

Form 17C Delegated Decision Summary

Amendment Title	Amendment of Condition 2		
Amendment Summary	Amendment to Condition 2 to include a staging plan and amendment to Condition 11 to update clearance requirements		
Development Application Address	Lot 924 (No. 71) Dandaragan Drive, Dawesville		
SDAU File Reference	SDAU-009-20-C	Delegated Decision	Approved
Delegated Officer Title	Director General	Delegated Decision Date	5 August 2022
Approved Amended Plans and/or Supporting Documents	Staging Plan APPROVED .pdf		

BACKGROUND

On 8 July 2021, the Western Australian Planning Commission (WAPC) granted conditional development approval for a Supermarket, Shops, Liquor Store, Child Care Premises and Health Studio (Gym) at Lot 924 (No. 71) Dandaragan Drive, Dawesville, under Part 17 of the *Planning and Development Act 2005*.

The application seeks to amend the significant development approval by amending Condition 2 of the determination notice to allow the development to proceed in two stages.

DETAILS

The application proposes to amend Condition 2 to allow a staging plan to form part of the approved plans. The proposal seeks to phase the development as follows:

- Stage one: shopping centre, specialty tenancies, car parking areas, road works and landscaping components.
- Stage two: health studio and child care premises.

The applicant provided an updated construction programmed aligned with the intended staging of the development. Contractual agreements are in place for the delivery of the child care premises and the leasing of the premises which demonstrates the genuine intent to develop this component of the proposal.

The amendment is considered minor as proposed modification to the condition does not represent physical changes to the approved development.

APPROVED MODIFIED CONDITIONS

Condition 2 of the Approval of Form 17B Significant Development Application dated 8 July 2021 (SDAU-009-20) is amended to read:

2. The development shall be undertaken in accordance with the approved plans and documents date-stamped 26 May 2021 and staging plan date stamped 15 July 2022 attached to this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission with the following modification:
 - a. The northernmost car parking shade structure be modified to remove the proposed cover over the depicted landscape area and nearby car bays.

Condition 11 of the Approval of Form 17B Significant Development Application dated 8 July 2021 (SDAU-009-20) is amended to read:

11. Prior to the occupation of either building within stage two of the proposed development, whichever occurs first, an access easement shall be placed on the certificate of title of Lot 924, for the benefit of the adjacent Lot 9043 for the purpose of providing vehicular and pedestrian access. The easement shall apply across the portion of two-way access on Lot 924 commencing from Bailey Boulevard, which links at right angle into the single accessway along the southern boundary of Lot 924 connecting to Cocklebidy Gate, to the satisfaction of the Western Australian Planning Commission. The easement shall be established at the owner/developer's expense and lodged with the Registrar of Titles for endorsement on the certificate of titles.