



Statutory Planning Committee

Minutes

Wednesday, 18 February, 2026

- Members: Commissioner Cole - Chairperson
Commissioner Haeren - Deputy Chairperson
Commissioner Adair
Member Franklin
Member Harman
Member Moore
- Apologies: Commissioner Brookes
Member Knight
Commissioner Lakey
- Others Present Lauren Aitken - Director, Office of Director General
Tia Byrd - A/Assistant Director General, Land Use Planning
Christine Collins - A/Planning Director, Schemes and Strategies
Brent Davern - Senior Planner, Schemes and Strategies
Michael Daymond - WAPC Strategic Advisor, Reform, Design and State Assessment
Paola Di Perna - Planning Director, Significant Development Assessment Unit
Tristan Emrich - Commission Support Team Leader
Ben Hesketh - Planning Manager, Metro Central North
Rohan Miller - A/Executive Planning Director, Metro
Jarren Minorgan - Planning Officer, Schemes and Strategies
Anthony Muscara - Principal Planner, Schemes and Strategies
Amy Pires - Governance Officer, Western Australian Planning Commission
Phillida Rodic - Director Commission Services, Reform, Design and State Assessment
Dale Sanderson - Planning Director, Metro Central
Ryan Shaw - Director Planning Appeals, Reform, Design and State Assessment
Belinda Sleaf - A/Senior Commission Support Officer
Matthew Tallon - Senior Planning Officer, Planning Appeals, Reform, Design and State Assessment
Reece Woo - Senior Planner, Metro Central North
Travis Wright - Senior Planning Officer, Schemes and Strategies

1. Meeting Opening and Commencement

The Chairperson declared the meeting open at 9:06 am.

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

Commissioner Brookes

Commissioner Lakey

Member Knight

1.3 Disclosure of interests

Commissioner Haeren declared an Actual Impartiality Interest on Item 3.1 - Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination. Commissioner Haeren advised that he was previously engaged, whilst employed by Urbis, to prepare the Precinct Structure Plan for the Oat Street Station Precinct. This precinct adjoins the subject site, but the planning did not include the subject land. The PSP has been prepared but not advertised and is now to be superseded by an Improvement Plan and Scheme as part of Precincts WA. Members agreed that Commissioner Haeren should not be present during the discussion and/or decision-making procedure on the item.

Commissioner Cole declared a Perceived Impartiality Interest on Item 3.4 - City of Vincent – Draft Local Planning Strategy (2025) – Certification to Advertise. Commissioner Cole advised that she is a resident of the City of Vincent and was the former Mayor, noting that she has not served on the Council for over two years and was not involved in development of the draft local Planning Strategy. Members agreed that Commissioner Cole is permitted to be present during the discussion and/or decision-making procedure on the item as it is unlikely to influence Commissioner Cole's conduct in relation to the matter.

Member Harman declared a Perceived Impartiality Interest on Item 3.4 - City of Vincent – Draft Local Planning Strategy (2025) – Certification to Advertise. Member Harman advised that he is a resident of the City of Vincent. Members agreed that Member Harman is permitted to be present during the discussion and/or decision-making procedure on the item as it is unlikely to influence Member Harman's conduct in relation to the matter.

Member Franklin declared a Perceived Impartiality Interest on Item 4.1 - MRS Amendment 1446 (Standard) – Pt Lot 9004 McDonald Road, Baldivis, Recommendation to Minister. Commissioner Franklin advised that as the principal of Franklin Planning, she provided sub consultancy services to Hames Sharley which have an active contract with the City and have been engaged in the preparation of the City's draft Strategy and planning scheme. Members agreed that Member Franklin is permitted to be present during the discussion and/or decision-making procedure on the item as it is unlikely to influence Member Franklin'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.

1.5.1 Additional Information for Members

Members noted receipt of additional information provided following publication of the agenda.

2. Deputations and presentations

2.1 Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination (Item 3.1)

Commissioner Haeren declared an Actual Impartiality Interest on Item and left the meeting at 9:14 am.

Presenter: Stacey Wessling – Resident

Stacey Wessling made a deputation to the Statutory Planning Committee regarding Item 3.1 - Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination.

2.2 Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination (Item 3.1)

Presenter: Ryan Carstairs

Ryan Carstairs made a deputation to the Statutory Planning Committee regarding Item 3.1 - Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination.

2.3 Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination (Item 3.1)

Presenter: Kenrick Armitage

Kenrick Armitage made a deputation to the Statutory Planning Committee regarding Item 3.1 - Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination.

2.4 Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination (Item 3.1)

Presenters: Sam Russell, Jenny Moro – Holcim and Steve Allerding and Amanda Butterworth – Allerding & Associates

Sam Russell, Jenny Moro, Steve Allerding and Amanda Butterworth made a deputation to the Statutory Planning Committee regarding Item 3.1 - Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination.

Commissioner Haeren returned to the meeting at 9:47 am.

2.5 Section 31 Reconsideration for Parkridge Structure Plan Amendment No. 1 (Item 3.2)

Presenter: Brendan Foley – Thomson Geer Lawyers

Brendan Foley made a deputation to the Statutory Planning Committee regarding Item 3.2 - Section 31 Reconsideration for Parkridge Structure Plan Amendment No. 1.

2.6 Development Application - Women and Babies Hospital Stage 2, Osborne Park (Item 3.3)

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

Marcel Barakat and Raul Used made a deputation to the Statutory Planning Committee regarding Item 3.3 - Development Application - Women and Babies Hospital Stage 2, Osborne Park.

2.7 City of Vincent – Draft Local Planning Strategy (2025) – Certification to Advertise (Item 3.4)

Presenters: Byron McKie, Timothy Elliott and Mitchell Hoad – City of Vincent

Byron McKie, Timothy Elliott and Mitchell Hoad made a deputation to the Statutory Planning Committee regarding Item 3.4 - City of Vincent – Draft Local Planning Strategy (2025) – Certification to Advertise.

**2.8 City of Nedlands - Local Planning Scheme No. 3, Amendment No. 16 (Complex)- Recommendation to Minister (Item 4.2)
Presenters: Luke Smith, Sergio Famiano and Casey Hill - City of Nedlands**

Luke Smith, Sergio Famiano and Casey Hill made a deputation to the Statutory Planning Committee regarding Item 4.2 - City of Nedlands - Local Planning Scheme No. 3, Amendment No. 16 (Complex)- Recommendation to Minister.

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

3.1 Part 11B Development Application - Concrete Batching Plant at 12 Cohn Street, Carlisle - Determination (SD-035-25)

Commissioner Haeren declared an Actual Impartiality Interest on Item and left the meeting at 10:01 am.

During deliberations on the Item, members considered the following:

- The Department of Planning, Lands and Heritage overview in relation:
 - The engagement with the Department of Health.
 - Department of Water Environmental Regulation support of the acoustic assessment and noted 24-hour operations were previously approved but not enacted.
 - Increased heavy vehicle movements confined to the roads of the industrial area network, with the removal of the Cohn Street truck access.
 - The consideration of the broader locality, noting the site's proximity to the Oats Street Station Precinct.

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

- The site is a strategically important industrial facility serving the CBD and surrounding areas.
- The development application and associated management approach proposes substantial operational modifications that are an

improvement over the existing operations and minimise impacts on adjoining uses.

- The proposal aligns with the Industrial zone under the Metropolitan Region Scheme (MRS) and the Industry land use, which is a discretionary land use within the Light Industry zone under the Town of Victoria Park's (Town's) Local Planning Scheme
- Amenity impacts have been comprehensively addressed through plant relocation further away from adjacent residential areas; wet mix batching at night, noise attenuation measures, traffic management, and heavy vehicle routing within the industrial area.
- Community feedback and amenity concerns were considered, however, these have been comprehensively addressed within the development application.
- Alternative industrial locations are not realistically available due to the tight industrial land market.

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 Member Harman
Seconded by Commissioner Adair

That the Statutory Planning Committee resolves:

(a) to note this application is capable of being determined under the applicable planning instrument, being the Town of Victoria Park Local Planning Scheme No. 2, and it has been considered and determined accordingly; and

(b) under section s.171P(1) of the Planning and Development Act 2005 to approve development application reference SD-035-25 and accompanying plans (date-stamped 28 August 2025) for construction of a concrete batching plant on Lot 310 (No. 12) Cohn Street, Carlisle, subject to the following:

Conditions

Approval Timeframe

1. *This decision constitutes development approval only and is valid for a period of four years from the date of approval. If the development is not substantially commenced within the*

specified period, the approval shall lapse and be of no further effect.

Conformity with Approval

- 2. The development is to be undertaken in accordance with the approved plans (date stamped 28 August 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 drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park.*
- 3. A copy of the final working drawings (prepared for submission of relevant building permit applications) and all associated plans, report and information that address the conditions of approval are to be submitted to, and cleared by, the Western Australian Planning Commission. The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved development plans are required to be clearly identified.*

Construction

- 4.*
 - (a) Prior to commencement of development, a Demolition and Construction Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Town of Victoria Park. The Plan is to address the following, but not limited to:*
 - (i) hours of construction;*
 - (ii) temporary fencing, hoardings, gantries and signage;*
 - (iii) site access and egress;*
 - (iv) construction traffic management;*
 - (v) pedestrian and cyclist management and any footpath obstructions;*
 - (vi) any potential disruption to bus services or bus stops and mitigation measures;*
 - (vii) parking arrangements for staff and contractors;*
 - (viii) deliveries and storage of construction materials and machinery;*
 - (ix) management of vibration, dust and erosion;*
 - (x) protocols for the identification and disposal of asbestos found during demolition;*
 - (xi) management of any site dewatering or stormwater discharge;*

- (xii) management of construction noise and any other site generated noise;*
 - (xiii) management, recycling and removal of construction waste;*
 - (xiv) protection of street trees and public realm infrastructure;*
 - (xv) public communication and complaint; and*
 - (xvi) management of any potentially contaminated soil during any excavations.*
- (b) The approved Demolition and Construction Management Plan is to be implemented, to the satisfaction of the Western Australian Planning Commission.*

5.

- (a) Prior to submission of the relevant building permit application, stormwater disposal plans, details and calculations are to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Town of Victoria Park.*
- (b) The approved stormwater disposal system is to be implemented, to the satisfaction of the Western Australian Planning Commission.*

Design and Materials

6.

- (a) Prior to submission of the relevant building permit application, the applicant is to submit final details of the external materials, colours and finishes of the boundary walls/acoustic screens and the public art, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park.*
- (b) The development is to be constructed in accordance with the approved materials, colours and finishes and thereafter maintained, to the satisfaction of the Western Australian Planning Commission.*

Environmental

7.

- (a) Prior to commencement of development, an updated Air Quality Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Department of Health. The Plan is to be updated to include the following air quality monitoring and reporting requirements:*

- (i) monitoring one week per month between January to May and September to December;*
 - (ii) monitoring one week per three months between June to August; and*
 - (iii) the monitoring to occur continuously over 24 hours during the one week per month period.*
- (b) The results of each Air Quality Management Plan monitoring cycle are to be reported to the Western Australian Planning Commission and the Department of Health within one month of the completion of each monitoring cycle.*
- (c) The approved Air Quality Management Plan is to be implemented, to the satisfaction of the Western Australian Planning Commission.*

8.

- (a) Within three months of commencement of operation of the facility, a Noise Assessment and Compliance Report, certified by a qualified acoustic consultant, is to be submitted to, and approved by the Western Australian Planning Commission, on advice from the Town of Victoria Park. The Report is to include:*
- (i) confirmation that all relevant provisions of the approved Noise Management Plan, dated, 6 November 2025, have been implemented in the construction of the development;*
 - (ii) day and night-time noise assessment undertaken at the nearest residence/s on Cohn Street;*
 - (iii) any remedial action/s to be undertaken to address any non-compliance with the approved Noise Management Plan and/or the Environmental Protection (Noise) Regulations 1997, and the date by which the action/s will be completed; and*
 - (iv) ongoing noise management and monitoring protocols, to ensure ongoing compliance.*
- (b) The approved Noise Management Plan dated 6 November 2025 is to be implemented, to the satisfaction of the Western Australian Planning Commission.*

Lighting

9.

- (a) Prior to occupation of the development, the Lighting Design Report, dated 4 June 2025, is to be implemented, to the satisfaction of the Western Australian Planning Commission.*

(b) Prior to occupation of the development, the applicant is to provide certification from a suitably qualified person demonstrating the lighting has been installed in accordance with the Lighting Design Report, dated 4 June 2025, including compliance with Australian Standard ASNZS4282-2023, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park. Where compliance is not achieved the applicant is to undertake suitable measures to the satisfaction of the Western Australian Planning Commission and Town of Victoria Park to ensure compliance.

10.

(a) Prior to occupation of the development, a detailed Landscape Plan(s) is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Victoria Park.

(b) Landscaping is to be implemented in accordance with the approved Landscape Plan(s) and thereafter maintained, to the satisfaction of the Western Australian Planning Commission.

11.

(a) Prior to submission of the relevant demolition or building permit application, a Tree Protection Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Town of Victoria Park, detailing protective measures to ensure the retention and health of the trees identified for retention on the site plan during site-works and construction of the development.

(b) The approved Tree Protection Plan is to be implemented, to the satisfaction of the Western Australian Planning Commission.

12. Prior to occupation of the development, the Waste Management Plan, dated 16 June 2025, is to be implemented, to the satisfaction of the Western Australian Planning Commission.

13. Prior to occupation of the development, the Surface Water Assessment, dated 17 June 2025, is to be implemented, to the satisfaction of the Western Australian Planning Commission.

Vehicle Access and Parking

14. Prior to occupation of the development, all parking bays are to be lined-marked and designed in accordance with AS2890.1 to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park.

Prior to occupation of the development, the Traffic Management Plan, dated 1 December 2025, is to be implemented, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park.

- 15. Heavy vehicle (including agitator trucks and semi-trailers) access is not permitted to or from Cohn Street to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park.*
- 16. Bays 18, 19 and 20 adjacent to Cohn Street are to be used during standard day operations only unless otherwise approved to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Victoria Park.*

ADVICE

- a) This is a development approval only. The landowner/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 requirements that relate to the development, including the need for a demolition and building permit. Contact the Town of Victoria Park for further advice on building, health, engineering and road reserve requirements.*
- b) With regard to Condition 1, the term “substantially commenced” has the meaning given to it in the Planning and Development (Local Planning Schemes) Regulations 2015 as amended from time to time. The substantial commencement date is calculated from the date the applicant receives the determination notice.*
- c) With regard to Condition 3, the final working drawings and associated documents are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission (WAPC), and any variations from the approved plans are required to be clearly identified.*

Once the WAPC is satisfied that the working drawings are consistent with the approved development plans and any reports and information submitted have adequately addressed the conditions of approval, the WAPC will provide a clearance letter and copies of the working drawings to the Town of Victoria Park to assist with the issuing of a building permit.

The final plans and documents submitted to the WAPC to satisfy the conditions of this approval will be verified by the Department of Planning, Lands and Heritage officers and any other local of

State Government agency, where applicable. Approval for any substantive changes to the approved plans and/or documents will need to be obtained in writing from the WAPC, via an Amendment Application process (Form 11B-2).

- d) *With regard to Condition 4, the removal of any identified asbestos-containing materials should follow the Department of Health Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia; and if required, a Remediation and Validation Report should be conducted and be supervised by an independent accredited Contaminated Sites Auditor to comply with the Contamination Sites Regulations 2006 Regulation 31(1).*
- e) *With regard to Condition 7, the Air Quality Management Plan includes a commitment to dust level monitoring and the results of that monitoring being provided to the Town of Victoria Park (the Town) for review. It is recommended the applicant liaise with the Town's Environmental Health team to establish clear points of contact and coordinate dates for the provision of monitoring results and their review.*
- f) *With regard to Condition 8, the landowner/applicant is advised that their obligations under the Environmental Protection (Noise) Regulations 1997 remain applicable, including the provisions for any operations that occur after 7.00pm Mondays to Fridays and outside of 8.00am to 12 noon Saturdays.*
- g) *This approval does not represent approval for works, including landscaping or new trees, within the road reservation of Cohn Street or Briggs Street. In this regard, the Town of Victoria Park (the Town) advises that:*
 - (i) existing trees located within the road reserve must be retained except where otherwise approved for removal by the Town;*
 - (ii) the proposed new street trees are to be to the Town's satisfaction. Eucalyptus Victrix is not supported;*
 - (iii) a separate application for a crossover must be made to the Town's Street Improvement Unit for approval prior to construction. Crossover location and construction shall comply with the Town's Specifications for Crossover Construction;*
 - (iv) a high-pressure gas pipeline is located within the Briggs Street road reserve. Coordination and correspondence with the utility provider is recommended prior to submission of a crossover application permit.*

h) The Department of Water and Environmental Regulation advises:

- (i) an amendment to works approval W6587/2021/1 is required under the Environmental Protection Act 1986;*
- (ii) acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a low to moderate risk of ASS occurring within three metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works:
www.wa.gov.au/government/document-collections/acid-sulfate-soils-publications.*

i) The Water Corporation advises:

- (i) any works carried out in proximity to the Water Corporation's assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA). To assess whether the proposed development will require an APRA, details of the Prescribed Proximities are available on the Water Corporation's website:
www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works; and*
- (ii) the applicant is required to submit a Commercial/Multi Residential Application to the Water Corporation online portal BuilderNet: buildernet.watercorporation.com.au Attachments required for approval will include Final construction site and architectural floor plans; engineer certified piling detail plans (if required); Hydraulic Plans – water and wastewater; Trade Waste Application Form; and Trade Waste Supplement Form.*

j) ATCO Gas Australia advises anyone proposing to carry out construction or excavation works within 15 metres of ATCO Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Please refer to the ATCO document: gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html

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: gas.atco.com/en-au/services/critical-asset-notifications.html.

- k) *If the landowner/applicant is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 11B of the Planning and Development Act 2005.*

The motion was put and carried

Commissioner Haeren returned to the meeting at 10:09 am.

3.2 Section 31 Reconsideration for Parkridge Structure Plan Amendment No. 1 (SPN/2180M-1 & DR70/2024)

The Department of Planning, Lands and Heritage (the Department) advised that reviewing and approving the modified Parkridge Structure Plan Amendment No. 1 upon resubmission is an administrative process and approval can be granted under delegated authority by the Department, provided the modifications are made in accordance with the approved schedule of modifications.

Members discussed their reasons for supporting the proposal and outlined that the State Administrative Tribunal process achieved a successful, improved outcome.

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 Member Franklin
Seconded by Member Moore

That the resolves, under Section 31 of the State Administrative Tribunal Act 2004, to:

- 1. Note the submissions from referral agencies in accordance with the schedule set out in A8.*
- 2. Reconsider its refusal decision dated 30 June 2025 (SPN/2180M-1, DR70/2024) and set aside this decision to substitute a new decision to require MODIFICATION to the Revised Amended Parkridge Estate Structure Plan, dated 14 January 2026 (Version I) in accordance with the attached schedule of modifications (A6) and require resubmission to the Western Australian Planning Commission for approval.*

The motion was put and carried

3.3 Development Application – Women and Babies Hospital Stage 2, Osborne Park – Determination (20-50957-6)

During deliberations on the Item, members considered the following:

- The Department of Planning, Lands and Heritage overview in relation to:
 - The proposed building height is consistent with surrounding development potential in the area.
 - The City of Stirling raised no objection, and conditions have been resolved with the applicant.

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

- The process has been effective, with constructive collaboration between the applicant and the Department of Planning Lands and Heritage and supported by the State Design Review Panel.
- The proposal represents a well-resolved design and is important public infrastructure, which is fully consistent with the purpose of the MRS reservation and the Stirling City Centre vision.
- The proposal demonstrates strong responsiveness to feedback, including increased setbacks to Limosa Close and Osborne Place, a reduced link bridge, and accommodation of tree replacement.

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 Commissioner Adair

That the Statutory Planning Committee resolves, under clause 48 of the Metropolitan Region Scheme, to APPROVE the application for Stage 2 works for the Women and Babies Hospital at Lot 513 (No. 26) Limosa Close, Stirling, 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 27 January 2026*

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.
 - (a) *Prior to the commencement of works, amended plans incorporating end of trip facilities within or nearby the approved development are to be submitted and approved to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Planning, Lands and Heritage and Department of Transport and Major Infrastructure.*
 - (b) *Prior to the occupation of works, the end of trip facilities are to be installed and thereafter maintained to the satisfaction of the Western Australian Planning Commission.*
4.
 - (a) *Prior to the commencement of works, architectural design plans and a schedule of materials and finishes showing the architectural features and design treatments being applied to the main and service buildings shall be submitted and approved to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Planning, Lands and Heritage.*
 - (b) *Once approved, the architectural design plans and schedule of materials and finishes for the hospital building are to be implemented in their entirety to the satisfaction of the Western Australian Planning Commission.*
5.
 - (a) *Prior to the commencement of works, a Construction Management Plan addressing the Stage 2 works is to be approved by the Western Australian Planning Commission, on the advice of the City of Stirling.*
 - (b) *Once approved, the Construction Management Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.*
6.
 - (a) *Prior to the commencement of works, the Acoustic Report prepared by WA Life, Revision B.00 dated 12 November 2025, is to be updated and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Stirling and Main Roads Western Australia.*
 - (b) *Prior to the occupation of the development, certification from a qualified acoustic consultant confirming the development as*

- constructed has incorporated all recommendations of the approved Acoustic Report, being submitted to the satisfaction of the Western Australian Planning Commission on the advice of the City of Stirling and Main Roads Western Australia.*
- (c) *Once approved, the Acoustic Report is to be implemented in full to the satisfaction of the Western Australian Planning Commission.*
- 7.
- (a) *Prior to the commencement of works, a Quantified Tree Risk Assessment or arboricultural assessment, confirming the feasibility of retaining trees, is to be prepared and approved to the satisfaction of the Western Australian Planning Commission, on advice from the Department of Planning, Lands and Heritage and the City of Stirling.*
- (b) *Once approved, the Quantified Tree Risk Assessment or arboricultural assessment is to be implemented in full to the satisfaction of the Western Australian Planning Commission.*
- 8.
- (a) *Prior to the commencement of works, a Tree Retention Plan is to be prepared and approved to the satisfaction of the Western Australian Planning Commission, on advice from the Department of Planning, Lands and Heritage and the City of Stirling.*
- (b) *Once approved, the Tree Retention Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.*
- 9.
- (a) *Prior to the occupation of the development, a detailed Landscape Plan prepared and approved to the satisfaction of the Western Australian Planning Commission, on advice from the Department of Planning, Lands and Heritage and the City of Stirling.*
- (b) *Once approved, the Landscape Plan is to be implemented in full within the first available planting season, and maintained thereafter for the life of the development, to the satisfaction of the Western Australian Planning Commission.*
10. *Prior to the occupation of the development, all vehicle parking bays, end of trip facilities, line markings, vehicle access sightlines, directional arrows and points of ingress and egress are to be provided in accordance AS/NZS2890.1 and AS/NZS2890.6, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Stirling.*
11. *Prior to the occupation of the development, the recommendations of the Traffic Impact Assessment prepared by WA Life, Revision B.03*

dated 12 December 2025, shall be implemented in full to the satisfaction of the Western Australian Planning Commission on the advice of the City of Stirling.

12.

- (a) Prior to the occupation of the development, the Waste Management Plan prepared by WA Life (Revision A.01 dated 13 November 2025) is to be updated and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Stirling.*
- (b) Once approved, the Waste Management Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.*

13.

- (a) Prior to the occupation of the development, a Wayfinding and Signage Strategy is to be submitted and approved to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Planning, Lands and Heritage.*
- (b) Once approved, the Wayfinding and Signage Strategy is to be implemented in full to the satisfaction of the Western Australian Planning Commission.*

14. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Stirling.

15. Prior to the occupation of the development, the recommendations of the Public Art Plan prepared by WA Life (Revision A.04 dated 12 November 2025) shall be implemented in full to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Stirling.

16. Stormwater from all roofed and paved areas shall be collected and contained on site to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Stirling.

ADVICE

- a. This is a development approval only. The applicant is advised that it is their responsibility to ensure the proposed development complies with all other applicable legislation, local laws and/or licence/permit applications that may relate to the development. In this regard, the City of Stirling advises that all works within adjoining road reserves require separate approval through its Engineering Services Business Unit.*

- b. *In regard to Condition 3(a), the end of trip facilities shall include an appropriate number of bicycle racks, lockers, showers and other appropriate facilities such as secure e-rideable charging.*
- c. *In regard to Condition 5(a), the Construction Management Plan is to:*
 - i. *include specific details on the management of aspects including, but not limited to, dust, noise, vibration, tree protection zones, waste management, storage of materials, traffic, contractor parking, and site safety/security'*
 - ii. *ensure all construction works comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997; and*
 - iii. *ensure noisy construction work outside the period 7:00am to 7:00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.*
- d. *In regard to Condition 6(a), the updated Acoustic Report is to address the following:*
 - i. *Main Roads Transport Modelling Section traffic projections for 2046 must be used as inputs to the traffic noise modelling, with this stated explicitly in the acoustic report.*
 - ii. *the contact's name, reference number and date stated in the acoustic report;*
 - iii. *traffic counts, heavy vehicle percentages, vehicle speeds and road surfaces for both current and future conditions must be clearly stated in the acoustic report as inputs to the noise modelling;*
 - iv. *the correct current road surface of open graded asphalt must be shown in the acoustic report as an input to the noise modelling, with noise predictions and treatment recommendations amended accordingly; and*
 - v. *treatment recommendations compliant with the requirements of State Planning Policy 5.4 – Road and Rail Noise and the associated WAPC Guidelines are required; and*
 - vi. *acoustic design requirements for buildings in the transport noise corridor by carrying out acoustic design in accordance with relevant industry standards, including the need to meet the relevant design targets specified in AS/NZS 2107:2016 for road and rail transport noise;*
 - vii. *compliance with the Environmental Protection (Noise) Regulations 1997.*
- e. *In regard to Condition 8(a), tree protection zones should be inspected by the Project Arborist (as defined in Australian Standards AS4970-2009) prior to construction commencement.*

Any works within tree protection zones should only be undertaken under the supervision of the Project Arborist.

- f. *In regard to Condition 9(a), no less than 84 trees are to be planted within the Osborne Park Hospital site to offset the loss of removed trees.*
- g. *In regard to Condition 12(a), adequate bin types and capacities (including general waste and recycling) are to meet the operational needs of the facility. The plan must address collection frequency, storage areas, and compliance with the City of Stirling's waste service standards.*
- h. *The City of Stirling advises that:*
 - i. *a bond and inspection fee is required for all construction works within the road reserve;*
 - ii. *potential nuisance from artificial light to be addressed in accordance with Australian Standard AS4282-1997;*
 - iii. *the removal of street trees without the written approval of the City is an offence under the City of Stirling Public Places and Thoroughfare Law 2009; and*
 - iv. *separate approval is required for the crossover of the proposed Service Road to Limosa Close.*

The motion was put and carried

3.4 City of Vincent – Draft Local Planning Strategy (2025) – Certification to Advertise (TPS/3294)

Members discussed the extended public consultation timeframe, having regard to the complexity of the proposal.

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

- The important role of the City of Vincent in the metropolitan context and alignment of the Strategy with Perth and [Peel @ 3.5](#) million objectives.
- Engagement with the Department of Transport, particularly regarding mid-tier transport planning for inner-city locations is critical as the Strategy is progressed.

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 Member Moore
Seconded by Member Franklin

That the Statutory Planning Committee resolves to:

1. *In accordance with Regulation 12 of the Planning and Development (Local Planning Schemes) Regulations Require the Draft City of Vincent Local Planning Strategy to be modified in accordance with the Schedule of Modifications (Attachment 5);*
2. *Subject to the above modifications being satisfactorily undertaken, certify the local planning strategy under Regulation 11(2); and*
3. *Extend the advertising period from 21 to a maximum of 42 days, in accordance with Regulation 13(2)(b).*

4. Confidential items for discussion, decision or noting

Moved by Member Moore
Seconded by Member Franklin

The Statutory Planning Committee move to the consideration of confidential items for discussion, decision or noting and resolve, pursuant to Regulation 27 of the Planning and Development (Western Australian Planning Commission) Regulations 2024, that the meeting be closed to members of the public.

The motion was put and carried

The Chairperson declared a brief adjournment at 10:20 am.

The meeting resumed at 10:25 am, with all attending members present.

- 4.1 MRS Amendment 1446 (Standard) – Pt Lot 9004 McDonald Road, Baldivis, Recommendation to Minister (RLS/1161)**

THIS ITEM IS CONFIDENTIAL

- 4.2 City of Nedlands - Local Planning Scheme No. 3, Amendment No. 16 (Complex) - Recommendation to Minister (TPS/2740)**

THIS ITEM IS CONFIDENTIAL

- 4.3 City of Swan - Local Planning Scheme No. 17, Amendment No. 214 (Complex) - Recommendation to Minister (TPS/3298)**

THIS ITEM IS CONFIDENTIAL

5. Urgent or other business

THIS ITEM IS CONFIDENTIAL

6. Meeting conclusion and closure

The next ordinary meeting is scheduled for 10:00 am on Wednesday, 4 March 2026.

There being no further business before the Committee, the Chairperson thanked members for their attendance and declared the meeting closed at 10:44 am.



CHAIRPERSON
9 March 2026

DATE