

Part 11B-2.1 Delegated Decision Summary

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| Amendment Title | Part 11B Development Application - Proposed amendments to approved residential apartments development | | |
| Amendment Summary | Minor internal and external changes primarily relating to modifications to the floor plate layout due to the relocation of service infrastructure and realignment of walls to match new column positions. | | |
| Development Application Address | Lot 9012 (No. 3) Delos Way, Sorrento | | |
| SDAU File Reference | SD-016-24-2.1 | Delegated Decision | Approved |
| Delegated Officer Title | A/Planning Director, Significant Development Assessment Unit | Delegated Decision Date | 16 January 2026 |
| Approved Amended Plans and/or Supporting Documents | Amended Plans Package | | |

BACKGROUND

On 14 May 2025, the Western Australian Planning Commission conditionally approved an application (ref: SD-016-24) for the construction of a residential apartments development under Part 11B of the *Planning and Development Act 2005*. The approved development comprised a 7-storey development with 83 multiple dwellings, basement parking, communal facilities and landscaping.

DETAILS

On 26 September 2025, an application was accepted by the Department of Planning, Lands and Heritage seeking to amend the approved development. The application outlined that, in progressing to the detailed design phase, refinements to the approved development were sought primarily relating to internal modifications to the floor plate layout due to the relocation of service infrastructure and realignment of walls to match new column positions. The proposed modifications included:

- increasing the plot ratio area by 0.056 (i.e. 264m²);
- reducing the balcony areas by 149.7m²;
- modifying the mechanical plant locations on the roof;
- reconfiguration of the basement levels including the parking layout, store locations, pedestrian access and bin storage arrangements; and
- modifying the landscaping by relocating trees into deep soil zones rather than on the podium at ground level.

The City of Joondalup (City) was asked for comments and indicated no objection with the exception of the revised waste storage area and revised Waste Management Plan (WMP). Although waste management satisfies the required standards and provides safe, unobstructed access for collection vehicles, amendments to condition 18 were recommended to enable the City's concerns to be addressed by way of the provision of an updated WMP through the condition of approval.

Assessment of the application concluded that the changes proposed did not materially alter the approved development, with the general layout, land use, appearance and character of the development remaining consistent with the original approval. The changes were assessed to have a negligible impact in relation to the visual scale, appearance and height of the building, and the proposal remained generally consistent with the approved original application.

APPROVED MODIFIED CONDITIONS

The following conditions of the Western Australian Planning Commission's approval dated 14 May 2025 for the residential apartments development at Lot 9012 (No. 3) Delos Way, Sorrento (SD-016-24) and the associated advice notes are amended to read:

Conditions:

2. *The development is to be undertaken in accordance with the approved plans and documents, date-stamped 26 September 2025, 4 November 2025 and 12 December 2025, attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawing stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the City of Joondalup.*

18. (a) *Prior to submission of the relevant building permit application, the Waste Management Plan prepared by Talis Consultants dated 29 October 2025 is to be updated to provide additional detail on measures to control, minimise and mitigate the impact of noise and odour on adjoining residential dwellings, and submitted to and approved by the Western Australian Planning Commission, on advice from the City of Joondalup.*

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

New Condition:

20. *A minimum of 15 motorcycle parking bays are to be provided within the development. The location of the motorcycle bays are to be clearly identified on the plans prior to the issue of a full building permit.*

Advice Notes:

- k) *Other than amended Condition 2 and 18 and new condition 20, all other conditions of the development approval dated 14 May 2025 remain applicable to this development.*