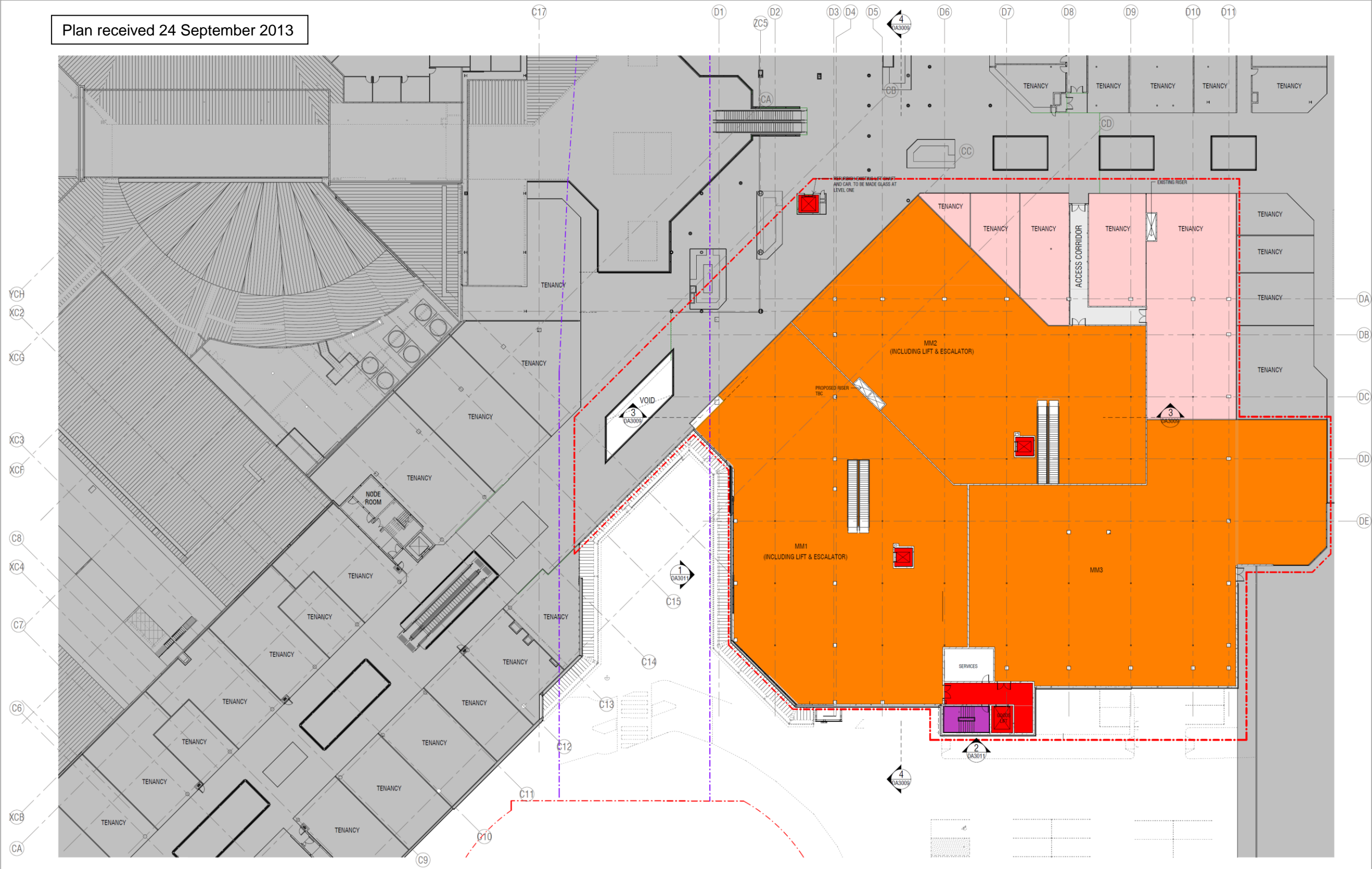








Plan received 24 September 2013



Rev. Item	Revision Description	Date
5	ISSUED FOR DA	20.09.13
4	ORDER OF COST - ZARA VARIATION	17.09.13
3	ISSUED FOR DA	17.09.13
2	REVISED DRAFT DA	10.09.13
1	DRAFT DA	29.08.13

EGRESS PASSAGE	LIFT	SPECIALTY RETAIL
FIRE STAIR	MINI MAJOR	

Lend Lease
Lend Lease Funds Management Limited
www.lendlease.com

Project: **LAKESIDE JOONDALUP**
SHOPPING CENTRE

Lakeside Joondalup

Project Management & Construction
Architects in Collaboration
Lend Lease Design
37 The Bend Rd Midland Road
Midland WA 6040 2000
David W. Burchard (Principal Architect) ABN 62 081 111 111

The Burchard Group
488 Murray Street
Perth WA 6000

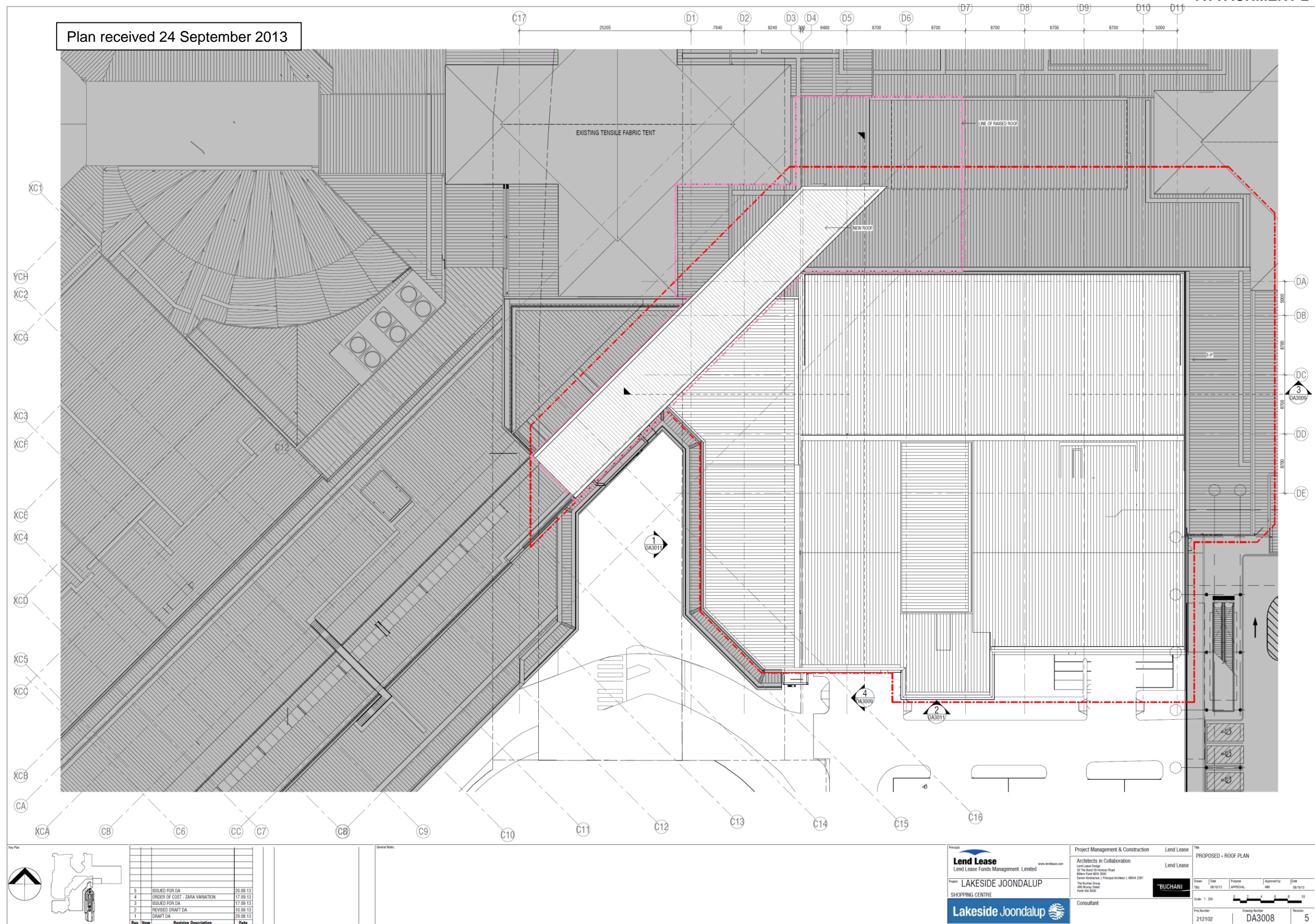
Consultant

Project Management & Construction
Lend Lease

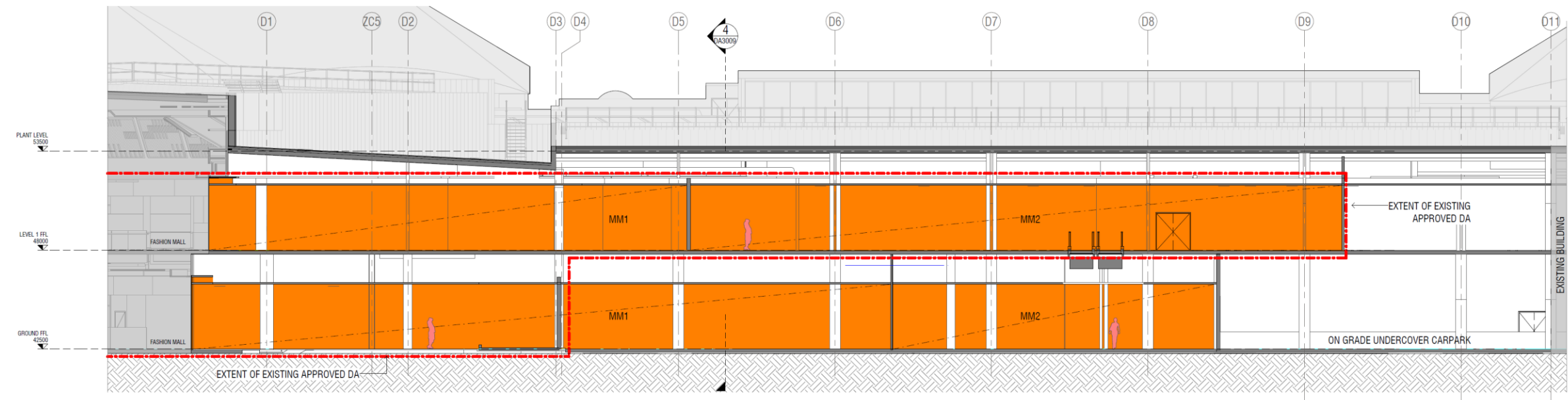
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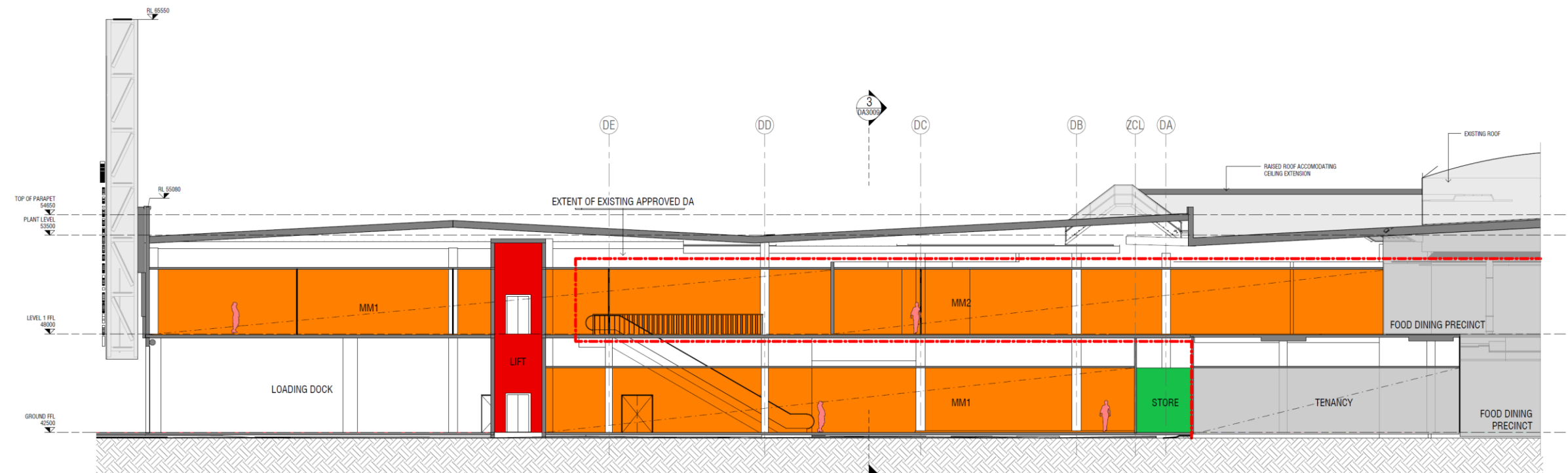
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Drawing Number: DA3007
Revision: 5



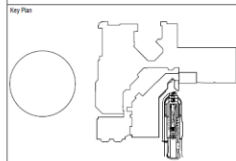
Plan received 24 September 2013



3 SECTION THROUGH TENANCY
Scale: 1 : 100



4 SECTION THROUGH TENANCY
Scale: 1 : 100



Rev.	Item	Revision Description	Date
5		ISSUED FOR DA	29.09.13
4		ORDER OF COST - ZARA VARIATION	17.09.13
3		ISSUED FOR DA	17.09.13
2		REVISED DRAFT DA	10.09.13
1		DRAFT DA	29.08.13

General Notes:

Lend Lease
Lend Lease Funds Management Limited
www.lendlease.com

Project: **LAKESIDE JOONDALUP**
SHOPPING CENTRE

Lakeside Joondalup

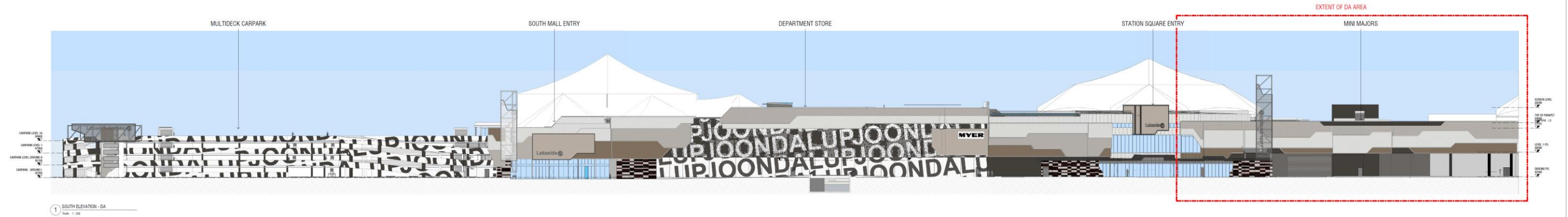
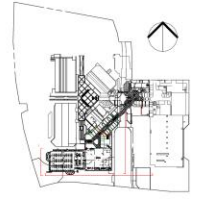
Project Management & Construction
Architects in Collaboration
Lend Lease Design
35 The Blvd 10 Melrose Road
Melrose Park WA 6100
Darren McLachlan, Principal Architect / AWA 0381

The Buchanan Group
400 Murray Street
Perth WA 6000

Consultant

PROPOSED - SECTIONS			
Drawn	Date	Project	Approved by
212102	08/10/13	ARCHITECTURAL	MM
Date: 08/10/13			
Scale: 1 : 100			
Plan Number	Drawing Number	Revision	
212102	DA3009	5	

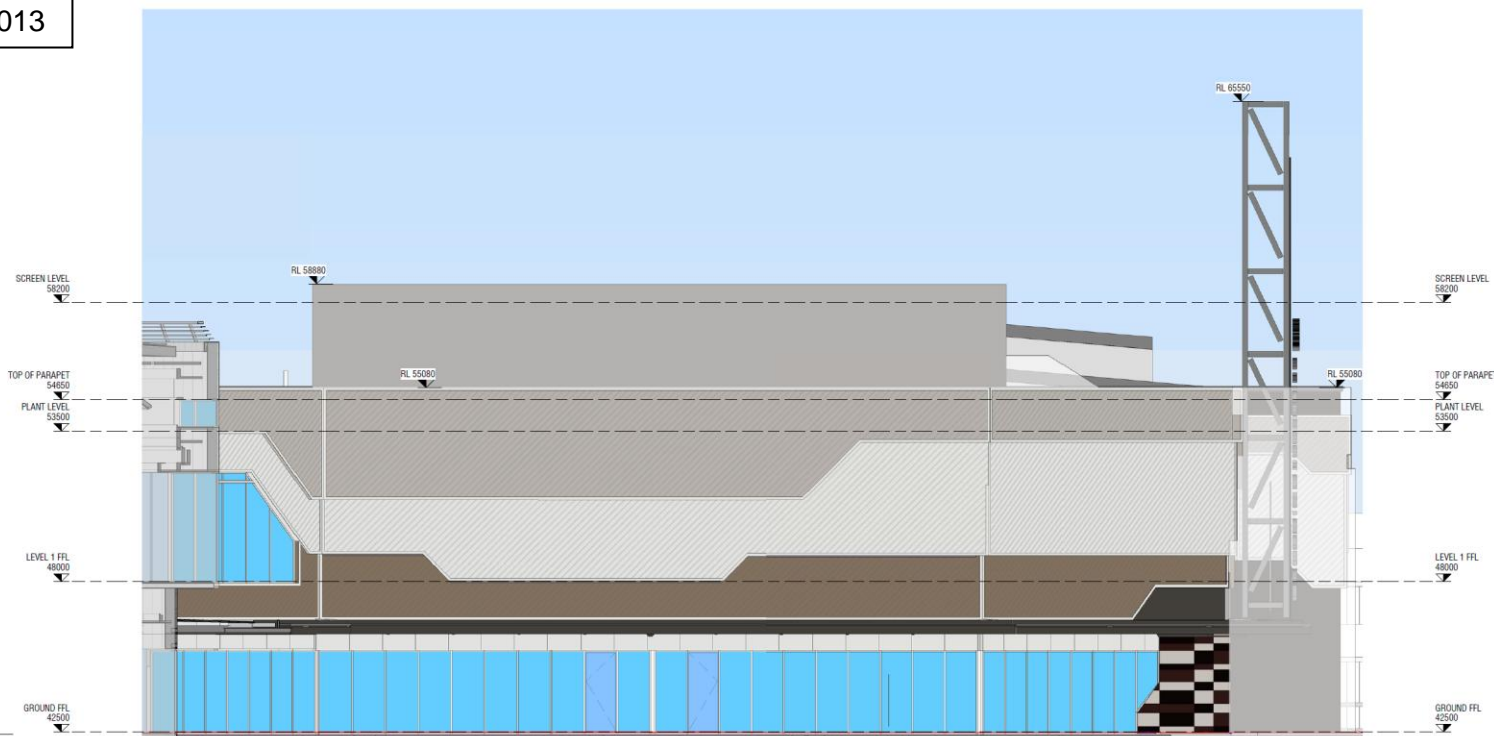
Plan received 24 September 2013



5	ISSUED FOR DA		20.08
4	ORDER OF COST - DATA VARIATION		17.05
3	ISSUED FOR DA		17.05
2	INVESTIGATING DA		16.05
1	DRAFT DA		20.08
Rev	Item	Revision Description	Date

Plan received 24 September 2013

1 Elevation 1
Scale: 1:100



2 Elevation 2
Scale: 1:100



Key Plan

5	ISSUED FOR DA	20.09.13
4	ORDER OF COST - ZARA VARIATION	17.09.13
3	ISSUED FOR DA	17.09.13
2	REVISED DRAFT DA	10.09.13
1	DRAFT DA	29.08.13

Rev.	Item	Revision Description	Date
5		ISSUED FOR DA	20.09.13
4		ORDER OF COST - ZARA VARIATION	17.09.13
3		ISSUED FOR DA	17.09.13
2		REVISED DRAFT DA	10.09.13
1		DRAFT DA	29.08.13

General Notes:

Principal
Lend Lease
Lend Lease Funds Management Limited
www.lendlease.com

Project
LAKESIDE JOONDALUP
SHOPPING CENTRE

Lakeside Joondalup

Project Management & Construction
Lend Lease

Architects in Collaboration
Lend Lease

Architects in Collaboration
Lend Lease Design
30 The Road 30 Victoria Road
Milton Park NSW 2000
David Buchanan (Principal Architect) | ABN 69 2381
The Buchanan Group
458 Murray Street
Perth WA 6000

Consultant
BUCHANAN

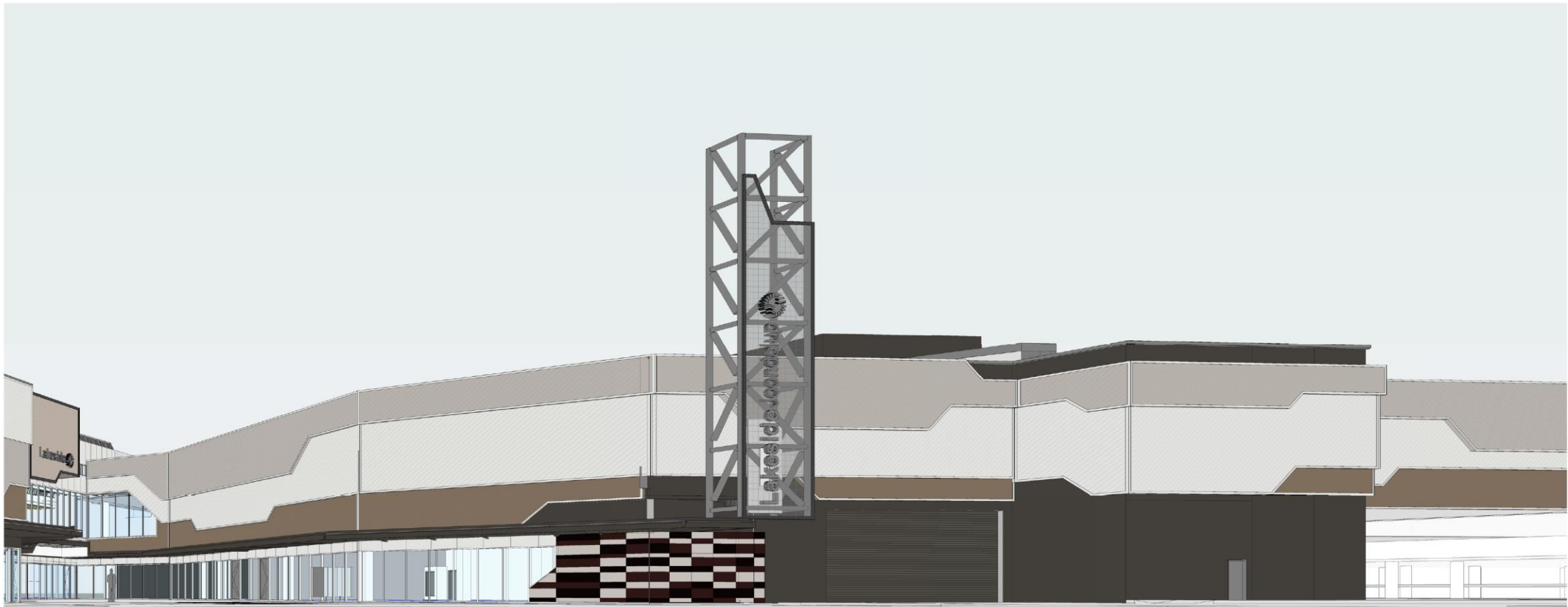
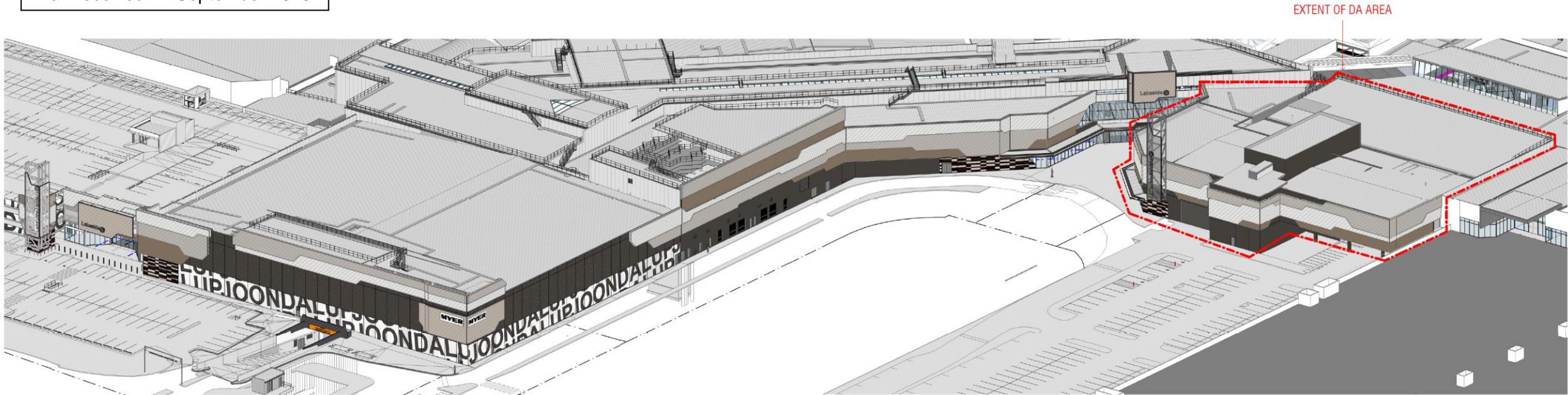
PROPOSED - ELEVATIONS

Drawn	Date	Purpose	Approved by	Date
212102	06/08/2013	APPROVAL	WPA	06/08/2013

Scale: 1:100

Proj Number	Drawing Number	Revision
212102	DA3011	5

Plan received 24 September 2013



Key Plan

Rev.	Item	Revision Description	Date
5		ISSUED FOR DA	20.09.13
4		ORDER OF COST - ZARA VARIATION	17.09.13
3		ISSUED FOR DA	17.09.13
2		REVISED DRAFT DA	10.09.13
1		DRAFT DA	29.08.13

General Notes

1. All works to be in accordance with the latest edition of the Australian Standard AS/NZS 1546:2005.

2. All works to be in accordance with the latest edition of the Australian Standard AS/NZS 1546:2005.

3. All works to be in accordance with the latest edition of the Australian Standard AS/NZS 1546:2005.

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Project LAKESIDE JOONDALUP
SHOPPING CENTRE

Lakeside Joondalup

Project Management & Construction Lend Lease
Architects in Collaboration Lend Lease
30 The Esplanade, Joondalup
Darren Kneib/Neil J. Principal Architect | ABN 2381
The Burcher Group
400 Murray Street
Perth WA 6000

Consultant

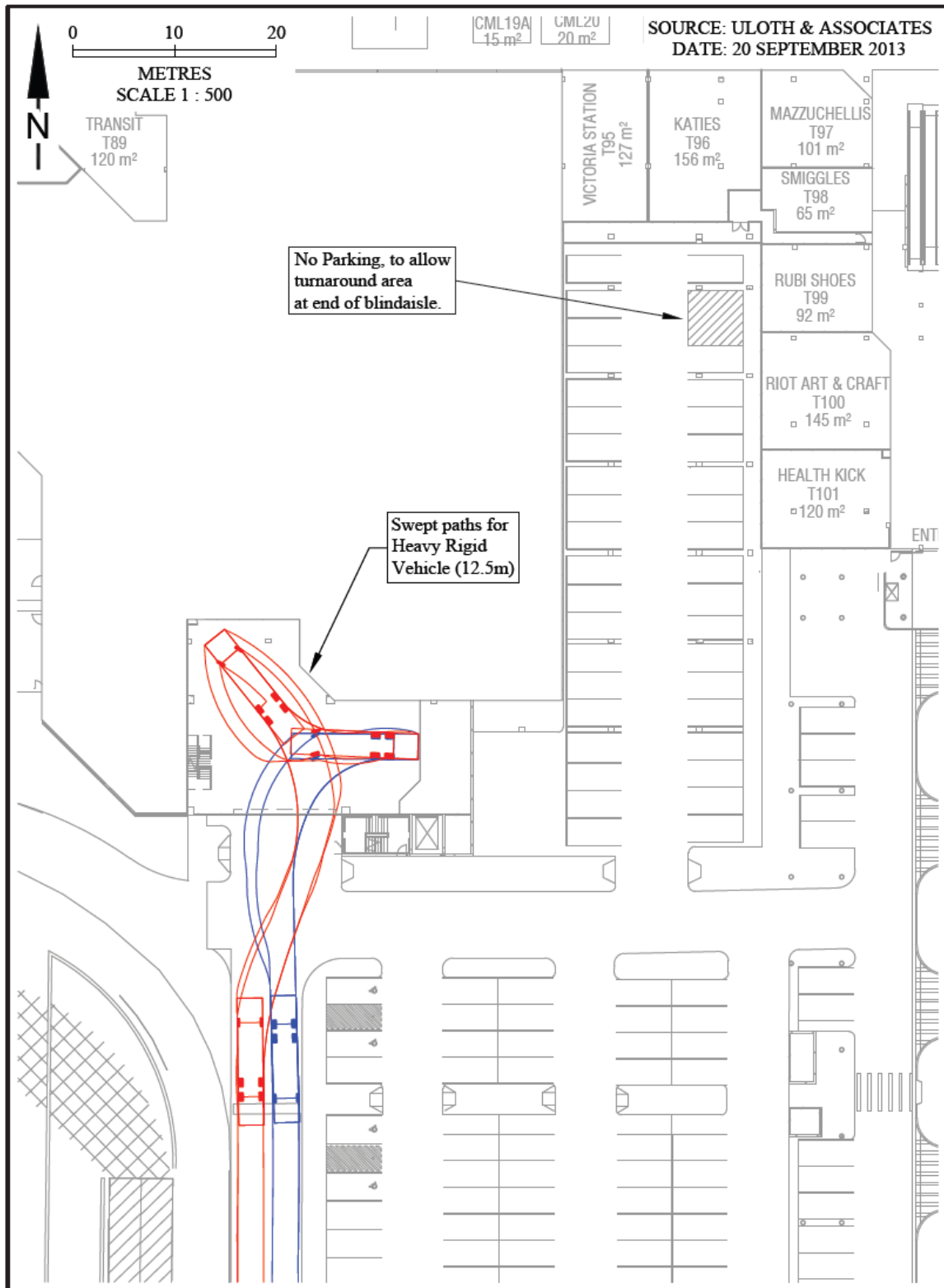
BUCHANAN

Title PROPOSED - 3D VIEWS

Drawn	Date	Prepared	Approved	By	Date
TBC	AUG / 2013	APPROVAL	MDA		AUG / 2013

Scale: 1:100

Proj Number	Drawing Number	Revision
212102	DA3012	5



Car Park Layout and Swept Paths
PROPOSED MINI-MAJOR DEVELOPMENT APPLICATION

FIG.
6