

Form 17C Delegated Decision Summary

Amendment Title	Amendment of Condition 17		
Amendment Summary	The amendment application seeks to allow the existing Consulting Rooms (Physiotherapy) to be used by external physiotherapy customers as well as football centre patrons. The application also proposes portable advertising signage for the business.		
Development Application Address	Lot 507 (325) Welshpool Road, Queens Park		
SDAU File Reference	015-20-C	Delegated Decision	Approved
Delegated Officer Title	Planning Director, State Development Assessment Unit	Delegated Decision Date	19 March 2024
Approved Amended Plans and/or supporting documents (if applicable)	Approved Amended Development Plans Applicant Cover Letter Applicant Approved Transport Impact Statement		

BACKGROUND

On 4 March 2021, the Western Australian Planning Commission (WAPC) granted conditional development approval for the State Football Centre at Queens Park Open Space under Part 17 of the *Planning and Development Act 2005*. The approved development included a sports medicine (physio) to only service players utilising the sports facility and was considered an incidental part of the overall operations of the facility.

Construction of the Football Centre has been completed and the facility is operational. On 27 October 2023, the State Government announced that the facility would be known as the 'Sam Kerr Football Centre'.

The applicant seeks approval to amend a significant development approval for the Sam Kerr Football Centre by proposing the following changes:

- inclusion of a consulting room (Physiotherapy) within the existing 'Sports Medicine Clinic' room to provide external physiotherapy services in addition to players utilising the sports facility; and
- additional portable advertising signage for the physiotherapy business.

DETAILS

The applicant's Transport Impact Statement (TIS) dated 8 December 2020 was originally prepared to support the earlier determination on this site. The applicant provided an addendum to the TIS to address the increased patronage resultant from the consulting room.

The proposed amendment is considered relatively minor in nature and does not significantly alter the approved development. The applicant has confirmed through the project Architect that the changes will not materially alter the external appearance of the development.

APPROVED MODIFIED CONDITIONS

Conditions 2, 21 and 24 of the Approval of Form 17B Significant Development Application dated 4 March 2021 (SDAU-015-20) is amended to read:

2. The development is to be undertaken in accordance with the approved plans and documents (date stamped 9 December 2020, and 20 December 2023), final details of which are to be

submitted at working drawings stage of the Western Australian Planning Commission, with the following modifications:

- a. Update to the location and size of the on-site waste management area based on the updated waste management plan;
- b. Update to the submitted drawings, with detailed designs responding to the outcomes of the State Development Review Panel process including refinement of the Welshpool Road entry, treatment of electrical substation, fencing details, sustainability improvement, details of permeable paving, shade and amenity to carparks and open congregation areas and integration of Indigenous cultural and historical narratives.

Condition 21 of the approval of Form 17B Significant Development Application dated 4 March 2021 (SDAU-015-20) is amended to read:

21. An amended Signage Strategy shall be submitted to and approved by the Western Australian Planning Commission within 60 days from the date of this decision, on the advice of the City of Canning. Once approved, the installation of any external signage must be in accordance with the approved Signage Strategy and Way-finding Plan.

Condition 24 of the approval of Form 17B Significant Development Application dated 4 March 2021 (SDAU-015-20) is amended to read:

24. An updated Operational and Delivery Management Plan, shall be submitted and approved by the Western Australian Planning Commission within 60 days from the date of this decision, on the advice of the City of Canning. The Plan is to identify parking management, the delivery timeframes and types of service vehicles, operating hours for the various buildings and facilities (inclusive of the physiotherapy clinic servicing external patrons), and proposed activities to be undertaken across the site. Once approved, the Plan is to be implemented in its entirety.

Advice Notes:

- a. With regard to the amended Condition 2, the plans and documents approved under Condition 2 of the approval of Form 17B Significant Development Application (the development approval) dated 4 March 2021, being:
 - Development Plans date stamped 9 December 2020 (specifically A01.00, A01.01 and A02.00);

are replaced with the following approved amended plans and documents:

- Development Plans date stamped 20 December 2023.

All other approved plans and documents of the development approval dated 9 December 2020 remain valid.

- b. Other than amended Conditions 2, 21 and 24, all other conditions of the development approval dated 4 March 2021 remain applicable to this development.
- c. An application is to be made to the City of Canning's Environmental Health Services for a skin penetration premises demonstrating compliance with the Health (Skin Penetration Procedures) Regulations 1998 and Code of Practice for Skin Penetration Procedures. Further information can be obtained from the City's Environmental Health Services on 9231 0503. An inspection must also be by the City's Environmental Health Services completed prior to commencing operations.