

Form 17C Delegated Decision Summary

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| Amendment Title | Proposed amendments to approved Residential Aged Care Facility | | |
| Amendment Summary | The amendment includes the addition of two access gates, each comprising a vehicle gate and a pedestrian gate, located along the accessway to the basement of the Residential Aged Care Facility, on the southern boundary. | | |
| Development Application Address | Lot 500 (No.16) Betty Street, Nedlands | | |
| SDAU File Reference | SDAU-004-20-17C.2 | Delegated Decision | Approved |
| Delegated Officer Title | Planning Director, Significant Development Assessment Unit | Delegated Decision Date | 20 February 2026 |
| Approved Amended Plans and/or Supporting Documents (if applicable) | Development Plans - APPROVED | | |

BACKGROUND

On 11 March 2021, the Western Australian Planning Commission (WAPC) granted development approval for a Residential Aged Care Facility at Lots 10 and 11 (Nos. 16-18) Betty Street and Lots 18 and 19 (Nos. 73-75) Doonan Road, Nedlands under Part 17 of the *Planning and Development Act 2005* (SDAU-004-20).

The approved development comprised demolition of three single dwellings to construct a Residential Aged Care Facility, containing:

- 80 aged care beds,
- a wellness centre incorporating consulting rooms,
- incidental cafe and hairdresser facilities,
- administrative offices for the operator of the residential aged care facility,
- 32 car parking bays, and
- vehicle access provided via Betty Street and Doonan Road, with Betty Street providing ingress access, and Doonan Road providing egress access.

The original development site comprised of four lots which subsequent to the planning approval have been amalgamated into a single lot.

On 4 August 2023, the WAPC granted approval to extend the period of substantial commencement for the approved development by 24 months. The development has now been constructed and is currently operating, and the final clearance of conditions (the occupancy certificate) was granted on 27 August 2025.

DETAILS

On 31 October 2025, a second amendment application (Form 17C) was received for the approved Residential Aged Care Facility requesting the addition of two access gates, each comprising a vehicle gate and a pedestrian gate:

- located approximately 5.96 metres from the Betty Street lot boundary and approximately 4.93 metres from Doonan Road lot boundary;
- with an overall height of 2.58 metres (measured from the finished floor level); and
- with a powder-coated balustrade finish in the colour 'Dulux Monument'.

The proposed addition of the access gates is considered minor and improves security for the occupants of the Residential Aged Care Facility. The modifications to the plans do not propose any substantial alterations to the external appearance of the building or modify any other aspect that could be considered fundamental to the Commission's determination of the original development application.

APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17B Significant Development Application dated 11 March 2021 (SDAU-004-20) and the associated advice notes are amended to read:

Conditions

2. *The development shall be undertaken in accordance with the approved plans and documents, date-stamped 25 February 2021 and 30 January 2026 attached to this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission with the following modification:*
 - a. *A 1.6m high privacy screen shall be erected to the northern side of the Level 3 balconies.*
11. *The on-site car parking bays and painted warning strip and text shall be marked on site as indicated on the approved plans, and such markings shall be subsequently maintained so that the delineation of car parking bays and the warning remain clearly visible. Hard-stand areas approved for the purpose of car parking or vehicle access shall be maintained in good condition to the satisfaction of the Western Australian Planning Commission.*
13. *Prior to the submission of the relevant building permit application, an amended Parking and Access Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Nedlands. The Parking and Access Management Plan is to include detailed management measures for the location of staff bays, visitor parking, pedestrian and vehicle access gates to the ingress ramp, pedestrian and vehicle access gates to the egress ramp, and service and/or deliveries times to ensure vehicle access is readily available and safe at all times. The approved Parking and Access Management Plan shall be implemented by the owners/occupiers/strata managers of the development to the satisfaction of the Western Australian Planning Commission.*
15. *Prior to submission of the relevant building permit application, an amended Waste Management Plan shall be submitted to, and approved by the Western Australian Planning Commission on advice from the City of Nedlands. The Waste Management Plan is to include details on service times and the access gates to ensure waste vehicle access is readily available and safe during collection times. The approved Waste Management Plan shall be implemented and adhered to at all times by the owners and/or operators of the development, to the satisfaction of the Western Australian Planning Commission.*

Advice Notes

- i. *With regard to condition 13, the parking and access management plan is to address how staff and visitors accessing the site by private vehicle, particularly in the evenings and early mornings, will access use the basement car parking rather than any available on-street parking, to minimise noise and disturbance for surrounding residents and occupants of the development.*
- j. *With regard to condition 15, further information including details of bins storage layout, management of FOGO and medical waste and the type and movement of waste collection vehicles (including swept path analysis) is to be incorporated into the amended waste management plan.*
- t. *Other than amended Conditions 2, 11, 13 and 15 all other conditions of the development approval dated 11 March 2021 remain applicable to the development.*