



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 5 February 2015; 3.00pm
Meeting Number: MNWJDAP/77
Meeting Venue: City of Stirling – 25 Cedric Street Stirling

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Giovanni Italiano (Local Government Member, City of Stirling)
Cr Rod Willox (Local Government Member, City of Stirling)
Cr John Chester (Local Government Member, City of Joondalup)
Cr Christine Hamilton-Prime (A/Local Government Member, City of Joondalup)

Officers in attendance

Mr Greg Bowering (City of Stirling)
Ms Kimberley Masuku (City of Stirling)
Mr Andrew McBride (City of Joondalup)
Ms Amorette Dyer (City of Stirling)

Local Government Minute Secretary

Ms Regan Clyde (City of Stirling)

Applicant and Submitters

Mr Gavin Hawkins (Edge Holdings No.5)
Mr David Hillam (Hillam Architects)
Ms Eleanor Richards (TPG)
Mr David Read (TPG)

Members of the Public

Nine members of the public.

1. Declaration of Opening

The Presiding Member, Karen Hyde declared the meeting open at 3.00pm on 5 February 2015 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*

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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

Nil.

3. Members on Leave of Absence

Cr Mike Norman (Local Government Member, City of Joondalup)

4. Noting of Minutes

Note the Minutes of the Metro North-West JDAP Meeting No.76 held on 22 January 2015 were confirmed and published.

5. Declarations of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1 Mr Gavin Hawkins (Edge Holdings No.5) and Mr David HILLAM (HILLAM Architects) presented for the application at Item 8.1.

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

- 7.2 Mr David Read (TPG) presented for the application at Item 9.2.

The presentation at Item 7.2 was heard prior to the application at Item 9.2.

PROCEDURAL MOTION

Moved by: Cr Rod Willox

Seconded by: Mayor Giovanni Italiano

That Item 9.2 be heard prior to Item 8.1.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

Ms Karen Hyde

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Karen Hyde



8. Form 1 - Responsible Authority Reports – DAP Application

8.1	Property Location:	Lot 1 (113) Grand Boulevard Joondalup
	Application Details:	Mixed-use 18 storey development
	Applicant:	Gavin Hawkins C/O Edge Holdings No.5
	Owner:	Sentiens Joondalup Hospital Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DAP/14/00657

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: **Cr John Chester**

Seconded by: **Cr Christine Hamilton-Prime**

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DP/14/00657 and accompanying plans date stamped 24 December 2014 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 three years from the date of approval. If the subject development is not substantially commenced within the three year period, the approval shall lapse and be of no further effect.
2. A portion of the pedestrian access way across the front property boundary shall be closed to allow for vehicular access from Grand Boulevard. This closure shall be finalised prior to the commencement of the development.
3. A Construction Management Plan being submitted to and approved by the City 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 sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

4. 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. The proposed stormwater drainage system is required to be submitted to and approved by the City prior to the commencement of development.
5. The applicant shall submit detailed plans, in consultation with the City to make the necessary adjustments to the Grand Boulevard service lane to the satisfaction of the City with all costs to be borne by the developer.

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6. The applicant shall bear all costs associated with:-
 - a. Compensation to the City for the loss of amenity value through the removal of two trees on Grand Boulevard eastern verge, as indicated on the approved plans, in accordance with the City's published fees and charges.
 - b. The removal of the two trees on Grand Boulevard verge, by the City of Joondalup, as indicated on the approved plans.
 - c. Reinstatement of the verge crossover, by the developer, to the approved City standard.
 - d. Protection, during construction, of the trees to remain on Grand Boulevard verge, by the Developer, in accordance with Australian Standard AS 4970-2009.
 - e. Removal and salvage of three Grasstrees and one Zamia palm on Central Walk verge, by the City of Joondalup.
7. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002}, prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
8. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking - Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of development.
9. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to occupation of the development. All refuse management shall thereafter be undertaken in accordance with this plan.
10. 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.
11. A full schedule of colours and materials for all exterior parts to the building, including details of the northern and southern facades, is to be submitted and approved by the City prior to the commencement of development. This shall include details of the treatment to the northern and southern boundary walls to break up the bulk of the development and provide visual interest as viewed from the public realm. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
12. No obscure or reflective glazing is permitted to building facades.

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13. The ground floor tenancies indicated as 'Commercial' shall be occupied by land uses that are preferred or permitted under the applicable Agreed Structure Plan. The City shall be notified of the land uses prior to the tenancies first being occupied, and any subsequent change of land uses thereafter.
14. Additional glazing shall be provided to the southwest corner of Commercial Tenancy 1 to the satisfaction of the City. Details shall be provided to and approved by the City prior to the commencement of development.
15. The driveway gates at Grand Boulevard shall be visually permeable to the satisfaction of the City.
16. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street to the satisfaction of the City. No clothes drying is permitted on dwelling balconies.
17. A signage strategy shall be submitted to and approved by the City prior to occupation of the development.
18. The car parking area is for the use of the tenants, customers and employees who frequent the building and cannot be used by the public.

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 City having first being sought and obtained.
2. In relation to condition (7) above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
3. Further to condition (13), land uses shall be in accordance with the preferred uses under the Joondalup City Centre Development Plan and Manual. Should the Joondalup City Centre Structure Plan be endorsed by the Western Australian Planning Commission prior to occupation of the tenancies, land uses shall be in accordance with the permitted ("P") uses of the Central Core district. Further development approval shall be obtained for any land use(s) that are not preferred or permitted under the applicable Agreed Structure Plan.
4. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
5. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.

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Karen Hyde



6. The development shall comply with the Sewerage (Lighting, Ventilation and Construction) Regulations 1971 including all internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air.
7. Any mechanical ventilation for the development shall comply with Australian Standard 1668.2, particularly in regard to air flow and the location of exhaust air discharges.
8. An application is required to the Executive Director of Public Health, prior to the commencement of construction of the swimming pool
9. It is recommended that all residential units be provided with condensation dryers within the laundries. Conventional dryers are key contributors to the growth of indoor mould.
10. It is recommended that public artwork be provided to the most visible parts of the building.

AMENDING MOTION

Moved By: Mr Fred Zuideveld

Seconded By: Mr Paul Drechsler

That Condition 16 be amended to read as follows:

16. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street to the satisfaction of the City, or provide a mechanical clothes dryer. No clothes drying is permitted on dwelling balconies.

REASON: To clarify to the applicant the requirement for concealed clothes drying facilities in the development.

The Amending Motion was put and CARRIED (4/1).

For: Cr John Chester, Cr Christine Hamilton-Prime, Mr Paul Drechsler and Mr Fred Zuideveld

Against: Karen Hyde

PRIMARY MOTION (AS AMENDED)

That the Metro North-West JDAP resolves to:-

Approve DAP Application reference DP/14/00657 and accompanying plans date stamped 24 December 2014 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 three years from the date of approval. If the subject development is not substantially commenced within the three year period, the approval shall lapse and be of no further effect.

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2. A portion of the pedestrian access way across the front property boundary shall be closed to allow for vehicular access from Grand Boulevard. This closure shall be finalised prior to the commencement of the development.
3. A Construction Management Plan being submitted to and approved by the City 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 sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

4. 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. The proposed stormwater drainage system is required to be submitted to and approved by the City prior to the commencement of development.
5. The applicant shall submit detailed plans, in consultation with the City to make the necessary adjustments to the Grand Boulevard service lane to the satisfaction of the City with all costs to be borne by the developer.
6. The applicant shall bear all costs associated with:-
 - a. Compensation to the City for the loss of amenity value through the removal of two trees on Grand Boulevard eastern verge, as indicated on the approved plans, in accordance with the City's published fees and charges.
 - b. The removal of the two trees on Grand Boulevard verge, by the City of Joondalup, as indicated on the approved plans.
 - c. Reinstatement of the verge crossover, by the developer, to the approved City standard.
 - d. Protection, during construction, of the trees to remain on Grand Boulevard verge, by the Developer, in accordance with Australian Standard AS 4970-2009.
 - e. Removal and salvage of three Grasstrees and one Zamia palm on Central Walk verge, by the City of Joondalup.
7. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002}, prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
8. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking - Bicycles (AS2890.3-1993) prior to the

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- development first being occupied. Details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of development.
9. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to occupation of the development. All refuse management shall thereafter be undertaken in accordance with this plan.
 10. 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.
 11. A full schedule of colours and materials for all exterior parts to the building, including details of the northern and southern facades, is to be submitted and approved by the City prior to the commencement of development. This shall include details of the treatment to the northern and southern boundary walls to break up the bulk of the development and provide visual interest as viewed from the public realm. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
 12. No obscure or reflective glazing is permitted to building facades.
 13. The ground floor tenancies indicated as 'Commercial' shall be occupied by land uses that are preferred or permitted under the applicable Agreed Structure Plan. The City shall be notified of the land uses prior to the tenancies first being occupied, and any subsequent change of land uses thereafter.
 14. Additional glazing shall be provided to the southwest corner of Commercial Tenancy 1 to the satisfaction of the City. Details shall be provided to and approved by the City prior to the commencement of development.
 15. The driveway gates at Grand Boulevard shall be visually permeable to the satisfaction of the City.
 16. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street to the satisfaction of the City, or provide a mechanical clothes dryer. No clothes drying is permitted on dwelling balconies.
 17. A signage strategy shall be submitted to and approved by the City prior to occupation of the development.
 18. The car parking area is for the use of the tenants, customers and employees who frequent the building and cannot be used by the public.

Advice Notes

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1. Further to condition (1), where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. In relation to condition (7) above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
3. Further to condition (13), land uses shall be in accordance with the preferred uses under the Joondalup City Centre Development Plan and Manual. Should the Joondalup City Centre Structure Plan be endorsed by the Western Australian Planning Commission prior to occupation of the tenancies, land uses shall be in accordance with the permitted ("P") uses of the Central Core district. Further development approval shall be obtained for any land use(s) that are not preferred or permitted under the applicable Agreed Structure Plan.
4. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
5. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
6. The development shall comply with the Sewerage (Lighting, Ventilation and Construction) Regulations 1971 including all internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air.
7. Any mechanical ventilation for the development shall comply with Australian Standard 1668.2, particularly in regard to air flow and the location of exhaust air discharges.
8. An application is required to the Executive Director of Public Health, prior to the commencement of construction of the swimming pool
9. It is recommended that all residential units be provided with condensation dryers within the laundries. Conventional dryers are key contributors to the growth of indoor mould.
10. It is recommended that public artwork be provided to the most visible parts of the building.

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

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Karen Hyde



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

9.1	Property Location:	Lot 702 (34) Marri Road, Duncraig
	Application Details:	Proposed modifications to approved three storey mixed use development with undercroft car park
	Applicant:	Vanguard Planning Services
	Owner:	JHF Holdings Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DP/14/00199

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Christine Hamilton-Price

Seconded by: Cr John Chester

That the Metro North-West JDAP resolves to:

1. **Approve** that the DAP Application reference DP/14/00199 as detailed on the DAP form 2 dated 8 December 2014 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;
2. **Approve** the DAP Application reference DP/14/00199 as detailed on the DAP form 2 dated 8 December 2014 in accordance with the provisions of the City of Joondalup District Planning Scheme No.2 and the and the Metropolitan Region Scheme, for the proposed minor amendment to the approved proposed three storey mixed use development with undercroft car park at Lot 702 (34) Marri Road, Duncraig.

Advice Notes

All conditions and requirements detailed on the previous approval dated 13 May 2014 shall remain.

The Primary Motion was put and CARRIED UNANIMOUSLY

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Karen Hyde



9.2	Property Location:	Lot 113, House Number 11, Mumford Place, Balcatta
	Application Details:	Warehouse (Self Storage Units)
	Applicant:	TPG Town Planning, Urban Design & Heritage Consultants
	Owner:	Brankstone Investments Pty Ltd
	Responsible authority:	City of Stirling
	DoP File No:	DP/13/00355

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Giovanni Italiano

Seconded by: Cr Rod Willox

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DP/13/00355 as detailed on the DAP Form 2 dated 17 December 2014 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DP/13/00355 as detailed on the DAP Form 2 date 17 December and accompanying plans dated 17 December 2014 2014 in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No.3, for the proposed minor amendment to the approved Warehouse (Self-Storage Units) at Lot 113, House Number 11, Mumford Place, Balcatta, subject to:

Amended Conditions

Nil.

Advice Notes

- i All other conditions and requirements detailed on the previous approval dated 24 October 2013 shall remain unless altered by this application.

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

10. Appeals to the State Administrative Tribunal

As invited by the State Administrative Tribunal under Section 31 of the *State Administrative Act 2004*, the Metro North-West JDAP reconsidered the Educational Establishment (Gymnasium Addition) at Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College) on the 22 January 2015.

11. General Business / Meeting Closure

There being no further business, the presiding member declared the meeting closed at 3.40pm.

Ms Karen Hyde

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Karen Hyde