

Form 17C Delegated Decision Summary

Amendment Title	Amendments to New Clinical Building for St John of God Subiaco Hospital Expansion		
Amendment Summary	Amendment to Condition 2 and architectural plans for stage 3 of the development; removing the top two levels of the proposed New Clinical Building (NCB) containing the Mother and Baby Wards; and relocating the mechanical equipment from level 9 to the new level 7.		
Development Application Address	Lot 800 (12) Salvado Road, Subiaco and Lots 147, 148, 149 (177) Cambridge Street, Wembley		
SDAU File Reference	SDAU-041-21-17C.2	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	19 September 2025
Approved Amended Plans and/or Supporting Documents (if applicable)		Amended Plans Package	

BACKGROUND

On 11 May 2023, the Western Australian Planning Commission (WAPC) granted approval for the St John of God Subiaco Hospital expansion at Lot 800 (12) Salvado Road, Subiaco and Lots 147, 148 and 149 (177) Cambridge Street, Wembley under Part 17 of the *Planning and Development Act 2005* (PD Act). The project is to be constructed over a number of stages including the proposed Stage 3 NCB building which had an overall assessed height of 10 storeys.

On 3 April 2025, the WAPC granted approval for an amendment to the original approval that proposed modifications to the NCB including the rearrangement of internal hospital ward areas and relocation of the two levels containing the Mother and Baby Wards to the top two levels of the NCB along with relocation of the internal courtyards to levels 7 and 8. No changes to building height were considered as part of the decision.

DETAILS

On 21 July 2025, an application was received seeking amendments to Condition 2 and the architectural plans of the approved development regarding modifications to the NCB being Stage 3 of the Subiaco hospital expansion. The applicant outlined that, following progress on the detailed design phase of the project, modifications to the approved design were proposed to levels 7-9 only, as follows:

- Level 7 – remove ‘mother and baby centre’ and ‘neonatal intensive care unit’ and relocate the mechanical roof plant from level 9 to level 7 (new roof); and
- Level 8 and 9 – removal of floor level.

The majority of the internal changes do not require development approval, however the consequential changes to the exterior included the overall reduction in building height.

The application was referred to the Town of Cambridge and City of Subiaco for comments and neither local government objected to the amendments.

APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17B Significant Development Application dated 11 May 2023, and amendment 17C.1 dated 3 April 2025 (SDAU-041-21), and the associated advice notes are amended to read:

Conditions

2. *The development shall be undertaken in accordance with the approved plans and documents, date stamped 18 April 2023, 12 December 2024 and 8 July 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.*

Advice Note

- m) Other than amended Condition 2 all other conditions of the development approval dated 11 May 2023 and amendment approval dated 3 April 2025 remain applicable to this development.*