



Planning and Development Act 2005
Part 11B; Section 171X(4)

**APPROVAL OF FORM 11B-2 APPLICATION TO AMEND A
DEVELOPMENT APPROVAL**

WAPC Ref:	SD-018-24-2.1
Property Location:	Lot 805 Chapman Hill Road, Bovell
Development Approval Details:	Service Commercial Development
Amendment Details:	Changing the land use of Tenancy 12C from Bulky Goods Showroom to Trade Supplies
Determination Date:	29 April 2026

That the Statutory Planning Committee resolves:

- A. to note this application is not capable of being determined under the applicable planning instrument, being the City of Busselton Local Planning Scheme No. 21, and is seeking discretion under s.171R(1)(b) of the *Planning and Development Act 2005* and it has been considered and determined accordingly; and
- B. under s.171X(4) of the *Planning and Development Act 2005* to approve development application reference SD-018-24-2.1 and accompanying plans (date-stamped 23 February 2026) to amend its approval for a service commercial development at Lot 805 Chapman Hill Road, Bovell (WAPC Reference SD-018-24) dated 24 September 2025, subject to amendment of Conditions 2 and 5, and with all other conditions and advice of the Western Australian Planning Commission's approval to remain applicable to the development, as follows:

Amended Conditions

2. The development is to be undertaken in accordance with the approved plans (date-stamped 3 September 2025 and 23 February 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.
5. This approval is for the following land uses as defined under the City of Busselton Local Planning Scheme No. 21:
 - (a) Bulky Goods Showroom for all tenancies;
 - (b) Tenancy 1 - Trade Supplies, Warehouse/Storage and/or Garden Centre
 - (c) Tenancy 12C - Trade Supplies; and
 - (d) Tenancy 23 - Restaurant/Café.

Advice

All other conditions of the development approval dated 24 September 2025 remain applicable to this development.