



Western
Australian
Planning
Commission

Planning and Development Act 2005
Section 171P(1)

**APPROVAL OF FORM 11B-1 SIGNIFICANT DEVELOPMENT
APPLICATION**

WAPC Ref:	SD-006-24
Property Location:	Lots 112 and 113 (No. 48 and 52) James Street, Lot 502 (No.4) Roe Avenue and part of Lot 5001 Pinjarra Road, Pinjarra
Application Details:	Shopping centre
Determination Date	10 December 2025

That the Statutory Planning Committee resolves:

- A. to note this application is not capable of being determined under the applicable planning instrument, being the Shire of Murray Local Planning Scheme No. 4, and is seeking discretion under s.171R(1)(b) the *Planning and Development Act 2005* and it has been considered and determined accordingly; and
- B. under s.171P(1) of the *Planning and Development Act 2005* to approve development application reference SD-006-24 and accompanying development plans date-stamped 19 September 2025 for a proposed shopping centre at Lots 112 and 113 (No. 48 and 52) James Street, Lot 502 (No. 4) Roe Avenue and part of Lot 5001 Pinjarra Road, Pinjarra subject to the following:

Conditions

Approval Timeframe

1. This decision constitutes development approval only and is valid for a period of 4 years 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.

Conformity with Plans

2. The development is to be undertaken in accordance with the approved plans (date stamped 19 September 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 (condition clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Murray, Public Transport Authority and Main Roads WA.
3. 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. The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved development plans are required to be clearly identified.

Amalgamation

4. Prior to occupation of the development, arrangements are to be made for the portions of Lots 112 and 113 (No. 48 and 52) James Street, Lot 502 (No. 4) Roe Avenue and part of Lot 5001 Pinjarra Road to be legally amalgamated on one Certificate of Title, or such other alternative, at the owner's expense, to the satisfaction of the Western Australian Planning Commission.

Land Use

5. This approval is for the following land uses as defined under the Shire of Murray Local Planning Scheme No.4 and depicted on the approved development plans (date-stamped 19 September 2025):
 - (a) Shop;
 - (b) Restaurant/café; and
 - (c) Office.

Amenity

6. (a) Prior to submission of the relevant building permit application, the landowner/applicant is to submit a Lighting Strategy, demonstrating that lighting is to be provided in accordance with AS4282, AS1158.3.1, for approval by the Western Australian Planning Commission, on advice from the Shire of Murray.
 - (b) Prior to occupation of the development, the landowner/applicant is to provide certification from a suitably qualified person demonstrating the lighting has been installed in accordance with the approved strategy, to the satisfaction of the Western Australian Planning Commission.
 - (c) The approved lighting plan is to be implemented and adhered to unless otherwise approved by the Western Australian Planning Commission, on advice from the Shire of Murray.
7. (a) Prior to submission of the relevant building permit application, the Acoustic Report (dated July 2025, Rev 2) is to be modified to reflect the approved development plans.
 - (b) The final Acoustic Report is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Shire of Murray.
 - (c) Prior to occupation of the development, certification is to be provided from a qualified acoustic consultant 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.
8. Prior to submission of the relevant building permit application, details of any proposed air conditioning condensers, external building plant, piping, ducting, transformers and fire

control rooms being integrated into the design of the buildings and located or screened to minimise any visual and noise impact on nearby residents and the public realm, being submitted to, and approved by, the Western Australian Planning Commission, on advice from the Shire of Murray.

9. (a) Prior to submission of the relevant building permit application, an Operational Noise Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Shire of Murray. The Plan shall address, but is not limited to, the following:
- (i) hours of operation;
 - (ii) hours of deliveries and waste collection;
 - (iii) noise and operational management measures to manage potential impacts on local amenity;
 - (iv) management of goods, deliveries, waste storage and collection; and
 - (v) management of noise associated with mechanical plant on the roof.
- (b) The approved Operational Noise Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.

Construction

10. (a) Prior to the submission of the relevant building permit application, a Construction Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Shire of Murray, Main Roads WA and the Public Transport Authority. The Plan is to address the following, but not limited to:
- (i) hours of construction;
 - (ii) temporary fencing, hoardings, gantries and signage;
 - (iii) site access and egress;
 - (iv) construction traffic management;
 - (v) pedestrian and cyclist management and any footpath obstructions;
 - (vi) parking arrangements for staff and contractors;
 - (vii) deliveries and storage of construction materials and machinery;
 - (viii) management of vibration, dust and erosion;
 - (ix) management of any site dewatering or stormwater discharge;
 - (x) management of construction noise and any other site generated noise;
 - (xi) construction waste management, recycling, and removal;
 - (xii) protection of street trees and public realm infrastructure;
 - (xiii) public communication and complaint handling procedures; and
 - (xiv) potential disruption to bus services or bus stops and mitigation measures.
- (b) The approved Construction Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.

Water Management

11. Prior to submission of the relevant building permit application, a Stormwater Management Plan detailing stormwater management is to be prepared in accordance with the decision process for stormwater management in WA (DWER 2017) and the Stormwater Management Manual for Western Australia (DoW 2004–2007), submitted to and approved by the Western Australian Planning Commission, on advice from the Shire of Murray.

12. The approved Stormwater Management Plan is to be implemented and adhered to, to the satisfaction of the Western Australian Planning Commission.

Landscaping

13. (a) Prior to submission of the relevant building permit application final landscape plans(s), including hard and soft landscaping specification and reticulation details aligned with the Landscape Concept Plan (dated September 2025) and the final Bushfire Attack Level Assessment, are to be submitted to and approved by the Western Australian Planning Commission, on advice from the Shire of Murray and Main Roads WA.

(b) Prior to occupation of the development, written confirmation from a suitably qualified professional is to be provided confirming that all landscaping and reticulation has been completed in accordance with the final approved landscape plan(s).

(c) Landscaping and reticulation is to be implemented in accordance with the approved Landscaping Plan and thereafter maintained, to the satisfaction of the Western Australian Planning Commission.

14. (a) Prior to submission of the relevant building permit application, a Tree Protection Plan establishing tree protection zones as per Australian Standard AS4970-2009 and detailing the protection and care of retained site and verge trees during construction, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Shire of Murray.

(b) The approved Tree Protection Plan is to be implemented, to the satisfaction of the Western Australian Planning Commission.

Bushfire

15. Prior to submission of the relevant building permit application, an updated Bushfire Attack Level Assessment is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Department of Fire and Emergency Services. The updated assessment is to include:

- (i) Revision / confirmation of vegetation classification within the Murray River foreshore;
- (ii) Further details and evidence to support excluded or low threat managed vegetation; and
- (iii) Corresponding details of the final Landscape Plans and ongoing landscape maintenance, detailing management of the identified low-threat areas.

Public Art

16. (a) Prior to submission of the relevant building permit application, a public art concept for the development to the value of 1.0% of the construction value is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Shire of Murray.

(b) Prior to occupation of the development, the approved public art strategy is to be implemented by the developer and maintained thereafter by the landowner/applicant and/or managers of the development, to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Murray.

Materials and Finishes

17. The development is to be constructed with high quality and durable external materials and finishes, consistent with the approved development plans, including elevations and perspectives (19 September 2025) (other than as amended by conditions of approval), to the satisfaction of the Western Australian Planning Commission.
18. Prior to submission of the relevant building permit application, the applicant is to submit final details of the materials, colours and finishes of the exterior of the building(s), to the satisfaction of the Western Australian Planning Commission.
19. Prior to occupation of the development, a non-sacrificial anti-graffiti coating is to be applied to the external surfaces of the development, and thereafter maintained, to the satisfaction of the Western Australian Planning Commission.
20. Prior to occupation of the development, all glazing to the tenancies fronting Pinjarra Road are to be glazed to a minimum of 50% of the frontage below the verandah/awning line, and shall be kept free of alternative window treatments or signage, to the satisfaction of the Western Australian Planning Commission.

Operational Management

21. (a) Prior to occupation of the development, a Shopping Trolley Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Shire of Murray.

(b) The approved Shopping Trolley 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.
22. (a) Prior to submission of the relevant building permit application, the Waste Management Plan (dated 28 March 2025) is to be updated to reflect the final development plans, and submitted to, and approved by, the Western Australian Planning Commission, on advice from the Shire of Murray.

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

Sustainability

23. (a) Prior to the submission of the relevant building permit application, written confirmation is to be provided from a suitably qualified professional confirming the sustainability measures contained within the Sustainability Report (dated 28 March 2025) have been incorporated in the final drawings and documents, to the satisfaction of the Western Australian Planning Commission

(b) Prior to occupation of the development, documentation from a suitably qualified professional is to be provided certifying that the sustainability measures identified within the approved Sustainability Report have been implemented to the satisfaction of the Western Australian Planning Commission.

Signage

24. (a) Prior to the submission of the relevant building permit application, a Signage Strategy is to be submitted to and approved by the Western Australian Planning Commission, on the advice of the Shire of Murray. The strategy is to include, but not limited to, details of the following:

- (i) the location, size and format of any signage to the building exterior;
- (ii) signage to promote and guide wayfinding; and
- (iii) the height of the sign annotated as 01 to be reduced to 6 metres.

(b) The approved Signage Strategy 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 & Parking

25. (a) Prior to commencement of development, an updated Transport Impact Assessment and associated SIDRA files are to be submitted to and approved by the Western Australian Planning Commission, on advice from Main Roads WA and the Shire of Murray. The updated TIA is to include, but not limited to:

- (i) Updated gap acceptance methodology to reflect the current development context;
- (ii) Amended swept path analysis, to comply with Main Roads Supplement to Austroads Guide to Road Design and demonstrating that service and delivery vehicles can safely access the site and surrounding road network;
- (iii) Details of safe and efficient access to the development from the Pinjarra Road entry, including demonstrating that vehicles stacking will not occur on Pinjarra Road and that the vehicles entering the development will not conflict with vehicles accessing the service station.
- (iv) Detail the necessary road upgrades to mitigate the impact of the development related traffic on the road network and to facilitate safe and efficient public access to the development, including detailed design plans for road upgrade treatments for the Pinjarra Road / Roe Avenue Intersection.
- (v) Details of the required vehicle sightlines associated with the 'Direct to Boot' Access 3 and for pedestrian crossing for Access 1 on Pinjarra Road.

(b) Prior to the commencement of development, detailed design plans (15% design) for the road upgrades to Pinjarra Road and the Pinjarra Road / Roe Avenue Intersection, corresponding to the updated and approved Transport Impact Assessment are to be submitted to, and approved by, the Western Australian Planning Commission, on advice from Main Roads WA.

(c) Prior to occupation of the development, suitable arrangements are to be made for the implementation of the approved detailed design plans for the road upgrades to Pinjarra Road and the Pinjarra Road / Roe Avenue Intersection, to the satisfaction of the Western Australian Planning Commission, on advice from Main Roads WA.

26. (a) Prior to commencement of development, detailed design plans (15% design) for road upgrades to Roe Avenue and James Street to support the proposed development in accordance with the approved development plans, are to be submitted to and approved by the Western Australian Planning Commission, on advice from the Shire of Murray.

(b) Prior to occupation of the development, suitable arrangements are to be made for the implementation of the approved detailed design plans for the road upgrades to Roe Avenue and James Street, at the landowner/developers cost and expense, to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Murray.

27. Prior to occupation of the development, arrangements are to be made for the provision of public transport bus stops within close proximity to the site, to the satisfaction of the Western Australian Planning Commission, on advice from the Public Transport Authority, Main Roads WA and the Shire of Murray.

28. (a) Prior to occupation of the development, certification is required that all car parking spaces, access aisles, loading bays and bicycle parking spaces have been designed, constructed and marked in accordance with the approved plan and in accordance with the applicable Australian Standard, to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Murray.

(b) All car parking spaces, access aisles, loading bays and bicycle parking spaces are to be maintained to the satisfaction of the Western Australian Planning Commission.

Advice

(a) This is a development approval only. The landowner/applicant is advised that it is their responsibility to ensure the proposed development complies with all other applicable legislation, local laws and/or license/permit requirements that may relate to the development. Contact the Shire of Murray for further advice on building, health, engineering and road reserve requirements.

(b) 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.

(c) With regard to Conditions 2 and 3 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 landowner/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.

The final plans and documents submitted to the WAPC to satisfy the conditions of this approval will be verified by Department of Planning, Lands and Heritage officers and any other local or State Government agency, where applicable. Approval for any substantive changes to the approved plans and/or documents will need to be obtained in writing from the Commission, via an Amendment Application process (Form 11B-2).

Where works and/or building permits are proposed to be staged, the Commission may agree to a staged/phased 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 Commission's approval.

- (d) With regard to Condition 6, the Lighting Plan 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.
- (e) With regard to Condition 10, the Public Transport Authority and Transperth require a minimum notice period of 10 business days prior to any proposed road closure that may affect bus services. Notification can be provided emailing transperth.servicedisruptions@pta.wa.gov.au
- (f) With regard to Condition 17, the use of authentic, durable and low-maintenance materials is recommended that are appropriate to the regional context and contribute to a strong, enduring sense of place.
- (g) With regard to Condition 22, the updated Waste Management Plan is to include details on hours of waste collection, design details of the bin store and new loading bay off Pinjarra Road. The updated Waste Management Plan must align with the approved traffic impact assessment and noise management plans for the site.
- (h) With regard to Conditions 25 and 26, the detailed road works plans should address:
 - relevant Austroads standards;
 - relevant Main Roads WA policies and design standards;
 - relevant Shire of Murray policies and design standards;
 - truncations/ceding of land to the road reservation, if necessary;
 - include any associated necessary kerbing, drainage, stormwater management, landscaping, footpath, infrastructure and street light upgrades;
 - upgrades to Roe Avenue to be of a main street standard that includes dual use paths, drainage infrastructure and street trees; and
 - upgrades to James Street to include details of road widening and traffic calming device.
- (i) Any works proposed within the road reserves will require the prior approval from the landowner (Main Roads WA / Shire of Murray) and will need to be undertaken in accordance with Main Road's / the Shire of Murray's specifications and to their satisfaction. Any such application should include a detailed infrastructure plan.
- (j) Main Roads WA advises:
 - (i) Approval for signage, pavement marking, and civil modifications is required under the *Road Traffic Code 2000*.
 - (ii) Approval for advertising signs visible from roads under Main Roads care and control is required under *Main Roads (Control of Advertisements) Regulations 1996*.

- (iii) Approval for works on Main Roads' road network is required under the *Main Roads Act 1930*.
- (k) The Water Corporation advises formal building approval will be required for the development from the Water Corporation. An application can be submitted via the Water Corporation online portal BuilderNet.
- (l) The Department of Fire and Emergency Services advises development plans are to be submitted to the Built Environment Branch for assessment and approval in accordance with Regulation 18B of the Building Regulations 2012. The development will need to demonstrate how fire hydrant hose coverage will be achievable from street verge hydrants.
- (m) The Department of Water and Environmental Regulation advises:
- (i) A vegetation clearing permit may be required if the vegetation on site is riparian. Under section 51C of the *Environmental Protection Act 1986* (EP Act), clearing of native vegetation is an offence unless:
- it is undertaken under the authority of a clearing permit;
 - it is done after the person has received notice under Section 51DA (5) that a clearing permit is not required; or
 - the clearing is subject to an exemption.
- (ii) Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas are contained in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. Information on how to apply for a clearing permit is available from: www.wa.gov.au/service/environment/environment-information-services/native-vegetation-clearing-permits.
- (iii) The proposed development area is located within the Murray Groundwater Area (Coolup sub area) which is proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction would be subject to licensing by the Department of Water and Environmental Regulation (DWER). Please contact the DWER water licensing section on 9550 4222 for further advice on water availability.
- (iv) Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to high risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of any ground and/or groundwater disturbing works. <http://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>.
- (n) Western Power advises a load connection request / application for electricity transmission services for the development will be required.
- (o) If the landowner/applicant is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 11B of the *Planning and Development Act 2005*.