

Part 11B-2 Delegated Decision Summary

Amendment Title	Part 11B Development Application - Proposed amendment to approved Service Commercial Development		
Amendment Summary	The amendment application sought approval to increase the height of Tenancy 2 by 1.5 metres to an elevation of 11.5 metres with feature elements to a maximum height of 12 metres.		
Development Application Address	805 Chapman Hill Road, Bovell		
SDAU File Reference	SD-018-24-2.2	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	6 August 2026
		Determination Notice Issued	10 August 2026
Determination Notice, Approved Amended Plans and/or Supporting Documents		Determination Notice Approved Development Plans	

BACKGROUND

On 24 September 2025, the Western Australian Planning Commission (WAPC) conditionally approved an application (ref: SD-018-24) to construct a 48,724m² service commercial development at 805 Chapman Hill Road, Bovell under Part 11B of the *Planning and Development Act 2005* (PD Act).

At its meeting of 29 April 2026, the Statutory Planning Committee conditionally approved a Part 11B amendment application for a change of use of proposed Tenancy 12C (1,000m²), from Bulky Goods Showroom to Trade Supplies (ref: SD-018-24-2.1).

DETAILS

On 11 June 2026, a further amendment application was accepted by the Department of Planning, Lands and Heritage (Department) seeking to modify the approved development. The application proposed a 1.5-metre increase in the Tenancy 2 building height, resulting in an external elevation of 11.5 metres with feature elements to a maximum height of 12 metres.

The key considerations identified in assessing this application were as follows:

- There had been no changes to the broader site context or planning framework that alter the zoning or built form requirements applicable to the site since approval was granted;
- The proposed amendment did not conflict with the provisions of the applicable planning instrument under s.171R of the PD Act; and
- The proposed amendment was capable of being determined under the existing planning framework without exercising discretion and could be considered under s.171X of the PD Act.

The application was referred to the City of Busselton for comment. In correspondence dated 29 June 2026, the City advised it did not object to the amendment. The City further recommended the wording of condition 2 be updated to reference the approval of amended plans.

The amendment is minor in nature and does not propose any substantial alterations to the external appearance of the building or modify any other aspect that could be considered fundamental to the WAPC's determination of the original development application.

As detailed above, the amendment application to the approved service commercial development at the site is in accordance with the relevant considerations of Part 11B of the PD Act and conditional approval is recommended, subject to amending condition 2.

APPROVED MODIFIED CONDITIONS

The following conditions of the Western Australian Planning Commission's approval dated 24 September 2025 (SD-018-24) and the associated advice notes are amended to read:

Amended Condition/s

2. *The development is to be undertaken in accordance with the approved plans (date-stamped 3 September 2025, 23 February 2026 and 11 June 2026) attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at each working drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the City of Busselton.*

Advice

All other conditions of the development approval dated 24 September 2025, as amended 29 April 2026, remain applicable to this development.

REASONS FOR DECISION

The decision by the delegated officer to approve the amendment application has considered the assessment and details in the Department report and has been supported for the following reasons:

- The amendment is confined to an increase in the Tenancy 2 building height and there have been no changes to the planning framework since the original approval was granted. The change proposed does not substantially alter the exiting approved development, and potential implications of the height increase on the effectiveness of the Busselton Bypass landscaping buffer have been adequately addressed. The proposal remains generally consistent with the original approval.
- The reduced estimated development cost is due to an overestimated original value and is supported by a quantity surveyor's report.