



Western
Australian
Planning
Commission

Planning and Development Act 2005

Section 274(2)

APPROVAL OF Form 17B Significant Development Application

WAPC Ref:	SDAU-055-21
Property Location:	Lots 17, 30 and 31 Vittoria Road and Lots 4 and 410 Jeffrey Road, Glen Iris
Application Details:	Glen Iris Village Commercial and Retail Development
Determination Date:	28 May 2026
Determination Notice Issue Date:	30 June 2026

In accordance with Section 274(2) of the *Planning and Development Act 2005*, the above application and accompanying plans (date-stamped 28 October 2025) was **APPROVED** by the Western Australian Planning Commission, subject to the following:

Conditions

Approval

1. This decision constitutes development approval only and is valid for a period of 36 months 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.

Development Plans

2. The development is to be undertaken in accordance with the approved plans (date stamped 28 October 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 (conditions clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury.
3. Prior to submission of the relevant building permit application/s, the approved plans (date-stamped 28 October 2025) are to be modified to the satisfaction of the Western Australian Planning Commission, as follows:
 - (i) Revise the design/size of the of the Building 11 (BG11) - Bulky Goods Showroom 2 building to have a maximum net lettable area of 1000m² for any single tenancy and improve its presentation to the southern lot boundary via provision of an increased boundary setback and/or increased articulation and visual interest to the southern façade at pedestrian level.

4. A copy of the final working drawings (prepared for submission of relevant building permit application/s) and all associated plans, reports and information that addresses the conditions of approval are to be submitted to, and cleared by, the Western Australian Planning Commission (WAPC). The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the WAPC, and any variations from the approved development plans are required to be clearly identified.

Materials and Finishes

5. The development is to be constructed with high quality and durable external materials and finishes, which are consistent with and/or enhance those detailed on the approved plans, including elevations and perspectives, date stamped received 28 October 2025, other than as amended by the conditions of this approval, to the satisfaction of the Western Australian Planning Commission.
6. Prior to submission of the relevant building permit application(s), the applicant/landowner is to submit final details of the materials, colours and finishes of the exterior of the buildings, to the satisfaction of the Western Australian Planning Commission.

Land Use

7. This approval is for the following land uses, as defined under the City of Bunbury Local Planning Scheme No.8. and in accordance with the approved plans date stamped received 28 October 2025, subject to any modifications required by the conditions of this approval:
 - Building 1 (BG1): Tavern
 - Building 2 (BG2): Recreation – Private
 - Building 3 (BG3): Medical Centre – with an associated Pharmacy
 - Building 4 (BG4): Fast Food Outlet (two tenancies) and Community Purpose / Exhibition Centre
 - Building 5 (BG5): Laundromat and Bulky Goods Showroom – of not more than 1,000m² NLA per Bulky Goods Showroom tenancy
 - Building 6 (BG6): Liquor Store – Small
 - Building 7 (BG7): Service Station – with operating hours only from 5am to 10pm daily
 - Building 8 (BG8): Fast Food Outlet
 - Building 9 (BG9): Fast Food Outlet
 - Building 10 (BG10): Childcare Premises – with maximum operating hours of 7am to 7pm, Monday to Saturday
 - Building 11 (BG11): Bulky Goods Showroom – of not more than 1,000m² NLA per tenancy.

Construction

8.
 - (a) Prior to submission of the relevant building permit application(s), a Construction Management Plan(s) is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury and Main Roads WA. The Plan is to address (but is not limited to) the following:
 - (i) hours of construction;
 - (ii) temporary fencing, hoardings, gantries and signage;
 - (iii) site access and egress;

- (iv) construction traffic management;
- (v) parking arrangements for staff, contractors and visitors;
- (vi) pedestrian and cyclist management and any footpath obstructions;
- (vii) deliveries and storage of construction materials and machinery;
- (viii) management of vibration, dust and erosion;
- (ix) management of groundwater, site dewatering and/or stormwater discharge;
- (x) investigation and management of any acid sulfate soils;
- (xi) management of construction noise and other site generated noise;
- (xii) demolition and construction waste management, recycling, and removal;
- (xiii) protection of retained site-trees and street trees; and
- (xiv) public communication and complaint handling procedures;

- (b) The approved Construction Management Plan(s) is to be implemented and adhered to, to the satisfaction of Western Australian Planning Commission.

9. 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 as not to obstruct vehicle sight lines of the subject site(s), the adjacent road network or of adjoining properties, to the satisfaction of the Western Australian Planning Commission, and are to be removed prior to occupation of the completed development.

10.

- (a) Prior to commencement of development, a Tree Protection Plan establishing tree protection zones as per Australian Standard AS4970-2009 and detailing the protection and care of the all retained trees on-site, inclusive of those trees detailed for retention of the approved plans and trees in the road verge(s) during construction, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury.
- (b) The approved Tree Protection Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.

11. Prior to submission of the relevant building permit application(s), a Dilapidation Report(s) prepared by a suitably qualified professional is to be submitted to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury and Main Roads WA, detailing the current condition and status of adjacent public realm infrastructure and paving, as well as any buildings and structures, within 100m of the development site, including but not limited to the following properties and road reserves, as specified below:

- a) Forrest Highway;
- b) Vittoria Road;
- c) Lot 409 Jeffrey Road, Glen Iris (future Kongras Road road reserve);
- d) Lot 504 on DP 428693, Forrest Highway, Glen Iris (future Kongras Road road reserve);
- e) Lot 104 (9885) Forrest Highway, Glen Iris;
- f) Lot 120 (39) Vittoria Road, Glen Iris;
- g) Lot 121 (43) Vittoria Road, Glen Iris;
- h) Lot 33 (49) Vittoria Road, Glen Iris;
- i) Lot 726 on DP 190150 Jubilee Road (Reserve 42016), Glen Iris;
- j) Lot 1 (2) Vittoria Road, Glen Iris;

- k) Lot 90 Vittoria Road, Glen Iris;
- l) Lot 93 Vittoria Road, Glen Iris;
- m) Lot 120 Vittoria Road, Glen Iris; and
- n) Lot 100 Vittoria Road, Glen Iris.

A copy of the relevant dilapidation report(s) is to be provided to the City of Bunbury and the respective landowners of the abovementioned properties and road reserves.

In the event that access for undertaking the dilapidation survey(s) is denied by a landowner(s), the applicant must demonstrate in writing to the satisfaction of the Western Australian Planning Commission that all reasonable steps have been taken to obtain access and advise the affected property owner(s) of the reason for the survey and that these steps have failed.

- 12. Prior to occupation of the development, the development is to be connected to the reticulated sewerage system, to the satisfaction of the Western Australian Planning Commission, on advice from the Water Corporation.
- 13. Prior to occupation of any stage of the development, the current temporary car park on-site and any redundant vehicle crossovers are to be removed and the kerbing and verge landscaping reinstated, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury.

Environment and Sustainability

- 14.
 - (a) Prior to submission of the relevant building permit application, a final Development Water Management Report and associated working drawings plans, prepared by a suitably qualified consultant, are to be submitted to and approved by the Western Australia Planning Commission, on advice from the City of Bunbury and the Department of Water and Environmental Regulation. The Plan is to address (but is not limited to) the following:
 - (i) implementation of water sensitive urban design principles and sustainable irrigation of landscaping;
 - (ii) water management during site works and construction – including groundwater, stormwater, dewatering and acid sulfate soils management;
 - (iii) confirmed site fill levels and building finished floor levels to address flood water management;
 - (iv) post-development stormwater management, including onsite-retention for 1:1 year storm events and onsite-detention for 1:5 year storm events;
 - (v) overland flow path for large storm events; and
 - (vi) ongoing management and mitigation of potential impacts to groundwater and nearby waterways.
 - (b) The approved Water Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.
- 15.
 - (a) Prior to submission of the relevant building permit application(s), a final Sustainability Report prepared by a suitably qualified consultant, demonstrating that the completed development will achieve an equivalent of a 4 Star Green Star sustainability rating, is to be submitted to and approved by the Western Australia Planning Commission, on advice from the City of Bunbury.

- (b) Prior to occupation of the development, certification is to be provided from a suitably qualified consultant confirming implementation of the approved Sustainability Report in the completed development, to the satisfaction of the Western Australian Planning Commission.

Landscaping and Public Realm

16.

- (a) Prior to the submission of the relevant building permit application(s), detailed Landscaping Plans and specifications for the subject site and the adjacent Vittoria Road and Forrest Highway road reserves are to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury and Main Roads WA. The Plan and specifications are to address (but are not limited to) the following:
 - (i) final details of soil preparation, conditioning and regeneration strategies in the vicinity of retained trees and where soft landscaping treatments are proposed;
 - (ii) final details of tree and plant species, responding to the native environment and local character, maintenance and public realm safety considerations;
 - (iii) final details of the hard and soft landscape treatments for the village green and nature play area;
 - (iv) details of protection of all retained mature trees on site (in accordance with the approved plans) and integration into the site design and ground levels;
 - (v) increased provision and density of soft landscaping treatments along the southern façade of the Building 5 (BG5) – Bulky Goods Showroom 1 and Building 11 (BG11) – Bulk Good Showroom 2 buildings;
 - (vi) the design and engineering details of the drainage swales/basins;
 - (vii) tree pits for car park shade trees to be a minimum 1.5m in width;
 - (viii) pedestrian and cycle paths throughout the development site and the adjacent Vittoria Road and Forrest Highway road reserves;
 - (ix) boundary fencing and retaining walls; and
 - (x) details of ongoing management and sustainable irrigation.
- (b) Prior to occupation of the development, certification that the landscaped areas and reticulation have been completed in accordance with the approved Landscaping Plans is to be submitted to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury.
- (c) The completed landscaping is to thereafter be maintained by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

17.

- (a) Prior to the submission of the relevant building permit application(s), an Access and Wayfinding Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury. The Plan is to address (but is not limited to) the following:
 - (i) pedestrian footpath connections throughout the development and to all buildings within the development;
 - (ii) pedestrian footpath connections into the existing external footpath network;
 - (iii) clearly defined pedestrian crossings within the development;
 - (iv) universal access throughout the site and to building entries; and
 - (v) lighting, rubbish bins and seating associated within the footpath network within the development.

- (b) The approved Access and Wayfinding Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.
- 18.
- (a) Prior to the submission of the relevant building permit application(s), a Signage Strategy is to be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Bunbury and Main Roads WA. The Strategy is to include (but is not limited to) the following:
 - (i) final details of dimensions, colours, materials, lighting and text of the entry statement and feature signage, consistent with the approved plans;
 - (ii) the location, dimensions and materials of any signage to building exteriors; and
 - (iii) signage to guide wayfinding through the development.
 - (b) The approved Signage Strategy is to inform the provision of all exterior stand-alone, building and tenancy signage and advertising. The approved Strategy is to be implemented and adhered to, unless otherwise approved by the Western Australian Planning Commission, on advice from the City of Bunbury.
- 19.
- (a) Prior to submission of the relevant building permit application(s), a public art concept for the development, with a value of up to 1.0% of the construction value, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury.
 - (b) Prior to occupation of the development, the approved public art is to be installed by the developer and maintained thereafter by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

Amenity

20. Prior to submission of the relevant building permit application(s), details of any air conditioning condensers, external building plant, piping, ducting, transformers and fire control rooms being integrated into the design of the building(s) and located or screened to minimise any visual or noise impacts, are to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury.
- 21.
- (a) Prior to submission of the relevant building permit application(s), a Lighting Strategy, prepared by a suitably qualified consultant, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury. The Strategy is to demonstrate that lighting will be provided to all car parking areas, building façades, pedestrian routes and the public realm to address relevant matters including aesthetics, safety and wayfinding, and be in accordance with Australian Standards AS1158.3.1 and AS4282.
 - (b) Prior to occupation of the development, the applicant is to provide certification from a suitably qualified person confirming that the lighting has been installed in accordance with the approved Lighting Strategy, to the satisfaction of the Western Australian Planning Commission.
- 22.
- (a) Prior to submission of the relevant building permit application(s), an Acoustic Report by a suitably qualified consultant and associated construction plans, detailing effective management of noise ingress and egress for all land uses, traffic noise, service

vehicles and mechanical equipment is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury.

- (b) Prior to occupation of the development, certification is to be provided confirming that the recommendations of the approved Acoustic Report have been implemented in the completed development, to the satisfaction of the Western Australian Planning Commission.

Operational Management

23.

- (a) Prior to submission of the relevant building permit application(s), the Waste Management Plan is to be updated to reflect the final working drawings and submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury.
- (b) The approved Waste Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.

24.

- (a) Prior to submission of the relevant building permit application(s), a Deliveries and Loading Management Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury.
- (b) The approved Deliveries and Loading Management Plan is to be implemented and adhered to by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

25.

- (a) Prior to occupation of the development, an Operational Management Plan for the Community Purpose / Exhibition Centre facility, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury. The Plan shall address, but is not limited to:
 - (i) general details of operation and use;
 - (ii) details of the management body / organisation(s);
 - (iii) days and hours of operation;
 - (iv) number of expected users; and
 - (v) noise management, including any music or entertainment.
- (b) The approved Operational Management Plan is to be implemented and adhered to, by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

26.

- (a) Prior to occupation of the development, a Venue Management Plan for the Tavern is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury. The Plan shall address, but is not limited to:
 - (i) hours of operation;
 - (ii) maximum number of customers;
 - (iii) staff and customer car parking and ride-share drop off areas;
 - (iv) noise management, including any music or entertainment; and
 - (v) delivery, storage and collection of goods, waste and recycling.

- (b) The approved Venue Management Plan is to be implemented and adhered to by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

27.

- (a) Prior to submission of the relevant building permit application(s), an Emissions Strategy for the Service Station, prepared by a suitably qualified consultant, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Department of Health, detailing suitable vapour recovery systems and/or other suitable emissions mitigation measures to ensure the amenity of occupants of sensitive land uses within and external to the site.
- (b) The approved Emissions Mitigation Strategy is to be implemented and adhered to, by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

28.

- (a) Prior to occupation of the development, a Graffiti Management Plan is to be submitted to and approved by the Western Australian Planning Commission.
- (b) Once operational, the approved Graffiti Management Plan is to be implemented and adhered to by the landowner/applicant and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

Transport, Access and Parking

29. Prior to submission of the relevant building permit application, an updated Transport Impact Assessment (TIA) and associated SIDRA files are to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury and Main Roads WA. The updated TIA is to address (but is not limited to) the following:

- (i) Updated traffic data since the opening of the Wilman Wadandi Highway;
- (ii) Updated traffic assessments along Vittoria Road, outside of school holiday periods;
- (iii) Updated traffic modelling, having consideration to the future development of the neighbourhood centre to the south, pedestrian movements, sight lines, driver behaviour and trip distribution scenarios.
- (iv) Updated traffic modelling identifying vehicle trips and traffic volume related to / as a result of the development, and background / other site-related vehicle trips and traffic.
- (v) Based on the development-related traffic, identify the proportionate split for a contribution payment towards future construction of a roundabout at the Vittoria Road central entry to the development site;
- (vi) Updated swept path diagrams and analysis, including adequate provision for loading and unloading of all delivery and service related vehicles accessing the development; and
- (vii) Provide final details of all the necessary road upgrades to mitigate the impacts of the development-related traffic on the road network and to facilitate safe and efficient access to the development.

30.

- (a) Prior to submission of the relevant building permit application, detailed design plans (15% design) for the road upgrade works and interim site access design for Vittoria Road, in accordance with the approved development plans and the approved updated TIA, are to be submitted to and approved by the Western Australian Planning

Commission, on advice from the City of Bunbury and Main Roads WA. The plans are to address (but are not limited to) the following:

- (i) Implementation of any required road upgrade requirements identified in the approved updated TIA (in accordance with the conditions of this approval)
 - (ii) Implementation of the road upgrades works recommendation in the Road Safety Audit date stamped 20 December 2024;
 - (iii) Road treatment details for the interim site access (four-way access) at the intersection of Vittoria Road and the east-west accessway, to be in place from occupation of the development until such time as a roundabout is implemented by the City of Bunbury or others;
 - (iv) The location/s and design of pedestrian crossing facilities; and
 - (v) Any required landscaping, lighting, footpaths, curbing, and/or servicing relocations associated with the road and access upgrade works.
- (b) Prior to occupation of any stage of the development, suitable arrangements are to be made for the implementation of the approved interim site access and road upgrade works for Vittoria Road, at the full cost and expense of the applicant/landowner, to the satisfaction of the Western Australian Planning Commission, on advice of the City of Bunbury.
31. Prior to occupation of the development, suitable arrangements are to be made for payment of the cost contribution by the applicant/landowner to the City of Bunbury towards the future construction of a roundabout at the Vittoria Road entry to the site, in accordance with the approved updated TIA, to the satisfaction of the Western Australian Planning Commission, on advice of the City of Bunbury.
- 32.
- (a) Prior to submission of the relevant building permit application, detailed design plans and specifications of the east-west accessway through the development, are to be provided and approved by the Western Australian Planning Commission, on advice from the City of Bunbury and Main Roads WA. The design is to be generally consistent with local public road design standards - including standard road widths, linemarking, signage, footpaths, landscaping, and lighting.
 - (b) Prior to occupation of any stage of the development, the east-west accessway construction is to be completed in accordance with the approved plans and specifications, inclusive of the constructed carriageway, linemarking, signage, pedestrian paths, landscaping and lighting, connected to the adjoining roads (Vittoria Road and Kongras Road) and made available for public use, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury and Main Roads WA.
 - (c) Prior to occupation of the development, a legal deed of agreement is to be executed between the landowners and the City of Bunbury, requiring the current and future landowners of the east-west accessway to provide ongoing public access, maintain relevant insurance/s, and to undertake periodic upkeep and maintenance of the east-west accessway, in perpetuity, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury.
- 33.
- (a) Prior to submission of the relevant building permit application/s, a Travel and Parking Management Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Bunbury. The Plan is to detail:

- (i) mode-share targets and initiatives in relation to public transport, walking, cycling, shared and private car use by staff and visitors of the development;
 - (ii) the allocation and management of staff / tenant and visitor/customer parking bays;
 - (iii) allocation and identification of ACROD bays;
 - (iv) parking / storage for bicycles and other personal mobility devices;
 - (v) end-of-trip facilities, including showers and lockers;
 - (vi) provision of any charging facilities for electric vehicles;
 - (vii) the identification and management of loading, delivery, and waste management areas;
 - (viii) management of safe vehicle, cyclist, pedestrian and other transport user movements through parking and access areas; and
 - (ix) wayfinding and directional signage for staff, visitors and deliveries.
- (b) The approved Travel and Parking Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.
- 34.
- (a) Prior to submission of the relevant building permit application(s), plans are to be provided of staff and visitor bicycle parking bays and dedicated staff end-of-trip facilities (including showers and clothes lockers) which are secure, available at all operating hours, and easily accessible from each building, to the satisfaction of the Western Australian Planning Commission.
- (b) The bicycle parking bays and end-of-trip facilities are to be provided prior to occupation of the development and thereafter maintained by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.
- 35.
- (a) Prior to occupation of the development, certification is to be provided by a suitably qualified professional confirming that all vehicle parking, loading, and access and circulation areas have been constructed, sealed, drained, line-marked, kerbed, and sign-posted in accordance with the approved plans and the relevant Australian Standards, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Bunbury.
- (b) All car parking bays, loading areas, accessways and access points are to be maintained by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.

Land Titles

36. Prior to occupation of the development, suitable arrangements are to be made for all of Lots 17, 30 and 31 and the applicable portions of Lots 4 and 410, to be legally amalgamated into a single freehold lot on one Certificate of Title, at the landowner/applicant's expense, to the satisfaction of the Western Australian Planning Commission.
37. Prior to occupation of the development, suitable arrangements are to be made for the portion of Lot 17 reserved District Distributor Road under the City of Bunbury Local Planning Scheme No. 8 to be ceded to the Crown free of cost and vested as road reserve for the widening of the Vittoria Road road reserve, at the landowner/applicant's expense, to the satisfaction of the Western Australian Planning Commission.

38. Prior to occupation of the development, suitable arrangements are to be made for the registration of an easement/s on the Certificate(s) of Title specifying public access rights to the public at large across the east-west accessway. Notice of this easement/s is to be included on the diagram or plan of survey (deposited plan) and registered at the landowner/applicant's expense to the satisfaction of the Western Australian Planning Commission.

Advice

- a) With regard to Condition 1, the term 'substantially commenced' has the meaning as set out 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.
- b) If the landowner/applicant is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 17 of the *Planning and Development Act 2005*.
- c) This is a development approval only. The applicant/owner 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 may relate to the development. Please contact the City of Bunbury for further advice on building, health, engineering and road reserve requirements.
- d) This development is also regulated by the Western Australia *Building Act 2011*, Building Regulations 2012 and Building Code of Australia. A separate building permit must be granted before the development commences, where offences occur statutory penalties apply. The applicant/landowner is advised to liaise further with the City of Bunbury.
- e) With regard to Condition 4, the final working drawings 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 applicant to assist with the issuing of a building permit.

Where works and/or building permits are proposed to be staged, the WAPC may agree to a staged clearance of working drawings and associated conditions of approval. In such cases, a Conditions Staging Matrix will need to be completed and submitted for the WAPC approval. Interim documentation may be acceptable for the clearance of some conditions for the initial stages of the development, in accordance with an approved Conditions Staging Matrix. In an instance where interim documents or plans are accepted by the WAPC, the documentation is required to identify the time or stage for the delivery of the final documents and/or plans.

- f) All building structures, parapet walls, footings, or other structural elements must be contained wholly within the development lots and excluding any road widening areas. Any proposed temporary or permanent building, construction, and/or landscaping works outside and within the existing or planned road reserves requires separate approval of the road manager – being the City of Bunbury and/or Main Roads WA, prior to commencement of works.

- g) With regard to Conditions 5 and 6, it is encouraged that the materials, colour and finishes used in the exterior of the buildings and the hard landscape elements of the proposal be enhanced to address and/or incorporate the following:
 - (i) further variation to assist in differentiating the individual uses and functions of buildings across the site;
 - (ii) the increased use of local, durable materials and feature materials reflective of the character of Bunbury and broader south west region, including but not limited to, recycled brickwork, Jarrah and Karri timber and local stone; and
 - (iii) the increased provision of glazed openings in the facades of those buildings facing the north-south pedestrian spine through the site to increase the level of public realm activation and surveillance.
- h) With regard to Condition 8, the operation of any Bulky Goods Showroom use is restricted to a maximum net lettable area (NLA) of 1,000m² for any single tenancy and should be reflected in the final plans to be submitted for the approval of the WAPC in satisfaction of the conditions of this approval.
- i) With regard to Condition 18:
 - (i) Main Roads WA advises that any signage visible from a Main Roads controlled road is subject to a separate assessment and approval from Main Roads WA under the Main Roads (Control of Advertisements) Regulations 1996. Please refer to Main Roads policy for further information: [policy-and-assessment-guidelines-for-static-advertising-signs.pdf](#); and
 - (ii) the applicant is encouraged to integrate First nations cultural elements and the public artwork to be delivered as part of the proposal into the signage and wayfinding strategy for the site.
- j) With regard to Condition 19, the applicant is encouraged to engage with Traditional Owners and the general community in the development of an integrated public art strategy for the site.
- k) With regard to Condition 21, the Lighting Strategy and subsequent installed lighting should demonstrate that any light spill to adjoining properties is minimised to acceptable levels and is in compliance with AS4282:1997.
- l) With regard to Conditions 30 and 32, the detailed road works plans should address:
 - (i) relevant Austroads standards;
 - (ii) relevant Main Roads WA policies and design standards;
 - (iii) relevant City of Bunbury policies and design standards;
 - (iv) truncations/ceding of land to the road reservation for the vehicle entry points; and
 - (v) include any associated necessary upgrades to kerbing, pedestrian crossings, drainage, stormwater management, landscaping, footpaths, and street lighting.
- m) With regard to Condition 33, the following internal traffic management provisions should be included:
 - (i) 'No Entry' signage and line marking at the northern vehicular access to the liquor store and the southern vehicular access to fast food outlets 1 and 2;
 - (ii) 'No Stopping' line marking at the entries of the fast food outlets 1 and 2.
- n) With regarding to Condition 37, any local or regional road reservation / widening identified in a local or region planning scheme within the subject lots would be expected to be ceded to the Crown, free of cost and without payment of compensation, at the subdivision/lot amalgamation stage.

- o) The Water Corporation advises that
 - (i) any works carried out in proximity to Water Corporation assets must receive prior approval by applying for an Asset Protection Risk Assessment, further details are available at [Working near assets](#).
 - (ii) The landowner is required to submit a Non-Residential application via [Water Corporation WA | Buildernet](#).
 - (ii) Attachments required for inclusion as part of the application include final construction and architectural floor plan, hydraulic plan and Trade Waste Application(s).
 - (iii) A permit is required for the discharge of any commercial and trade wastewater discharge to Water Corporation's sewer/wastewater system with additional information and forms available from [Application forms](#).
- p) ATCO Gas advises that ATCO owns and operates a critical high-pressure gas pipeline 50 (DN150ST HP 1900kPa) located on the eastern side of Vittoria Road, Glen Iris. ATCO advice to the applicant includes:
 - (i) If the distance between the childcare building and the ATCO Critical High-Pressure pipeline is reduced from the approved development plans, ATCO must be notified immediately and its advice sought.
 - (ii) Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact [Before You Dig Australia \(BYDA\)](#) to determine the location of buried gas infrastructure.
 - (iii) For additional information, refer to [Working Around Gas | ATCO Australia](#).
 - (iv) 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 [Critical Asset Notifications | ATCO Australia](#)
- q) The Department of Cultural Industries, Sport and Tourism - Racing, Gaming and Liquor division advises that:
 - (i) Any part of the development that includes the sale or supply of liquor will require a liquor licence;
 - (ii) Section 68(2a) of the *Liquor Control Act 1988* states that an application for the grant of a licence may only be made by, or on behalf of the person or persons wishing to carry on business under the licence after it is granted.
 - (iii) If the operator elects to apply for a licence, they will be required to submit a Public Interest Assessment to address section 38 of the *Liquor Control Act* as they are required to satisfy the licensing authority that the grant of the licence is in the public interest.
 - (iv) Depending on the size of the retail section of the liquor store, section 36B(3) of the *Liquor Control Act* could be relevant, section 36A will also need to be considered due to the location of the service station.
- r) The Department of Water and Environmental Regulation advises that:
 - (i) acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a high to moderate risk of ASS occurring within three metres of the natural soil surface. Please refer to the Department's guidelines for further information: [Acid sulfate soils](#)
 - (ii) the proposal is in the Bunbury East subarea of the Bunbury Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914*, therefore any take of groundwater for construction activities, including dewatering, may require a

licence to take water. For more information contact the Department's Bunbury office on bunbury.admin@dwer.wa.gov.au or 08 9726 4111.

- (iii) the proposed clearing of native vegetation may be exempt from requiring a clearing permit under the Western Australian *Environmental Protection Act 1986*, it is however, the applicant's responsibility to determine compliance with the exemptions and therefore whether a clearing permit is required. These exemptions are described in the A Guide to the Exemptions and Regulations for Clearing Native Vegetation. If further clarification is required, please contact the Department's Native Vegetation Regulation section by email admin.nvp@dwer.wa.gov.au or 6364 7098.
- s) The applicant is advised to consider their obligations for referral of the proposal under the *Commonwealth Environmental Protection and Biodiversity Conservation Act* in relation to potential impacts on threatened black cockatoo habitats.
- t) Prior to the removal of trees on site, a licensed fauna spotter and handler should complete a pre-clearance inspection and be present during the clearing activity. Any nests occurring in the trees at the time of clearing should be confirmed to be empty by the licensed fauna spotter before clearing occurs. If nests are not empty, clearing should be delayed until such time as the nests are empty.

Ministerial authorisation under the *Biodiversity and Conservation Act 2016* is required if threatened species (including Carnaby's and Baudin's black cockatoos) are taken as a result of the development.
- u) The City of Bunbury advises that a damage bond to the value of \$25,000 must be paid to the City in accordance with the City's Local Planning Policy "Bonds".
- v) The development must comply with the Environmental Protection (Noise) Regulations 1997 in relation to noise emissions and the Environmental Protection (Unauthorised Discharge) Regulations 2004 in relation to discharges into the environment. Further information can be obtained from the City of Bunbury.
- w) If an applicant is aggrieved by this determination, there is a right pursuant to the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Such an application must be lodged within 28 days of the date of determination.

Reasons for Decision

Extract from the Minutes of the Western Australian Planning Commission meeting of 28 May 2026:

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

- *Noted that the application represented a significant investment in the Bunbury region and would make a positive contribution to the area.*
- *Noted that the City of Bunbury (the City) supported the proposal and both the City and the proponent supported the proposed conditions.*
- *Acknowledged the work undertaken through design refinement, landscape enhancement and traffic-related improvements to achieve an improved, practical and safe outcome.*
- *Considered the proposal consistent with the principles of orderly and proper planning, having regard to its strong alignment with the regional and local planning framework, including the draft scheme amendment addressing the tavern use as the final matter.*
- *Acknowledged that the State Design Review Panel process had contributed to good design outcomes.*
- *Recognised positive design elements, including the green spine, village centre and pitch roof design, as positive features contributing towards a contextually-responsive development.*
- *Considered that the proposed conditions provided a reasonable response to traffic impacts, identified as the primary issue, and that the interim intersection solution was sufficient to address traffic impacts associated with the proposed development.*
- *Members noted the City's commitment to implementing further traffic-related outcomes, such as a round-a-bout, over time as development in the area progressed.*
- *Confirmed that Condition 29, subpoint (vii), related to modelling requirements rather than detailed engineering or construction documentation.*

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