

### Form 17C Delegated Decision Summary

<b>Amendment Title</b>	Part 17 Development Application - Proposed amendments to approved Residential Apartments, Restaurant, Café and Liquor Store (Small) Development		
<b>Amendment Summary</b>	Changes to landscaping, public realm areas, ground floor glazing and southern façade, and modifications to conditions and advice notes.		
<b>Development Application Address</b>	Lot 701 (2) The Plaza and portion of The Plaza road reserve, Sorrento		
<b>SDAU File Reference</b>	SDAU-049-21C.2	<b>Delegated Decision</b>	Approved
<b>Delegated Officer Title</b>	Chairperson, Western Australian Planning Commission	<b>Delegated Decision Date</b>	12 June 2026
		<b>Determination Notice Issued</b>	17 June 2026
<b>Determination Notice, Approved Amended Plans and/or Supporting Documents</b>	<a href="#">Determination Notice</a> <a href="#">Approved Amended Plans</a>		

#### BACKGROUND

On 24 November 2022, the Western Australian Planning Commission (WAPC) granted conditional approval under Part 17 of the *Planning and Development Act 2005* for an eight-storey mixed-use development comprising residential apartments, a restaurant, café and liquor store at the development site.

On 19 February 2024, the WAPC granted approval (under delegation) to an amendment application proposing modifications to the internal floor plans and a reduction in residential yield from 75 to 73 apartments by combining two single-bedroom apartments into a 2-bedroom apartment and by combining two 2-bedroom apartments into a 3-bedroom apartment. The amendment application also included the reconfiguration of the larger commercial tenancy into three smaller tenancies as well as other changes to the apartment layout that were generally within the existing building envelope. The application additionally included modifications to the landscaping scheme.

#### DETAILS

On 15 April 2026, an application was accepted by the Department of Planning, Lands and Heritage seeking to amend the approved development. The application proposed:

- minor changes to the ground level landscaping, public realm area and glazing;
- a change to the southern façade to introduce an opening in the wall at Level 1;
- the removal of balcony screens at Levels 2 to 4;
- amendment of approval condition 7 and related advice note j, to alter the mechanism for securing public benefit and access to a portion of the ground level piazza space from a restrictive covenant to an easement; and
- amendment of approval condition 14 and a proposed new advice note related to the contribution amount and responsibility for implementation of road intersection upgrade requirements agreed to by the applicant in negotiation with the City of Joondalup (City).

Due to the proposed amendments being of a minor nature, it was determined that public advertising and referral to State and service agencies were not triggered. The application was referred for comment to the City which provided its general support while recommending some alternative wording for the proposed modified conditions and advice notes. The applicant has supported these changes.

Assessment of the application concluded that the amended proposal and modified wording of conditions and advice notes is consistent with the purposes of orderly and proper planning and maintains the assessed planning outcomes and intent of the development approval conditions of the original proposal. Accordingly, the amendment application was approved under delegation from the WAPC on 16 June 2026.

## APPROVED MODIFIED CONDITIONS

The following conditions of the Western Australian Planning Commission's approval dated 24 November 2022 (SDAU-049-21) and the associated advice notes are amended to read:

### Conditions:

2. *The development is to be undertaken in accordance with the approved amended plans date-stamped 19 January 2024 and 15 April 2026, subject to modifications required by any condition of this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission, and shall include the following:*
  - a) *Access to the Level 3 roof area is to be shown as a non-accessible space.*
7. *Prior to occupation of the development, an easement(s) in accordance with the Sections 195 and 196 of the Land Administration Act 1997 in favour of the public is to be registered on the certificate/s of title of the lot(s) the subject of this approval, for the purpose of pedestrian access and provision of community benefits within the ground level public plaza area. Details of the easement in gross, including the extent of community benefit and exclusive use areas for adjoining commercial tenancies shall be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Joondalup.*
14. *Prior to the occupation of the development, the Owner shall pay \$250,000 to the City of Joondalup for the upgrade of The Plaza and West Coast Highway intersection and install the new kerb line along West Coast Drive from the stormwater inlet pit at the existing pedestrian crossing at the corner of the intersection of West Coast Drive and The Plaza, to where the development adjoins Lot 800 (128) West Coast Drive (BP Service Station) to the south. Works shall be completed in accordance with approved detailed plans of the intersection upgrade, to the satisfaction of the Western Australian Planning Commission on advice from the City of Joondalup.*

### Advice Notes:

- a. *Other than amended conditions 2, 7 and 14 all other conditions of the development approvals dated 24 November 2022 and 19 February 2024, remain applicable to this development.*
- b. *With regard to condition 7, the City of Joondalup advises that it acknowledges that the easement in gross will allow the strata company to grant the commercial proprietors in the development the exclusive use of portions of the ground level public plaza during approved trading hours for customer seating/alfresco dining purposes.*
- c. *With regard to condition 12, and further to advice note h of the development approval dated 24 November 2022, updated final landscaping plans are to be submitted for the approval of the Western Australian Planning Commission, on the advice of the City of Joondalup, which should reflect the approved amended development plans and address the following:*
  - i. *the City of Joondalup (City) advises of its recommendation that the bike racks within The Plaza verge be relocated within the arrival/entry point to the development.*
  - ii. *the preferred verge tree species along West Coast Drive being Cupaniopsis anacardioides (tuckeroo) in preference of the Araucaria columnaris (Cook Island Pine).*
- d. *With regard to condition 14, and further to advice note j of the development approval dated 24 November 2022, the City of Joondalup advises that as part of the agreed upgrades to the intersection of West Coast Drive and The Plaza it will be responsible for making the changes to the southern kerb line in 'The Plaza'. The City of Joondalup has additionally advised that the pedestrian crossing and redbrick paving on the north-western corner of the site can stay in place with the Owner's street and landscaping works approved as part of condition 12 finishing off south of the new kerb line.*