

Part 11B-2 Delegated Decision Summary

Amendment Title	Part 11B Development Application - Proposed amendments to approved apartment design and removal of condition related to on-street parking on Bimbimbie Lane		
Amendment Summary	The amendment includes the following: - Minor design changes to the ground level and adding a Western Power ring main unit to the basement of the apartment building on Lot 560 and consequent removal of one visitor parking bay; and - Removal of Condition 17 in relation to on-street parking on Bimbimbie Lane.		
Development Application Address	Lot 560 Balandi Way, City Beach		
SDAU File Reference	SD-022-24-2.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	21 August 2026
		Determination Notice Issued	25 August 2026
Determination Notice, Approved Amended Plans and/or Supporting Documents		Determination Notice Amended Development Plans	

BACKGROUND

On 14 May 2025, the Western Australian Planning Commission conditionally approved an application (ref: SD-022-24) for a residential development under Part 11B of the *Planning and Development Act 2005* (PD Act). The approval was for the partial demolition of existing buildings and redevelopment of part of the Ocean Gardens Independent Living Complex with 24 apartments, two apartment buildings up to six storeys with 31 dwellings on Lot 560 within Ocean Mia Estate, and associated servicing and parking.

DETAILS

On 13 July 2026, an application was accepted by the Department of Planning, Lands and Heritage (Department) seeking to amend the approved development. The amendments are summarised as follows:

- Introduction of a Western Power ring main unit (RMU) at basement car park level and consequent removal of one on-site visitor parking bay;
- Refinement to the size and position of structural columns resulting in the reduced setback of the bike store wall from 3.9 metres to 3.68 metres from Bimbimbie Lane at basement level;
- Minor 0.8m² increase to the extent of the basement behind apartment A1;
- Reduced provision of on-street embayed car parking from four to three bays, to be located within the Balandi Way verge;
- Minor design refinements to the universal access toilet at the Balandi Way entry, relocated storage area, and updated mail store room arrangements to improve the entry experience for residents, visitors and service providers;
- Minor refinements to ground level landscaping to facilitate drainage and level management outcomes; and
- Deletion of Condition 17 relating to the ceding of land to facilitate two originally proposed embayed car bays within the Bimbimbie Lane verge.

The application was referred to the Town of Cambridge (Town) for comment. In correspondence dated 11 July 2026, the Town advised it supported the proposed amendment subject to reallocation of one dedicated resident basement car parking bay to a visitor bay to offset the reduction arising from the required Western Power RMU, either by way of revised plans or a recommended condition of approval. The Town also advised it had no objection to the deletion of Condition 17 and that the provision of embayed car parking along Balandi Way was supported by its administration, however, would be subject to the Town's technical assessment and require a separate approval of the Town's Council.

The proposed amendments to the approved plans and conditions are considered acceptable and will not substantially change the approved development. The amendments primarily relate to refinements made during

the detailed design phase to address required development servicing requirements, refine landscaping and common amenities, and address the inability to obtain local government approval for on-street parking bays as originally intended.

In assessing the application, due regard has been given to the submission received from the Town and assessment of the proposal has concluded that the proposed changes do not increase the amenity impacts of the proposal.

Having regard to the matters set out in section 171X of the PD Act, the applicable planning framework, submissions received during consultation and the WAPC's delegation criteria, the proposed amendments are considered to result in the same, or a reduced, impact on the locality and do not conflict with the provisions of the applicable planning instruments.

APPROVED MODIFIED CONDITIONS

The following conditions of the Western Australian Planning Commission's approval dated 14 May 2025 (SD-022-24) and the associated advice notes are amended to read:

Amended Conditions:

2. The development is to be undertaken in accordance with the approved plans (date stamped 23 April 2025 and 13 July 2026) 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 Cambridge.

Deleted Conditions:

Condition 17 of the Western Australian Planning Commission's approval of development application reference SD-022-24 dated 14 May 2025 is deleted.

Advice:

All other conditions of the development approval dated 14 May 2025 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 seeks minor amendments to the building at Lot 560 Balandi Way and the deletion of Condition 17 in relation to on-street parking on Bimbimble Lane.
- The minor design changes proposed do not substantially alter the approved development and do not increase the scale or intensity of the approved development.
- The proposed change to visitor parking would be unlikely to increase the amenity impacts of the proposal and the parking facilities provided for the development as a whole remain broadly consistent with the original approval.
- There have been no changes to the broader site context or planning framework since the original approval was granted.