

Part 11B-2.1 Delegated Decision Summary

Amendment Title	Part 11B Development Application - Proposed amendment to approved residential apartments and commercial tenancies		
Amendment Summary	<p>The amendment includes the following:</p> <ul style="list-style-type: none"> Decrease commercial floor area by approximately 24.7m²; Increase plot ratio area by approximately 34m²; Alter car parking bays, landscaping and external façade; Relocate the storage areas, motorcycle bays and bicycle bays; The proposed amendment does not alter the approved building height or setbacks. 		
Development Application Address	Lots 540 and 621 (Nos. 288 & 290) Cambridge Street, Wembley		
WAPC File Reference	SD-024-24-2.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	13 March 2026
Approved Amended Plans and/or Supporting Documents	Amended Development Plans		

BACKGROUND

On 7 May 2025, the Western Australian Planning Commission granted conditional development approval for a residential units and commercial tenancies development under Part 11B of the *Planning and Development Act 2005*. The approved development comprised a seven-storey mixed used development comprising 35 multiple dwellings, two ground floor commercial tenancies and associated parking, amenities and landscaping.

DETAILS

On 10 October 2025, an application was accepted by the Department of Planning, Lands and Heritage to amend the approved development by altering the commercial floor area, plot ratio, car parking bays, landscaping and external façade, and relocating the storage areas, motorcycle bays and bicycle bays, including:

Ground floor

- relocation of 38 bicycle bays into the basement and replaced by a student services hub;
- reconfiguration of the entry lobby, café, 24-hour reception area layout and study areas, including introduction of at-grade floor levels;
- reconfiguration of external stair access;
- increased shop floor area from 110m² to 136.5m²;
- removal of sunken garden and replaced with increased deep soil area (additional 9m²);
- introduction of a mechanical plant.

Basement

- inclusion of 38 bicycle bays relocated from the ground floor;
- relocation of the vehicle access ramp from Hibbertia Lane slightly west;
- reconfiguration of communal laundry, bin store, waste loading bay, lobby lift and stairs; and
- removal of a communal study and terraced area and introduction of a bicycle store area.

The proposed amendments do not alter the building height or setbacks. There have been no changes to the planning framework that alter the zoning or built form requirements applicable to the development site since approval was granted. The proposed amendments do not propose to substantially alter the approved development with the height, setbacks, land use and character of the development remaining consistent with the original approval.

APPROVED MODIFIED CONDITIONS

The following conditions and advice notes of the Western Australian Planning Commission's approval dated 7 May 2025 for the residential apartments and commercial tenancies at Lot 540 (No. 288) and Lot 621 (No. 290) Cambridge Street, Wembley, are amended to read:

Conditions:

Conformity with Plans

2. *The development is to be undertaken in accordance with the approved plans and documents (date-stamped 6 March 2026) attached to this approval, subject to any modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage (conditions clearance stage), to the satisfaction of the Western Australian Planning Commission, on the advice from the Town of Cambridge.*

Design, Materials, and Finishes

9. (a) *The development is to be constructed with high quality and durable materials and finishes, and to a level of detailing that is consistent with the approved development plans, including elevations and perspectives, (date-stamped 6 March 2026) (other than as amended by conditions of approval), to the satisfaction of the Western Australian Planning Commission.*
- (b) *A final Schedule of Materials and Finishes, consistent with the approved architectural documentation, shall be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Cambridge, detailing all external materials, colours, textures and finishes.*

Landscape and Public Realm

10. *Prior to submission of the relevant building permit application, an amended Landscape Architecture Concept Report and final landscape plan(s), including hard and soft landscape specifications and reticulation details are to be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Cambridge.*

Car Parking, Access and Traffic

13. (a) *Prior to occupation of the development, an amended Travel and Parking Management Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Department of Transport and Town of Cambridge. The Plan is to address, but is not limited to:*
 - (i) *the reciprocal or shared use of any car parking bays for visitors*
 - (ii) *details of adequate parking, storage and/or charging of bicycles and other personal mobility devices, and provision of end-of-trip facilities;*
 - (iii) *the identification of clear, safe and accessible paths of travel for various travel modes through the parking and servicing areas;*
 - (iv) *effective and safe management of traffic movements to, from and within the car parking areas, including wayfinding and directional signage for residents, deliveries and visitors; and*
 - (v) *Travel Plan promoting alternative modes of transport to private vehicle use, including how the proposed development will integrate with the Long-Term Cycling Network;*
 - (vi) *the identification and management of delivery/loading and waste management areas.*
- (b) *The Travel and Parking Management Plan is to be implemented for the life of the development, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Cambridge.*

Waste Management

21. (a) *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 Town of Cambridge. The Waste Management Plan is to include details on the weekly waste collections and procedures for bulk waste removal.*

(b) The approved Waste Management Plan is to be implemented and adhered to by the landowners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Cambridge.

Advice Notes:

- (h) With regard to Condition 13:
 - (i) Consideration should be given to providing electrical supply to at least 20 per cent car parking bays to enable charging of electric vehicles.*
 - (ii) Work with the Town of Cambridge to ensure that public parking in the vicinity of the development is appropriately managed.*
 - (iii) Details about the Long-Term Cycling Network, together with a map, can be obtained at Department of Transport's website.**

- (j) With regard to Condition 21, the Town of Cambridge advises:
 - (iv) Demonstrate compliance with the Town's minimum bin capacity requirements, confirming twice-weekly collection services, and ensuring adequate space for both residential and commercial waste storage as per the Town's technical advice.*
 - (ii) Section 4 of the WMP submitted with the development application outlines that a private contractor will service the commercial bins for the development. FOGO bin collection is a service offered by the Town as indicated above.*
 - (iii) Commercial FOGO will be explored once the development is operational.**

- (o) With regard to Condition 10, details are to be provided that identify the final planting species and locations, shade-tolerant species selection along the southern interface, and irrigation details to support sustainable plant establishment and long-term maintenance.*

- (p) Other than amended Conditions 2, 9, 10, 13 and 21 all other conditions of the development approval dated 7 May 2025 remain applicable to the development.*