

Form 17C Delegated Decision Summary

Amendment Title	Part 17 Development Application – Amendments to approved St John of God Murdoch Hospital Redevelopment		
Amendment Summary	The amendment includes changes to the approved multi-level car park (MLC), central ring road, end-of-trip (EoT) facilities, staged implementation and condition 30 relating to staging the solar installation to the MLC's roof. The amendment also includes details of the proposed staged implementation of the approved development not detailed in the original application.		
Development Application Address	Lot 601 (100) Murdoch Drive, Murdoch		
SDAU File Reference	SDAU-052-21-C.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	8 January 2026
		Determination Notice Issued	13 January 2026
Determination Notice, Approved Amended Plans and/or Supporting Documents		Determination Notice Approved Plans	

BACKGROUND

On 21 March 2024, the Western Australian Planning Commission (WAPC) granted conditional development approval under Part 17 of the *Planning and Development Act 2005* (PD Act) for a new Mental Health Facility at St John of God Hospital Murdoch, along with additions to the existing MLC, upgrades to EoT facilities, and internal modifications to the hospital at Lot 601 (100) Murdoch Drive, Murdoch.

DETAILS

On 2 September 2025, an application was accepted by the Department of Planning, Lands and Heritage seeking amendments to the approved development.

The application includes:

- Relocation of EoT facilities from the hospital's existing South Wing building to a separate area to the north as a stand-alone structure;
- Modifications to the MLC including relocation of the Electric Vehicle (EV) charging stations to an open-air parking area to the north;
- Modifications to the internal road network:
 - Removal of roundabout near hospital main entrance, replacing it with a T-junction, and the addition of a roundabout near the entrance of Fiona Wood Road; and
 - EV charging stations located along the ring road;
- Proposed staged implementation of the proposal to align with the delivery of another project to the north-east of the site, and to facilitate construction works in a manner that minimises disruption to the hospital which is to remain operational during the construction process; and
- Condition 30 – staging of solar installation to the upper level of the MLC post completion and occupancy of the car park.

The subject site is bounded by South Street to the north, Murdoch Drive to the west, Barry Marshall Parade to the south, and Fiona Wood Road to the east, and the eastern boundary of the site is approximately 350 metres west of the Murdoch Train Station.

The application to modify the MLC, EoT facility, ring road and staging of the development does not alter the overall design of the development, however, provides improved facilities and a realistic approach to constructing new buildings within an operational hospital site. The amendment to condition 30 allowing for flexibility in the delivery of the sustainability outcomes does not change the purpose and intent of the condition. Also, it allows flexibility in delivering the outcome which is reliant on upgrades to existing infrastructure that are to be undertaken by a separate entity. For these reasons, the application was approved subject to amending conditions 2, 10, 12, 16, 19, 20, 21, 23, 30, 39, and advice notes r), s), and t).

APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17C Significant Development Application dated 4 April 2024 (SDAU-052-21) 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 15 December 2023 and 3 September 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 Melville.*
10. *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 elevations and perspectives date-stamped 15 December 2023 and 3 September 2025 (unless otherwise amended by conditions of approval) to the satisfaction of the Western Australian Planning Commission.*
12. *Prior to occupation of the relevant stage of development, a Graffiti Management Plan is to be submitted to and approved by the Western Australian Planning Commission.*
16. *Prior to occupation of the relevant stage of development, certification that all landscaping and reticulation has been completed in accordance with the final approved Landscape Plans is to be submitted to the Western Australian Planning Commission.*
19. *Prior to occupation of the relevant stage of development, the public art is to be installed in accordance with the approved Public Art Strategy and maintained thereafter by the landowner to the satisfaction of the Western Australian Planning Commission.*
20. *Prior to commencement of the relevant stage of development, detailed designs for the internal road network and car parking areas, including all associated bays, ramps, driveways, sightlines, crossovers and access points, to the specification of the City of Melville, are to be submitted to and approved by the Western Australian Planning Commission.*
21. *Prior to occupation of the relevant stage of development, certification is to be provided by a suitably qualified professional confirming that all car parks, vehicle access-ways, and universal access are consistent with the approved plans and the approved internal ring road design and have been constructed in accordance with Australian Standards AS2890.1 to the satisfaction of the Western Australian Planning Commission.*
23. *Prior to occupation of the relevant stage of development, all bicycle parking and associated end-of-trip facilities are to be installed and operational in accordance with AS2890.3 and Austroads Part 14 – Bicycles to the satisfaction of the Western Australian Planning Commission, on advice from the City of Melville.*
30. *Prior to the occupation of the development, documentation from a suitably qualified professional is to be provided certifying that all applicable sustainability initiatives identified in the approved Sustainability Report have been implemented in the construction of that stage, to the satisfaction of the Western Australian Planning Commission, except for the following:*
 - a. *Energising of the solar installation on the multi-level car park, and related substation and electrical infrastructure, which shall be implemented and operational within 12 months of occupation of the multi-level carpark.*
39. *Prior to occupation of the relevant stage of development, the applicant is to demonstrate the lighting has been installed in accordance with the approved lighting plan to the satisfaction of the Western Australian Planning Commission.*

Advice Notes:

- r) *Other than amended Conditions 2, 10, 12, 16, 19, 20, 21, 23, 30, and 39 all other conditions of the development approval dated 4 April 2024 remain applicable to the development.*
- s) *With regard to Conditions 20 and 21, priority control line marking and signs based on the priority of movements in accordance with Australian Standard 1742.2 should be installed to ensure traffic flow is managed safely and effectively.*
- t) *With regard to Condition 26, at no times are the number of bays made available for the use of staff and the public permitted to exceed the parking cap stipulated by Condition 26, irrespective of the number of constructed bays existing on the site at each stage of the development.*