



## **Metro North-West Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** 6 February 2020, 10:00 AM  
**Meeting Number:** MNWJDAP/279  
**Meeting Venue:** City of Wanneroo  
23 Dundebur Road, Wanneroo

### **Attendance**

#### **DAP Members**

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

#### **Officers in attendance**

Mr Adrian Di Nella (City of Wanneroo)  
Mr Greg Bowering (City of Wanneroo)

#### **Minute Secretary**

Mr Frank Callisto (City of Wanneroo)

#### **Applicants and Submitters**

Mr Jared Whitcher  
Ms Kirsha Whitcher  
Mr Alessandro Stagno (Planning Solutions)  
Mr Scott Ferguson (OTB Developments)

#### **Members of the Public / Media**

There were two members of the public in attendance.

Ms Lucy Jarvis from Community News was in attendance.

#### **1. Declaration of Opening**

The Presiding Member declared the meeting open at 10:00am on 6 February 2020 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*.

Ms Karen Hyde   
Presiding Member, Metro North-West JDAP



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 Jared Whitcher & Ms Kirsha Whitcher addressed the DAP against the application at Item 8.1.

**7.2** Mr Alessandro Stagno (Planning Solutions) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

**7.3** Mr Greg Bowering addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

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

<b>8.1</b> Property Location:	Lot 646 (48K) Roulettes Parade, Clarkson
Development Description:	Mixed use development containing a child care centre, shops, offices, cafe & residential
Applicant:	Planning Solutions
Owner:	Catalina Gateway Site Pty Ltd
Responsible Authority:	City of Wanneroo
DAP File No:	DAP/19/01630



## REPORT RECOMMENDATION

**Moved by:** Cr Frank Cvitan

**Seconded by:** Cr Sonet Coetzee

That the Metro North-West JDAP resolves to:

**Refuse** DAP Application reference DAP/19/01630 and accompanying plans dated November 2019 – Site Plan (DA02\_F), Child Care Floor Plan (DA03\_B), Mixed Use Floor Plan (DA04\_D), Indicative Roof Plan (DA05\_C), Child Care Elevation Plans (DA06\_C), Mixed Use Elevation Plans (DA07\_C), Sections (DA08\_A) and Landscaping Plan (DA09\_D) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the City's District Planning Scheme No. 2 and the Metropolitan Region Scheme, for the following reasons:

1. The development does not provide a sufficient number of on-site car parking bays as required under Clause 4.14 of the City's District Planning Scheme No. 2. A 30 bay parking shortfall will impact on the availability of on-street car parking bays within the locality and will create a parking problem in the area;
2. The proposal does not sufficiently address the recommendations outlined by the Design Review Panel and therefore is contrary to Clause 67(b) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. The proposed foyer and bin store of the mixed use building does not provide a sufficient secondary street setback from Roulettes Parade as required under Clause 4.7.3 of the City's District Planning Scheme No. 2. The proposed structures do not provide an active street frontage and do not positively contribute towards creating an attractive streetscape presence to Roulettes Parade;
4. The proposed Child Care Centre does not provide sufficient building setbacks from the adjoining residential properties as required under Clause 4.7.3 of the City's District Planning Scheme No. 2 and Clause 2.3.2 of Local Planning Policy 2.3 (Child Care Centres). The location of the Child Care Centre building and outdoor play areas will adversely impact on the amenity of the adjoining residential properties;
5. The proposal exceeds the permitted 400m<sup>2</sup> retail net lettable area as stated under Agreed Structure Plan No. 79 – Tamala Park;
6. The proposal does not satisfy the element objectives of 3.3 Tree canopy and deep soil areas of State Planning Policy 7.3, as inadequate measures have been undertaken to retain existing trees and provide larger tree canopies on-site; and
7. The proposal does not satisfy the element objectives of 4.17 Waste Management of State Planning Policy 7.3, as the location of the bin store will have a detrimental impact on the Roulettes Parade streetscape.



**The Report Recommendation was put and LOST (2/3).**

For: Cr Frank Cvitan  
Cr Sonet Coetzee

Against: Ms Karen Hyde  
Ms Sheryl Chaffer  
Mr Fred Zuideveld

**PROCEDURAL MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Ms Sheryl Chaffer

That the Metro North-West JDAP resolves to defer DAP Application reference DAP/19/01630 for a period of up to 60 days, in accordance with the City of Wanneroo's District Planning Scheme No. 2 to allow the applicant in collaboration with the City to address the requirement for the following;

- Adequate onsite parking;
- Reconsideration of the access points from Perkins Drive and the proximity of the Everingham Street access point to Roulettes Parade;
- To respond to the Design Review Panel comments;
- To provide an increased active street frontage to Roulettes Parade;
- To reconsider the location of the bin store on Roulettes Parade;
- To review the building setbacks;
- To consider the interface between the outdoor child care centre playground and the adjoining residential properties;
- To reduce the retail NLA while keeping with the Agreed Structure Plan No. 79 – Tamala Park;
- To increase the tree canopy and the deep soil area and in doing so give consideration to potential for boundary landscaping adjoining the residential properties;
- The need to retain the green link along Aviator Boulevard;
- Confirmation of the boundary walls to the adjacent residential properties in terms of location and construction of the dwelling;
- To relocate the store in the multiple dwelling (unit 2) to a convenient location in accordance with the element objectives of 4.6 Storage of State Planning Policy 7.3.

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

For: Ms Karen Hyde  
Ms Sheryl Chaffer  
Mr Fred Zuideveld

Against: Cr Frank Cvitan  
Cr Sonet Coetzee

**REASON:** To allow the applicant to provide amended plans to address the reasons for deferral as listed above.



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

Nil

**10. Appeals to the State Administrative Tribunal**

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

**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 11:00am.