



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 6 December 2019, 9:30 AM
Meeting Number: MNWJDAP/275
Meeting Venue: City of Wanneroo, 23 Dundobar Road, Wanneroo

Attendance

DAP Members

Ms Karen Hyde (Presiding Member) - *via Teleconference*
Ms Sheryl Chaffer (Deputy Presiding Member) - *via Teleconference*
Mr Fred Zuideveld (Specialist Member) - *via Teleconference*
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Cr Sonet Coetzee (Local Government Member, City of Wanneroo)

Officers in attendance

Mr Greg Bowering (City of Wanneroo)
Mr Nick Bertone (City of Wanneroo)

Minute Secretary

Mr Frank Callisto (City of Wanneroo)

Applicants and Submitters

Mr Alessandro Stagno (Planning Solutions)

Members of the Public / Media

Ms Lucy Jarvis from Community News was in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 9:30am on 6 December 2019 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member, announced the meeting would be run in accordance with the DAP Standing Orders 2017 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 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

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration 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 Alessandro Stagno (Planning Solutions) addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

7.2 City of Wanneroo officers addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.

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 504 & 505 (813 & 815) Wanneroo Road and Lot 47 (4) San Rosa Road, Wanneroo
- Development Description: Use and development of a child care centre including parking, access, landscaping and signage
- Proposed Amendments: Form 2.1 - Modifications to conditions and minor amendments to built form
- Applicant: Planning Solutions
- Owner: WA Childcare Partners Pty Ltd
- Responsible Authority: City of Wanneroo
- DAP File No: DAP/18/01516

REPORT RECOMMENDATION

Moved by: Ms Karen Hyde

Seconded by: Mr Fred Zuideveld

That the Metro North-West Joint Development Assessment Panel resolves to:



1. **Accept** that the DAP Application reference DAP/18/01516 as detailed on the DAP Form 2 dated 11 September 2019 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/18/01516 as detailed on the DAP Form 2 dated 25 November 2019 and accompanying plans Site Plan (DA-100_B), Ground Floor Plan (DA-130_B), Elevations (DA-200_B and DA-201_B), Signage (DA-500_C) and Outdoor Store 2 (DA-600_A) in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2, for the proposed amendments to the approved Child Care Centre at Lot 504 and 505 (813 and 815) Wanneroo Road, Wanneroo and Lot 47 (4) San Rosa Road, Wanneroo, subject to:

The modification of Condition 2 as follows:

2. *A maximum of 83 children shall be accommodated within the 'Child Care Centre' at any one time.*

The addition of the following conditions:

19. *Parking shall be managed to ensure that no more than 14 parking bays are used by staff at any one time;*
20. *The signage and free-standing wall along the truncation of San Rosa Road and Wyonyill Street shall not exceed a maximum height of 1.4 metres above the Natural Ground Level;*
21. *Signage shall not be illuminated; and*
22. *A 300mm raised island is to be installed within the carpark as depicted on the plans.*

Advice Notes

1. All other conditions and requirements detailed on the previous approval DA2018/1398, dated 11 February 2019, shall remain unless altered by this application.

AMENDING MOTION 1

Moved by: Mr Fred Zuideveld

Seconded by: Ms Sheryl Chaffer

That condition 19 be amended to read as follows:

*Parking shall be managed to ensure that no more than 14 parking bays are used by staff at any one time, **except between 10am and 3pm.***

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

For:
Ms Karen Hyde
Mr Fred Zuideveld
Ms Sheryl Chaffer
Cr Sonet Coetzee



Against: Cr Frank Cvitan

REASON: The allow staff to utilise visitor parking bays as they are unlikely to be utilised between the hours of 10am and 3pm as these are off peak periods.

AMENDING MOTION 2

Moved by: Ms Sheryl Chaffer

Seconded by: Cr Frank Cvitan

That condition 21 be amended to read as follows:

Signage shall not be illuminated, except for the 'low signage' on the boundary fence which is located at the corner of Wanneroo Road and San Rosa Road.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The illumination of the sign will provide a greater level of identification for the Child Care Centre.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/18/01516 as detailed on the DAP Form 2 dated 11 September 2019 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/18/01516 as detailed on the DAP Form 2 dated 25 November 2019 and accompanying plans Site Plan (DA-100_B), Ground Floor Plan (DA-130_B), Elevations (DA-200_B and DA-201_B), Signage (DA-500_C) and Outdoor Store 2 (DA-600_A) in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2, for the proposed amendments to the approved Child Care Centre at Lot 504 and 505 (813 and 815) Wanneroo Road, Wanneroo and Lot 47 (4) San Rosa Road, Wanneroo, subject to:

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19. *Parking shall be managed to ensure that no more than 14 parking bays are used by staff at any one time; except between 10am and 3pm.*
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21. *Signage shall not be illuminated, except for the 'low signage' on the boundary fence which is located at the corner of Wanneroo Road and San Rosa Road.*



22. A 300mm raised island is to be installed within the carpark as depicted on the plans.

Advice Notes

1. All other conditions and requirements detailed on the previous approval DA2018/1398, dated 11 February 2019, shall remain unless altered by this application.

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. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Applications

Current Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 104 & 105 (8 & 10) Brechin Court, Duncraig	3 Levels, 16 Apartments, Multiple Dwellings
City of Stirling	Lot 101 (191) Balcatta Road, Balcatta	Extension to the Existing Bunnings Warehouse

Finalised Applications		
LG Name	Property Location	Application Description
City of Joondalup	Lot 96 & 97 (9 & 11) Davallia Road, Duncraig	13 Multiple Dwellings
City of Stirling	Lot 90 (38) Geneff Street & Lot 89 (59) Hertha Road, Innaloo	Multiple Dwelling Development

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 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 9:46am.