



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Thursday 28 November 2013; 3.00pm
Meeting Number: MNWJDAP/42
Meeting Venue: City of Joondalup – 90 Boas Avenue, 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 (Alternate Local Government Member, City of Joondalup)

Officers in attendance

Ms Fiona Sze (Development Assessment Panels)
Ms Dale Page (City of Joondalup)
Mr John Corbellini (City of Joondalup)
Ms Renae Mather (City of Joondalup)

Local Government Minute Secretary

Mrs Deborah Gouges (City of Joondalup)

Applicant and Submitters

Mr David Caddy (TPG)

Members of the Public

There were 4 members of the public present at the meeting.

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 3.00pm on 28 November 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

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 JDAP meeting No.41 held on 24 October 2013 were noted by DAP members.

5. Disclosure of interests

Nil

6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

7. Deputations and presentations

7.1 Mr David Caddy (TPG) addressed the DAP for the application at Item 8.1.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1 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)
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

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Paul Drechsler

Seconded by: Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:

Ms Karen Hyde
Presiding Member, Metro North-West Joint Development Assessment Panel



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 after hours 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 commencement 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*.

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

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 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 3.11pm.