



---

## Metro North-West Joint Development Assessment Panel Minutes

**Meeting Date and Time:** 17 September 2015; 9.30am  
**Meeting Number:** MNWJDAP/99  
**Meeting Venue:** City of Stirling  
25 Cedric Street, Stirling

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Clayton Higham (A/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 Philippa Taylor (Local Government Member, City of Joondalup)  
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)

#### Officers in attendance

Mr Chris Fudge (City of Stirling)  
Mr Greg Bowering (City of Stirling) (from 10.02am)  
Ms Linda Tynan (City of Stirling)  
Mr Neil Maull (City of Stirling)  
Mr John Corbellini (City of Joondalup)

#### Local Government Minute Secretary

Ms Regan Clyde (City of Stirling)  
Ms Jaclyn Farrow (City of Stirling)

#### Applicants and Submitters

Mr Marc Re (Planning Solutions)  
Mr Dan Lees (TPG)  
Mr Shaun Bain (KBH Group)  
Mr Denis Delany (Caltex)

#### Members of the Public

5

#### 1. Declaration of Opening

The Presiding Member, Karen Hyde, declared the meeting open at 9.33am on Thursday, 17 September 2015, and acknowledges the past and present traditional owners and custodians of the land on which the meeting is 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**

Nil.

**3. Members on Leave of Absence**

Mr Paul Drechsler (Deputy Presiding Member)

**4. Noting of Minutes**

Note the Minutes of the Metro North-West JDAP meeting No.97 held on 2 September 2015 and meeting No.98 held on 7 September 2015.

**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 Marc Re (Planning Solutions) presented for the application at Item 9.3.

**8. Form 1 - Responsible Authority Reports – DAP Application**

Nil.

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

- 9.1 Property Location: Lot 929, House Number 1244, Marmion Avenue, Currambine  
Application Details: Amendments to approved marketplace building  
Applicant: TPG Town Planning, Urban Design and Heritage  
Owner: Roman Catholic Archbishop and Davidson Pty Ltd  
Responsible authority: City of Joondalup  
DoP File No: DP/13/00791



## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Philippa Taylor      **Seconded by:** Cr Christine Hamilton-Prime

That the Metro North-West JDAP resolves to:-

1. **ACCEPT** that the DAP Application reference DP/13/00791 as detailed on the DAP Form 2 dated 22 July 2015 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/13/00791 as detailed on the DAP Form 2 dated 22 July 2015 and accompanying plans A02.01, A02.02, A02.03, A03.01 and A03.02 in accordance with the provisions of the *City of Joondalup District Planning Scheme No.2* and the *Metropolitan Region Scheme*, for the proposed minor amendment to the approved marketplace building at Lot 929, House Number 1244, Marmion Avenue, Currabine, subject to:-

### Amended Condition

3. With the exception of the continuous footpath with an RL of 31.15 to 32.7 the continuous footpath to the northern and eastern elevation shall be a minimum width of three metres.

### Advice Notes

1. All other conditions and requirements detailed on the previous approval dated 26 February 2014 shall remain unless altered by this application.
2. This approval does not include the tenant signage as indicated on the approved plans.
3. Detailed design plans shall be provided to the City for the disabled car parking bays located to the front of the eastern facade.

## AMENDING MOTION

**Moved by:** Cr Philippa Taylor      **Seconded by:** Cr Christine Hamilton-Prime

That a condition be added – *“the applicant lodging plans to indicate a pedestrian barrier to separate vehicles from pedestrians on the north east corner of the building and installing the approved barrier to the satisfaction of the City prior to occupation.”*

**REASON:** To ensure safe pedestrian movement along the 1.5m extent of the footpath and segregation between traffic and pedestrians.

**The Amending Motion was put and CARRIED UNANIMOUSLY**



---

## PRIMARY MOTION AS AMENDED

**Moved by:** Cr Philippa Taylor      **Seconded by:** Cr Christine Hamilton-Prime

That the Metro North-West JDAP resolves to:-

1. **ACCEPT** that the DAP Application reference DP/13/00791 as detailed on the DAP Form 2 dated 22 July 2015 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/13/00791 as detailed on the DAP Form 2 dated 22 July 2015 and accompanying plans A02.01, A02.02, A02.03, A03.01 and A03.02 in accordance with the provisions of the *City of Joondalup District Planning Scheme No.2* and the *Metropolitan Region Scheme*, for the proposed minor amendment to the approved marketplace building at Lot 929, House Number 1244, Marmion Avenue, Currabine, subject to:-

### Amended Condition

3. With the exception of the continuous footpath with an RL of 31.15 to 32.7 the continuous footpath to the northern and eastern elevation shall be a minimum width of three metres.

### Additional Condition

1. The applicant lodging plans to indicate a pedestrian barrier to separate vehicles from pedestrians on the north east corner of the building and installing the approved barrier to the satisfaction of the City prior to occupation.

### Advice Notes

1. All other conditions and requirements detailed on the previous approval dated 26 February 2014 shall remain unless altered by this application.
2. This approval does not include the tenant signage as indicated on the approved plans.
3. Detailed design plans shall be provided to the City for the disabled car parking bays located to the front of the eastern facade.

**The PRIMARY MOTION (AS AMENDED) was put and CARRIED UNANIMOUSLY**



<b>9.2</b>	Property Location:	Lot 63, House Number 46, Ledger Road, Balcatta
	Application Details:	Warehouse (Self Storage Units)
	Applicant:	KBH Balcatta Pty Ltd
	Owner:	KBH Balcatta Pty Ltd
	Responsible authority:	City of Stirling
	DoP File No:	DAP/14/00544

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Rod Willox

**Seconded by:** Mayor Giovanni Italiano

That the Metro North-West JDAP resolves to:-

1. **ACCEPT** that the DAP Application reference DAP/14/00544 as detailed on the DAP Form 2 date stamped 18 August 2015 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 DAP/14/00544 as detailed on the DAP Form 2 date stamped 18 August 2015 in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No.3, for the proposed amendment to the approved warehouse (self-storage units) development at Lot 63, House Number 46, Ledger Road, Balcatta.

### Amended Conditions

1. Condition (e) of the previous approval, which reads:-

*“Signage shown on the submitted plans does not form part of this approval.”*

is deleted.

### Advice Notes

- i. All other conditions and requirements detailed on the previous approval dated 18 March 2013 shall remain unless altered by this application.
- ii. If the development has not substantially commenced by 18 March 2017 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011, the responsible authority will assess any new application under the operative planning framework at that point in time.



## **AMENDING MOTION**

**Moved by:** Mr Clayton Higham      **Seconded by:** Mr Fred Zuideveld

Advice Note ii. – Alter the date from 18 March 2017 to 17 September 2017.

**REASON:** Correct an oversight and reflect the correct two year period.

**The Amending Motion was put and CARRIED UNANIMOUSLY**

## **PRIMARY MOTION AS AMENDED**

**Moved by:** Councillor Willox      **Seconded by:** Councillor Italiano

That the Metro North-West JDAP resolves to:-

1. **ACCEPT** that the DAP Application reference DAP/14/00544 as detailed on the DAP Form 2 date stamped 18 August 2015 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 DAP/14/00544 as detailed on the DAP Form 2 date stamped 18 August 2015 in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No.3, for the proposed amendment to the approved warehouse (self-storage units) development at Lot 63, House Number 46, Ledger Road, Balcatta.

### **Amended Conditions**

1. Condition (e) of the previous approval, which reads:-

*“Signage shown on the submitted plans does not form part of this approval.”*

is deleted.

### **Advice Notes**

- i. All other conditions and requirements detailed on the previous approval dated 18 March 2013 shall remain unless altered by this application.
- ii. If the development has not substantially commenced by 17 September 2017 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the responsible authority will assess any new application under the operative planning framework at that point in time.

**The PRIMARY MOTION (AS AMENDED) was put and CARRIED UNANIMOUSLY**



<b>9.3</b>	Property Location:	Lot 90, House Number 812, Beaufort Street, Mount Lawley
	Application Details:	Redevelopment of existing Caltex Service Station
	Applicant:	Planning Solutions
	Owner:	Berta Frances Luita Cockburn Von Bibra
	Responsible authority:	City of Stirling
	DoP File No:	DAP/15/00747

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Mr Clayton Higham      **Seconded by:** Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:-

1. **ACCEPT** that the DAP Application reference DP/15/00747 as detailed on the DAP Form 2 dated 16 July 2015 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/15/00747 as detailed on the DAP Form 2 date 16 July 2015 and accompanying plans dated 16 July 2015 (Attachment 1) in accordance with the provisions of regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, for the proposed Amendment to DA15/0477 – Service Station at Lot 90, House Number 812, Beaufort Street, Mount Lawley subject to:

### New Conditions

28. Any improvement works within the road widening area will have to be removed and made good at the owners expense within 60 days at the request of the Local Government or the WAPC.
29. All other conditions and requirements detailed on the previous approval dated 16 June 2015 (Attachment 2) shall remain unless altered by this application.

### Amended conditions

4. No permanent or temporary structures are permitted in the easement area.
10. The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m (refer the City's Sketch 04a). The modification to the existing crossover shall be at the applicant's expense and to the satisfaction of the City prior to the occupation of the development.
27. The applicant to submit amended plans and schedules of materials demonstrating a redesign of the façade and awning of the canopy, prior to commencement of development, to address the objectives of the City's Policy 3.1 Character Retention Guidelines Part 6, 6.1 Commercial & Mixed – Use Development.



## Advice Notes

- i. If the development has not substantially commenced by 16 June 2017 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the responsible authority will assess any new application under the operative planning framework at that point in time.

## AMENDING MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Cr Rod Willox

Condition 1 as detailed in the 16 June 2015 Metro North-West Joint Development Assessment Panel Minutes (Meeting Number: MNWJDAP/87) – delete the condition in its entirety.

**REASON:** As it has support from the City's Officers and it is a condition on further approval, which is not statutorily correct.

**The Amending Motion was put and CARRIED UNANIMOUSLY**

## AMENDING MOTION

**Moved by:** Mayor Giovanni Italiano

**Seconded by:** Mr Clayton Higham

New Condition 29 – delete and renumber as an advice note.

**REASON:** Consistent with other approval formats

**The Amending Motion was put and CARRIED UNANIMOUSLY**

## AMENDING MOTION

**Moved by:** Mr Clayton Higham

**Seconded by:** Mr Fred Zuideveld

Condition 6 as detailed in the 16 June 2015 Metro North-West Joint Development Assessment Panel Minutes (Meeting Number: MNWJDAP/87) – delete Part B and renumber Part C as Part B.

**REASON:** It was not considered that there is a nexus between the proposed development and the part of the condition requiring a new pedestrian path.

**The Amending Motion was put and CARRIED UNANIMOUSLY**





---

### **AMENDING MOTION**

**Moved by:** Mr Clayton Higham      **Seconded by:** Mr Fred Zuideveld

Amended condition 27 – delete the condition in its entirety.

**REASON:** The original approval did not include the canopy in terms of specific design requirements. The inclusion of the canopy to be redesigned in this amended proposal is considered unnecessary and an addition to the original approval.

**The Amending Motion was put and CARRIED UNANIMOUSLY**

### **AMENDING MOTION**

**Moved by:** Mr Clayton Higham      **Seconded by:** Mr Fred Zuideveld

Condition 16 as detailed in the 16 June 2015 Metro North-West Joint Development Assessment Panel Minutes (Meeting Number: MNWJDAP/87) – delete the condition in its entirety.

**REASON:** The extent of lighting and the CCTV system will discourage, and the company policy to remove graffiti immediately is sufficient.

**The Amending Motion was put and LOST (2/3)**

For:                    Mr Clayton Higham and Mr Fred Zuideveld  
Against:            Mayor Giovanni Italiano, Cr Rod Willox and Ms Karen Hyde

### **AMENDING MOTION**

**Moved by:** Councillor Italiano      **Seconded by:** Councillor Willox

Condition 16 as detailed in the 16 June 2015 Metro North-West Joint Development Assessment Panel Minutes (Meeting Number: MNWJDAP/87) - Add the words "and maintained to the satisfaction of the City"

**REASON:** To clarify responsibility to remove graffiti.

**The Amending Motion was put and CARRIED (3/2)**

For:                    Mayor Giovanni Italiano, Cr Rod Willox and Ms Karen Hyde  
Against:            Mr Clayton Higham and Mr Fred Zuideveld



---

## PRIMARY MOTION (AS AMENDED)

**Moved by:** Mr Clayton Higham      **Seconded by:** Mr Fred Zuideveld

That the Metro North-West JDAP resolves to:-

1. **ACCEPT** that the DAP Application reference DP/15/00747 as detailed on the DAP Form 2 dated 16 July 2015 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/15/00747 as detailed on the DAP Form 2 date 16 July 2015 and accompanying plans dated 16 July 2015 (Attachment 1) in accordance with the provisions of regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, for the proposed Amendment to DA15/0477 – Service Station at Lot 90, House Number 812, Beaufort Street, Mount Lawley subject to:

### New Conditions

28. Any improvement works within the road widening area will have to be removed and made good at the owners expense within 60 days at the request of the Local Government or the WAPC.

### Amended conditions

4. No permanent or temporary structures are permitted in the easement area.
6. The verge of Beaufort Street and Central Avenue to match the City's recent Beaufort Street upgrades and to the satisfaction of the City prior to the completion of the development, and shall include the following:-
  - a) A minimum 2.5m brick paved pedestrian path from back of kerb is to be re-instated along the frontage of Beaufort Street.
  - b) The newly installed brick paving colours and pattern as part of the bus lane works is to be re-instated along the Beaufort Street and Central Avenue frontage of the development site and to the satisfaction of the City (refer Advice Note 17).
10. The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m (refer the City's Sketch 04a). The modification to the existing crossover shall be at the applicant's expense and to the satisfaction of the City prior to the occupation of the development.
16. The external wall facing the Right of Way is to be treated with an anti-graffiti coating prior to the occupation of the development and maintained to the satisfaction of the City.



---

## Advice Notes

- i. If the development has not substantially commenced by 16 June 2017 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the responsible authority will assess any new application under the operative planning framework at that point in time.

## Additional Advice Notes

1. All other conditions and requirements detailed on the previous approval dated 16 June 2015 (Attachment 2) shall remain unless altered by this application.

**The PRIMARY MOTION (AS AMENDED) was put and CARRIED UNANIMOUSLY**

## 10. Appeals to the State Administrative Tribunal

Lot 20 (99) Flora Terrace, North Beach;  
Lot 26 (27) Prisk Street, Karrinyup;  
Lot 300 (45) Alexander Drive, Menora; and  
Lot 600 (967), Lot 14 (969) and Lot 13 (971) Beaufort Street, Inglewood.

## 11. General Business / Meeting Closure

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 10.35am.