



Special Meeting of the Statutory Planning Committee

Minutes

Thursday, 16 October, 2025

Members: Commissioner Cole - Chairperson
Commissioner Haeren - Deputy Chairperson
Commissioner Adair
Commissioner Brookes
Commissioner Lakey
Member Moore

Apologies Member Franklin
Member Harman
Member Knight

Others present: Catherine Beamish - Senior Planning Officer, Metro Central South
Sam Boucher - Manager, Commission Business
Parker Cohen-Radosevich - Senior Commission Support Officer
Ben Hesketh - A/Planning Director, Metro Central
Anthony Kannis - Director General, Department of Planning, Lands and Heritage
Damien Martin - A/Assistant Director General, Land Use Planning
Amy Pires - Governance Officer, Western Australian Planning Commission
Belinda Sleep - Commission Support Officer
Carmel Van Ruth - Principal Associate, GAWA

1. Meeting Opening and Commencement

The Chairperson declared the meeting open at 1:39 pm.

1.1 Acknowledgement of Country

The Chairperson acknowledged the Whadjuk people of the Noongar Nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

1.2 Apologies and leave of absence

Member Franklin – Apology
Member Harman – Apology

Member Knight – Apology

1.3 Disclosure of interests

Commissioner Haeren declared a Perceived Impartiality Interest on Item 3.1 - Development Application – Women and Babies Hospital Stage 1 Works – Lot 106 (No. 19) Jennalup Street, Murdoch. Commissioner Haeren advised that Rebecca Travaglione from WA Life, who submitted the deputation request for Item 2.2, works for Urbis, his previous employer. Commissioner Haeren also advised that Urbis are acting for the applicant on the project, however he has not had any involvement with the client or the project. Members agreed that Commissioner Haeren is permitted to be present during the discussion and/or decision-making procedure on the item as it is unlikely to influence Commissioner Haeren's conduct in relation to the matter.

1.4 Disclosures of representation

Nil.

1.5 Declaration of due consideration

All members indicated that they had received and considered the agenda items prior to the Statutory Planning Committee meeting.

2. Deputations and presentations

2.1 Development Application – Women and Babies Hospital Stage 1 Works – Lot 106 (No. 19) Jennalup Street, Murdoch (Item 3.1)

Presenter: Kate Bainbridge - City of Melville

Kate Bainbridge made a deputation to the Statutory Planning Committee regarding Item 3.1 - Development Application – Women and Babies Hospital Stage 1 Works – Lot 106 (No. 19) Jennalup Street, Murdoch.

2.2 Development Application – Women and Babies Hospital Stage 1 Works – Lot 106 (No. 19) Jennalup Street, Murdoch (Item 3.1)

Presenters: Marcel Barakat – WeBuild and Raul Used – Office of Major Infrastructure Delivery

Marcel Barakat and Raul Used made a deputation to the Statutory Planning Committee regarding Item 3.1 - Development Application – Women and Babies Hospital Stage 1 Works – Lot 106 (No. 19) Jennalup Street, Murdoch.

3. Non-confidential items for discussion, decision or noting

3.1 Development Application – Women and Babies Hospital Stage 1 Works – Lot 106 (No. 19) Jennalup Street, Murdoch (17-50197-1)

During deliberations on the Item, members discussed the following:

- The proposed works and location of the vertical cores provide future spatial flexibility for Stage 2 Development Application (Stage 2) and is supported by the State Design Review Panel (SDRP).
- The applicant bears the risk for any issues that arise in Stage 2.

Members discussed their reasons for supporting the proposal and outlined the following:

- The proposal incorporates flexibility into the design for Stage 2, noting that the existing site constraints determine the citing of the building footprint.
- Any design matters can be managed through conditions imposed during the Stage 2 assessment.
- The proponent's engagement and responsiveness at two SDRP meetings and the City of Melville's attendance at the SDRP meetings where Stage 2 built form has been considered.
- The proposal aligns with the objectives of the public purpose hospital reservation.
- The design considers the nearby childcare centre which will remain.
- The proposal addresses bushfire risk and Bushfire Attack Level ratings, with a Bushfire Management Plan to be submitted with the Development Application for Stage Two and that this approach is supported by Department of Fire and Emergency Services
- A Traffic Impact Assessment will be provided as part of Stage 2.
- Stage 2 will be publicly advertised.
- Given the expectation that the substantive Stage 2 Development Application will be determined by the Western Australian Planning Commission (WAPC) the report and the decision of the Statutory Planning Committee will be referred to the WAPC for noting and endorsement of this decision.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage for the reasons discussed and outlined in the report.

Moved by Commissioner Haeren
Seconded by Member Moore

That the Statutory Planning Committee resolves under clause 48 of the Metropolitan Region Scheme to APPROVE the application for Stage 1 works for the Women and Babies Hospital at Lot 106 (No. 19) Jennalup Street, Murdoch, subject to the following conditions and advice:

CONDITIONS:

- 1. The development is to be carried out generally in accordance with the approved plans and documents date-stamped 26 August 2025 attached to this approval, subject to any modifications as required by the conditions of approval.*
- 2. This decision constitutes development approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.*
- 3. Prior to the commencement of development, a Tree Protection Plan is to be submitted to the satisfaction of the Western Australian Planning Commission on the advice of the City of Melville and thereafter implemented during construction works.*
- 4. Prior to commencement of development, a Construction Management Plan is to be submitted to the satisfaction of the Western Australian Planning Commission on the advice of the City of Melville and thereafter implemented during construction works.*
- 5. All stormwater is to be retained on site to the satisfaction of the Western Australian Planning Commission on the advice of the City of Melville.*

ADVICE:

- 1. The Western Australian Planning Commission's approval of Stage 1 works for the Women and Babies Hospital should not be construed as its support for any element of the intended Stage 2 works, which will require future consideration.*
- 2. If there any inconsistencies between this Stage 1 approval, and the subsequent approval for Stage 2 works, the provisions of the subsequent Stage 2 approval will prevail.*

3. *This is a development approval only. The applicant is advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and/or licence/permit applications that may relate to the development.*
4. *In regard to Condition 3, the Tree Protection Plan is to address all trees located within street verges adjacent to the site and trees within the retention basin and Moitch Park adjacent to the site. The Tree Protection Plan is also to provide details of the implementation of Tree Protection Zones.*
5. *In regard to Condition 4, the Construction Management Plan is to address:*
 - a. *public safety and site security;*
 - b. *details of crane activities to ensure they are in accordance with the requirements of Jandakot Airport and the Civil Aviation Safety Authority;*
 - c. *hours of operation;*
 - d. *stormwater, groundwater, and sediment control;*
 - e. *waste and material disposal;*
 - f. *traffic management plans, including any proposed road closures, in accordance with Main Roads WA Code of Practice and AS1742;*
 - g. *the parking arrangements for contractors and sub-contractors;*
 - h. *on-site delivery times and access arrangements;*
 - i. *the storage of materials and equipment on site (no storage of materials on the verge will be permitted without an approval);*
 - j. *proposed method of dealing with concerns raised by the affected adjoining neighbours and members of the public during the construction process; and*
 - k. *any other matters likely to impact upon the surrounding properties or road reserve.*
6. *ATCO Gas advises that the proposed development falls within the trigger distance of a high pressure gas pipeline and may require further consultation with ATCO Gas. The proposed development may require additional safety measures to be considered, identified and put in place.*

All works occurring within 15 metres of critical asset infrastructure must:

- *undergo ATCO engineering assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the online web portal; and*

- *comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24*
<https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure.

7. *Temporary structures such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties and are to be removed prior to occupation of the development.*
8. *A Bushfire Management Plan is required to be submitted with the Stage 2 application.*

The motion was put and carried

4. Meeting conclusion and closure

The next ordinary meeting is scheduled for 9:45 am on Wednesday, 22 October 2025.

There being no further business before the Committee, the Chairperson thanked members for their attendance and declared the meeting closed at 2:04 pm.



CHAIRPERSON

18 November 2025

DATE