

# Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 15 April 2019, 10.00am

Meeting Number:MNWJDAP/253Meeting Venue:City of Stirling

25 Cedric Street, Stirling

#### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)

Item 10.1

Cr Frank Cvitan (Local Government Member, City of Wanneroo) Cr Sonet Coetzee (Local Government Member, City of Wanneroo)

Item 10.2

Cr Giovanni Italiano (Local Government Member, City of Stirling) Cr David Boothman (Local Government Member, City of Stirling)

#### Officers in attendance

Item 10.1

Ms Alaleh Maghsoudi (City of Wanneroo) Mr Greg Bowering (City of Wanneroo)

Item 10.2

Ms Giovanna Lumbaca (City of Stirling)

Ms Giselle Alliex (City of Stirling)

Mr Pasutadoll Seangsong (Western Australian Planning Commission)

Mr Ben Hasketh (Western Australian Planning Commission)

## **Minute Secretary**

Ms Amorette Kerklaan (City of Stirling) Ms Amber Sumpton (City of Stirling)

#### **Applicants and Submitters**

Item 10.1

Mr Reece Hendy (Planning Solutions)
Mr Josh Watson (Planning Solutions)
Mr Andre Van Der Washbeiten (McDaneld'e

Mr Andre Van Der Westhuizen (McDonald's Australia)

Mr Marc Re (McDonald's Australia)

Item 10.2

Mr Brendan Foley (Lavan)

Mr Philip Oates (Form Property)

#### Members of the Public / Media

There were 9 members of the public in attendance.

# 1. Declaration of Opening

The Presiding Member declared the meeting open at 10.00am on 15 April 2019 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 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 Russell Driver (Local Government Member, City of Wanneroo) Cr Samantha Fenn (Local Government Member, City of Wanneroo)

#### 3. Members on Leave of Absence

Nil

## 4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the <u>DAP website</u>.

#### 5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

#### 6. Disclosure of Interests

In accordance with section 2.4.10 of the DAP Code of Conduct 2017, DAP Member, Ms Karen Hyde, declared that she participated in a State Administrative Tribunal process in relation to the application at Item 10.2a and 10.2b. However, under section 2.1.3 of the DAP Code of Conduct 2017, Ms Karen Hyde acknowledged that she is not bound by any confidential discussions that occurred as part of the mediation process and undertakes to exercise independent judgment in relation to any DAP applications before her, which will be considered on its planning merits.

In accordance with section 2.4.10 of the DAP Code of Conduct 2017, DAP Member, Ms Sheryl Chaffer, declared that she participated in a State Administrative Tribunal process in relation to the application at Item 10.1. However, under section 2.1.3 of the DAP Code of Conduct 2017, Ms Sheryl Chaffer acknowledged that she is not bound by any confidential discussions that occurred as part of the mediation process and undertakes to exercise





independent judgment in relation to any DAP applications before her, which will be considered on its planning merits.

## 7. Deputations and Presentations

- **7.1** Mr Josh Watson (Planning Solutions) addressed the DAP in support of the application at Item 10.1 and responded to questions from the panel.
- **7.2** The City of Wanneroo responded to questions from the panel in relation to Item 10.1.

The presentations at Item 7.1 – 7.2 were heard prior to the application at Item 10.1.

- **7.3** Mr Philip Oats (Form Property) addressed the DAP in support of the application at Item 10.2 and responded to questions from the panel.
- **7.4** The City of Stirling responded to questions from the panel in relation to Items 10.2.

The presentations at Item 7.3 – 7.4 were heard prior to the application at Item 10.2.

8. Form 1 – Responsible Authority Reports – DAP Application

Nil

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

Nil

10. Appeals to the State Administrative Tribunal

**10.1** Property Location: Lot 801 (28K) Caloundra Road, Clarkson

Development Description: Proposed 24 hour drive-through fast food outlet

(McDonalds)

Applicant: McDonalds Australia Ltd C/- Planning Solutions

Owner: BP Australia Pty Ltd
Responsible Authority: City of Wanneroo
DAP File No: DAP/18/01507

## REPORT RECOMMENDATION

Moved by: Cr Frank Cvitan Seconded by: Cr Sonet Coetzee

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 32 of 2018, resolves to:

**Reconsider** its decision dated 16 January 2019 and **Approve** DAP Application reference DAP/18/01507 and accompanying plans (DA01 – DA11 inclusive), Site Grading Pavement Levels Plan (18-8-108/McD/100 Revision C) and Stormwater Drainage Plan (18-8-108/McD/410 Revision C), in accordance with Clause 68 of the

Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of the City of Wanneroo District Planning Scheme No.2, and the Metropolitan Region Scheme, subject to the following:

#### **Amended Condition**

15. The hours of operation for the restaurant dine in area shall be restricted to between the hours of 05:00 to 23:00.

## The Report Recommendation was put and CARRIED UNANIMOUSLY.

**REASON:** In accordance with details contained in the Responsible Authority Report.

10.2a Property Location: Lot 100 (304) Scarborough Beach Road,

Osborne Park

Development Description: Motor Vehicle Sales and Repair

Applicant: Regent Motors Pty Ltd

Owner: Mechanical Holdings Pty Ltd and Ryder Pty Ltd

Responsible Authority: City of Stirling DAP File No: DAP/17/01353

## REPORT RECOMMENDATION

Moved by: Cr Giovanni Italiano Seconded by: Cr David Boothman

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 155 of 2018, resolves to:

**Reconsider** its decision dated 25 June 2018 and approve DAP Application reference DAP/17/01353 and accompanying plans (Attachment 1) in accordance with Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of Clause 10.3 of the City of Stirling Local Planning Scheme No.3, with the following conditions:

### **Conditions**

- 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
- 2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Stirling. The plans approved as part of this application form part of the planning approval issued.
- The road widening reservation as per Planning Control Area 127 shown on WAPC Plan Number 1.7547 is to be ceded free of cost to the Crown prior to the occupation of the development.
- 4. The canopy to Scarborough Beach Road is to be 2.5m in width and non-permeable, for weather protection purposes.

Karen Bah.

- 5. The Fast Food Outlet hereby approved shall operate independently of the Motor Vehicle Sales land use, to promote pedestrian interest along Scarborough Beach Road.
- 6. The Fast Food Outlet is to have permanent direct pedestrian access from Scarborough Beach Road.
- Glazing to Scarborough Beach Road is not to be painted or obscured to obstruct views between the exterior and/or interior, to the satisfaction of the City.
- 8. Prior to the occupation of the development, 10 bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking Bicycles (AS2890.3 as amended).
- 9. Prior to the lodgement of a Building Permit, the site plan and site floor plan shall be revised to demonstrate that five of the 10 bicycle parking facilities will be located near the main entrance of the Motor Vehicles Sales building.
- 10. Prior to the lodgement of a Building Permit, the site plan and site floor plan shall be revised to demonstrate that a minimum of one female and one male shower, located in separate secure changing rooms, is provided within the Motor Vehicle Sales building. The end of trip bicycle parking facilities are to include 10 lockers, which are to be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment.
- 11. Prior to the lodgement of a Building Permit, a detailed landscaping plan is to be provided to the satisfaction of the City demonstrating:
  - a) 28 Advanced trees proposed in accordance with the City's Local Planning Policy 6.11; and
  - b) The reticulation details for the existing and proposed landscaped areas.
- 12. Prior to the occupation of the development, the existing landscaping at the rear of the site behind the existing Motor Vehicle Repair building shall be reinstated to the satisfaction of the City.
- 13. No vehicles are permitted to park on existing or proposed landscaped areas onsite.
- 14. Prior to the occupation of the development, the external finish of the boundary wall to the eastern side of the lot shall be of a similar standard as the rest of the development, to the satisfaction of the City.
- 15. Prior to the occupation of the development, directional signage for the customer parking located behind the Motor Vehicles Sales building is to be erected to the satisfaction of the City.
- 16. Prior to the occupation of the development, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Stirling.



- 17. The allocation of customer, staff and display parking bays shall be in strict accordance with the submitted plans, to the satisfaction of the City.
- 18. A maximum of 54 employees to operate from the Motor Vehicle Sales building at any given time.
- 19. Prior to the occupation of the development, the Baden Street crossover is to be modified as required to accommodate a 19m car carrier turning movements, all associated modification works are to be to the satisfaction of the City.
- 20. All trucks including car carriers are to enter the site using the modified Baden Street crossover only. The maximum vehicle size of trucks entering the site is limited to 19.0m.
- 21. The proposed relocated crossover on Scarborough Beach Road should be reduced in width to 6.0m and the sweep in tightened to accommodate car manoeuvring only, to the satisfaction of the City and Main Roads Western Australia.
- 22. Prior to the commencement of development, the road drain in Baden Street will need to be made trafficable at the owners/applicant's expense and to the satisfaction of the City. The payment must be made to the City prior to the submission of a Building Permit application with the City.
- 23. Prior to the occupation of the development, all redundant vehicle crossovers shall be removed and the verge, landscaping, footpaths and kerbing reinstated in accordance with this approval at the owners/applicants expense, to the satisfaction of the City.
- 24. Prior to the commencement of development, the street light in conflict with the proposed access crossover from Scarborough Beach Road is required to be relocated at the owners/applicant's expense to the satisfaction of Western Power and Main Roads Western Australia.
- 25. The illumination of the signage shall not flash, pulsate, chase, or otherwise cause a nuisance to an adjoining site or the local area to the satisfaction of the City.
- 26. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City. The Waste Management Plan shall be implemented at all times to the satisfaction of the City.
- 27. Prior to the commencement of development, a Site Management Plan shall be submitted to the satisfaction of the City. The Site Management Plan shall address access to and from the site, dust, noise, waste management, parking, 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.
- 28. All on-site stormwater drainage is to be contained on-site to the satisfaction of the City.
- 29. No goods or materials shall be 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.

#### **Advice Notes**

- 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.
- 2. 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.
- 3. Development within Planning Control Area 127, such as the canopy, will require separate approval from the Department of Planning Lands and Heritage.
- 4. An Advanced Tree is defined in Local Planning Policy 6.11 as: a tree which requires planting in at least a 90 litre container or greater size and which is at least 2m in height and at least two years of age.
- 5. In relation to the road drain on Baden Street, the current cost to make the road drain trafficable is \$2,250.00. Please note this is an estimate which is subject to change and the amount payable will need to be confirmed with the City prior to payment.
- 6. The applicant is advised to liaise with Western Power regarding their requirements for the relocation of the street light.
- 7. All waste water to be discharged to sewer in accordance with the Water Corporations Trade Waste requirements.
- 8. Liquid waste to be disposed of in accordance with the Environmental Protection (Controlled Waste) Regulations.
- 9. Chemicals, oil and liquid waste to be stored on sealed surfaces which are adequately covered and bunded to prevent spills from entering the environment.
- 10. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
- 11. The food premises is to comply with The Food Act 2008 and the Australia New Zealand Food Standards Code.
- 12. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.

#### **AMENDING MOTION**

Moved by: Ms Karen Hyde Seconded by: Ms Sheryl Chaffer

That a new Advice Note 13 be added as follows:

In respect to Condition 5, the fast food outlet is to operate as a separate tenancy and not as an incidental use to the vehicle repairs and vehicle sales.

# The Amending Motion was put and CARRIED UNANIMOUSLY.

**REASON:** To provide clarity regarding condition 5 that the fast food is expected to be operated as a separate tenancy and be available to the public and not as part of the motor vehicle sales outlet and its customers.

# REPORT RECOMMENDATION (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 155 of 2018, resolves to:

**Reconsider** its decision dated 25 June 2018 and approve DAP Application reference DAP/17/01353 and accompanying plans (Attachment 1) in accordance with Clause 68(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of Clause 10.3 of the City of Stirling Local Planning Scheme No.3, with the following conditions:

#### **Conditions**

- 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
- 2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Stirling. The plans approved as part of this application form part of the planning approval issued.
- 3. The road widening reservation as per Planning Control Area 127 shown on WAPC Plan Number 1.7547 is to be ceded free of cost to the Crown prior to the occupation of the development.
- 4. The canopy to Scarborough Beach Road is to be 2.5m in width and non-permeable, for weather protection purposes.
- 5. The Fast Food Outlet hereby approved shall operate independently of the Motor Vehicle Sales land use, to promote pedestrian interest along Scarborough Beach Road.
- 6. The Fast Food Outlet is to have permanent direct pedestrian access from Scarborough Beach Road.

- Glazing to Scarborough Beach Road is not to be painted or obscured to obstruct views between the exterior and/or interior, to the satisfaction of the City.
- 8. Prior to the occupation of the development, 10 bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking Bicycles (AS2890.3 as amended).
- 9. Prior to the lodgement of a Building Permit, the site plan and site floor plan shall be revised to demonstrate that five of the 10 bicycle parking facilities will be located near the main entrance of the Motor Vehicles Sales building.
- 10. Prior to the lodgement of a Building Permit, the site plan and site floor plan shall be revised to demonstrate that a minimum of one female and one male shower, located in separate secure changing rooms, is provided within the Motor Vehicle Sales building. The end of trip bicycle parking facilities are to include 10 lockers, which are to be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment.
- 11. Prior to the lodgement of a Building Permit, a detailed landscaping plan is to be provided to the satisfaction of the City demonstrating:
  - a) 28 Advanced trees proposed in accordance with the City's Local Planning Policy 6.11; and
  - b) The reticulation details for the existing and proposed landscaped areas.
- 12. Prior to the occupation of the development, the existing landscaping at the rear of the site behind the existing Motor Vehicle Repair building shall be reinstated to the satisfaction of the City.
- 13. No vehicles are permitted to park on existing or proposed landscaped areas onsite.
- 14. Prior to the occupation of the development, the external finish of the boundary wall to the eastern side of the lot shall be of a similar standard as the rest of the development, to the satisfaction of the City.
- 15. Prior to the occupation of the development, directional signage for the customer parking located behind the Motor Vehicles Sales building is to be erected to the satisfaction of the City.
- 16. Prior to the occupation of the development, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Stirling.
- 17. The allocation of customer, staff and display parking bays shall be in strict accordance with the submitted plans, to the satisfaction of the City.
- 18. A maximum of 54 employees to operate from the Motor Vehicle Sales building at any given time.

- 19. Prior to the occupation of the development, the Baden Street crossover is to be modified as required to accommodate a 19m car carrier turning movements, all associated modification works are to be to the satisfaction of the City.
- 20. All trucks including car carriers are to enter the site using the modified Baden Street crossover only. The maximum vehicle size of trucks entering the site is limited to 19.0m.
- 21. The proposed relocated crossover on Scarborough Beach Road should be reduced in width to 6.0m and the sweep in tightened to accommodate car manoeuvring only, to the satisfaction of the City and Main Roads Western Australia.
- 22. Prior to the commencement of development, the road drain in Baden Street will need to be made trafficable at the owners/applicant's expense and to the satisfaction of the City. The payment must be made to the City prior to the submission of a Building Permit application with the City.
- 23. Prior to the occupation of the development, all redundant vehicle crossovers shall be removed and the verge, landscaping, footpaths and kerbing reinstated in accordance with this approval at the owners/applicants expense, to the satisfaction of the City.
- 24. Prior to the commencement of development, the street light in conflict with the proposed access crossover from Scarborough Beach Road is required to be relocated at the owners/applicant's expense to the satisfaction of Western Power and Main Roads Western Australia.
- 25. The illumination of the signage shall not flash, pulsate, chase, or otherwise cause a nuisance to an adjoining site or the local area to the satisfaction of the City.
- 26. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City. The Waste Management Plan shall be implemented at all times to the satisfaction of the City.
- 27. Prior to the commencement of development, a Site Management Plan shall be submitted to the satisfaction of the City. The Site Management Plan shall address access to and from the site, dust, noise, waste management, parking, 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.
- 28. All on-site stormwater drainage is to be contained on-site to the satisfaction of the City.
- 29. No goods or materials shall be 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.

#### **Advice Notes**

- 1. 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.
- 2. 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.
- 3. Development within Planning Control Area 127, such as the canopy, will require separate approval from the Department of Planning Lands and Heritage.
- 4. An Advanced Tree is defined in Local Planning Policy 6.11 as: a tree which requires planting in at least a 90 litre container or greater size and which is at least 2m in height and at least two years of age.
- 5. In relation to the road drain on Baden Street, the current cost to make the road drain trafficable is \$2,250.00. Please note this is an estimate which is subject to change and the amount payable will need to be confirmed with the City prior to payment.
- 6. The applicant is advised to liaise with Western Power regarding their requirements for the relocation of the street light.
- 7. All waste water to be discharged to sewer in accordance with the Water Corporations Trade Waste requirements.
- 8. Liquid waste to be disposed of in accordance with the Environmental Protection (Controlled Waste) Regulations.
- 9. Chemicals, oil and liquid waste to be stored on sealed surfaces which are adequately covered and bunded to prevent spills from entering the environment.
- 10. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
- 11. The food premises is to comply with The Food Act 2008 and the Australia New Zealand Food Standards Code.
- 12. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.
- 13. In respect to Condition 5, the fast food outlet is to operate as a separate tenancy and not as an incidental use to the vehicle repairs and vehicle sales.



# The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

**REASON:** In accordance with details contained in the Responsible Authority Report and Amending Motions.

**10.2b** Property Location: Lot 100 (304) Scarborough Beach Road,

Osborne Park

Development Description: Motor Vehicle Sales and Repair

Applicant: Regent Motors Pty Ltd

Owner: Mechanical Holdings Pty Ltd and Ryder Pty Ltd Responsible Authority: Western Australian Planning Commission

DAP File No: DAP/17/01353

#### REPORT RECOMMENDATION

Moved by: Nil Seconded by: Nil

#### Officer Recommendation:

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* varies its 25 June 2018 decision to refuse development application DAP/17/01353 by refusing the amended plans date stamped 20 February 2019 in accordance with clause 30(1) of the Metropolitan Region Scheme for the following reasons:

#### **Refusal Reasons:**

- 1. The proposal is inconsistent with clause 30(1) of the Metropolitan Region Scheme as the approval of development in the absence of an approved structure plan would be contrary to the principles of proper and orderly planning and would be inconsistent with the intended future amenity of the locality.
- 2. The proposal is contrary to the intent of clause 32 resolution 2015/01 under the Metropolitan Region Scheme as it relates to the Glendalough Train Station, as it is inconsistent with transit oriented development principles and provides no ability for adaptive re-use in the future.
- 3. The proposal does not comply with *Development Control Policy 1.6 Planning to Support Transit Use and Transit Oriented Development*, as the proposed development would prejudice the delivery of a transit oriented development surrounding Glendalough Train Station.

The Report Recommendation LAPSED for want of a mover and a seconder.

Karen Bah.

### **ALTERNATE MOTION**

**Moved by:** Cr David Boothman **Seconded by:** Cr Giovanni Italiano

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the State Administrative Tribunal Act 2004, sets aside its 25 June 2018 decision to refuse development application reference DAP/17/01353 by approving the amended plans date stamped 20 February 2019 in accordance with clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

#### **Conditions**

- This decision constitutes development approval only and is valid for a period of two years from the date of approval. If the development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
- 2. This approval does not relate to any development proposed within Planning Control Area 127 as shown on Western Australian Planning Commission Plan Number 1.7547.

## **Advice Note**

1. In regard to Condition 2 above, the applicant is advised that separate approval is required from the Western Australian Planning Commission under section 115 of the *Planning and Development Act 2005* for development within Planning Control Areas.

#### The Alternate Motion was put and CARRIED UNANIMOUSLY.

**REASON:** The panel did not support the officer's primary recommendation to refuse the application but did support the alternate recommendation to approve the application. The panel considered that the development could be approved subject to conditions under the MRS and that sufficient flexibility had been demonstrated in the application land uses and built form layout to allow for other future land uses to occur in line with the long-term vision for the area and in respect of the MRS and WAPC policies. The application provided adequate street activation, employment, public realm and landscape to provide improvements to the location.

The Presiding Member noted the following State Administrative Tribunal Applications

Current Applications		
LG Name	Property Location	Application Description
City of	Lot 33 and Lot 34 Tuart	Fourteen (14) Multiple Dwellings
Joondalup	Trail, Edgewater	
City of	Portion of 9040 (34)	Mixed Commercial Centre
Joondalup	Kallatina Drive, Iluka	(Iluka Plaza)
City of	Lot 101 (191) Balcatta	Extension to the Existing Bunnings
Stirling	Road, Balcatta	Warehouse

# 11. General Business / Meeting Close

The Presiding Member reminded the meeting that in accordance with Section 7.3 of DAP Standing Order 2017 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 10.42am.

