

**Form 17C Delegated Decision Summary**

<b>Amendment Title</b>	Modifications to Stage 2 Development – Child care premises and health studio (gym)		
<b>Amendment Summary</b>	Increase number of child care premises places and minor modifications to child care premises and health studio buildings		
<b>Development Application Address</b>	Lot 924 (No. 71) Dandaragan Drive, Dawesville		
<b>SDAU File Reference</b>	SDAU-009-20-C.2	<b>Delegated Decision</b>	Approved
<b>Delegated Officer Title</b>	Director General	<b>Delegated Decision Date</b>	21 February 2023
<b>Approved Amended Plans and/or Supporting Documents (if applicable)</b>	<a href="#">Approved Amended Plans for Stage 2.PDF</a>		

**BACKGROUND**

On 8 July 2021, the Western Australian Planning Commission (WAPC) issued 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*. Following that decision, approval was granted to amend the application to allow the development to be delivered in two stages. The first stage related to the development of the shopping centre, carpark and landscaping, and the second stage to the delivery of the child care premises and the health studio. Stage 1 of the development was delivered in August 2022.

The applicant seeks approval to amend the significant development approval for Stage 2 of the development by amending Condition 2 of the determination notice which relates to the conformity of plans. The condition will be amended to include plans submitted on 29 November 2022.

**DETAILS**

The applicant is now progressing the development of the child care premises and health studio. A child care operator has been engaged who seeks to accommodate 88 student places instead of the 72 places that were allocated on the approved plans. In addition, minor changes to the internal layout and facade of the childcare premises and health studio are proposed to better suit the requirements of the future operators and improve onsite stormwater management.

The proposed changes are considered relatively minor and do not change the intent of the approved development.

**APPROVED MODIFIED CONDITIONS**

Condition 2 of the Approval of Form 17B Significant Development Application dated 8 July 2021 (SDAU-009-20) and Form 17C.1 Significant Development Application dated 5 August 2022 is amended to read:

2. The development shall be undertaken in accordance with the approved plans and documents date-stamped 26 May 2021 and 29 November 2022 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 carparking shade structure be modified to remove the proposed cover over the depicted landscape area and nearby car bays.

Conditions 14 and 25 of the Approval of Form 17B Significant Development Application dated 8 July 2021 (SDAU-009-20) are amended to read:

14. The location of external advertising signage is to be integrated with the design of the building facades, as depicted on the approved plans dated 26 May 2021 and 29 November 2022.
25. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives date stamped 26 May 2021 and 29 November 2022.