



# **Proposed Scheme Amendment to City of Kalamunda Local Planning Scheme No. 3 – Additional Use for ‘Medical Centre’**

**Lot 65 (No. 54) Edinburgh Road, Forrestfield**

March 2026

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## 1.0 Introduction

This submission has been prepared by Altus Planning on behalf of Foothills Medical Centre (**Applicant**) to provide justification for a proposed amendment (**proposal**) to the City of Kalamunda (**City**) Local Planning Scheme No. 3 (**LPS3** or **Scheme**) for an Addition Use as a 'Medical Centre' at Lot 65 (No. 54) Edinburgh Road, Forrestfield (**subject site** or **site**).

Existing development on site is a converted residential dwelling which has been operating as a 'Consulting Rooms' since 1975. In the mid 1980s, the number of health consultants on site increased to three (3) health consultants which was prior to the delineation of the current definition of 'Consulting Rooms' and 'Medical Centre'.

In reviewing the gazetted Scheme in 1975, the 'Consulting Room' definition does not explicitly limit the number of consultants permitted onsite.

The operation has continued operating with 3 – 5 health consultants to date with subsequent extensions and is considered, in practical sense, to have a non-conforming use rights as a 'Medical Centre'. Notwithstanding, the Applicant wishes to formalise the use as a 'Medical Centre' to enable the continuation of operation onsite.

The proposed scheme amendment is intended to formalise activities include 'Medical Centre' as an additional use on subject site. This is considered appropriate given that it will not alter any other residential uses in the surroundings. Furthermore, there has been no issue with the operation which has existed on site for over 50 years.

In addition, the surrounding locality is not unfamiliar with some level of activities, given that the site is located opposite a shopping centre. Furthermore, the surrounding site has a dual coding of R25/R60, suggests the potential of having higher level of residential density which will benefit from the proposed additional use.

It is submitted that there will be no further development onsite which is required that would result from the proposed scheme amendment as the current development is sufficient to accommodate the intended use.

The following additional information has been attached as part of this report:

- Attachment 1 – Certificate of Title
- Attachment 2 – Existing Approval

- Attachment 3 – Shared Car Parking Agreement

## 1.1 Site Description and History

The subject site is located within Forrestfield, approximately 15km south-east of the Perth Central Business District (**CBD**). It measures 794m<sup>2</sup> and is zoned 'Residential' and coded 'R25/60' pursuant to the City's LPS3.

Located at the corner of Edinburgh Road and Bristol Way, the subject site is part of a residential suburb with an interface to commercial development along Edinburgh Road.

On the opposite side of Edinburgh Road, is a local shopping centre known as 'Centro Forrestfield'. The shopping centre consists of supermarket, restaurants, takeaways, news agency, liquor shop and a fuel station along the corner of the property.

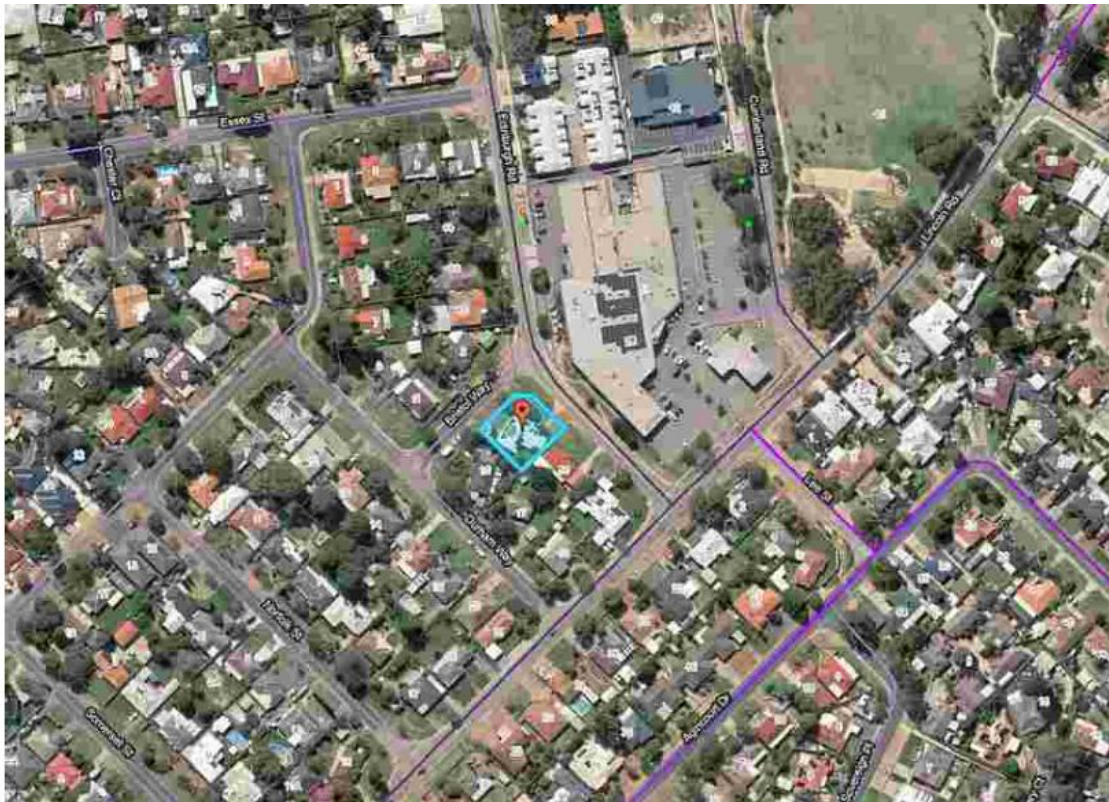


Figure 1: Aerial/cadastral of subject site and surrounds (Source: PlanWA)

Historically, the Applicant has operated from the subject site as 'Consulting Rooms' since 1975. In subsequent years, the number of health consultants onsite has increased to 3 – 5 health consultants.

There was no clear delineation between the 'Consulting Rooms' and 'Medical Centre' in the 1975 gazetted scheme and the 'Consulting Rooms' definition does not expressly limit the number of health consultants permitted onsite. As such, the site continues to operate with use rights as what would now be considered a 'Medical Centre'.

The subject site consists of a converted residential dwelling which has been modified over the years to make it fit-for-purpose. At this stage, there are three (3) consultants' rooms and two (2) treatment rooms which was approved as part of the extension dated 12 February 2026. Refer to **Attachment 2**. Works on the extension are being progressed at the time of preparation of this report.

There is also a total of nine (9) car parking bays available onsite, including one under the existing carport. In addition, a formal shared parking arrangement has been made with the shopping centre over the years which allows patients from the subject site to park within the shopping centre car parking area. Refer to **Attachment 3**.



*Figure 2: Aerial/cadastral of subject site and surrounds (Source: PlanWA)*

Currently, there are 3 – 5 General Practitioners (**GP**) that operates on site. The intention is to allow for the addition of 2 more GPs or other allied health practitioners which can be fully accommodated within the existing development.

Existing operating hours on the subject site are currently as follows and unlikely to change. There is no operation on Sundays or Public Holidays.

- Monday to Friday 8:00am till 5:30pm
- Saturday 8:00am till 12:00pm

## 1.2 Proponent and Land Ownership

The subject site is made up of one (1) freehold lot described as follows in Table 1 below:

*Table 1: Legal Land Description*

| Lot No. | Plan  | Volume/Folio | Street Address                     | Registered Proprietor       |
|---------|-------|--------------|------------------------------------|-----------------------------|
| 65      | P9734 | 1769/638     | 54 Edinburgh Road,<br>FORRESTFIELD | OLSZEWSKI, IAN<br>ALEXANDER |

The Applicant is the owner of the land. A copy of the Certificate of Title is provided at **Attachment 1**.

## 2.0 Strategic and Statutory Planning Framework

### 2.1 State Planning Context

#### 2.1.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' pursuant to the Metropolitan Region Scheme (**MRS**). No changes are required for the MRS. The proposed amendment is considered to be consistent with the zoning of the land.



*Figure 3: Subject site zoning under the Metropolitan Region Scheme (MRS). (Source: PlanWA)*

## 2.1.2 State Planning Policies

### **State Planning Policy 1 State Planning Framework (SPP1)**

It is considered that there are several relevant general principles for land use planning and development applicable in this context, the key principles for community are:

*ii. promoting a range of accessible community resources, including affordable housing, places of employment, open space, urban tree canopy, education, health, cultural and community services;*

*...*

*v. promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and*

The proposed formalisation of use as a 'Medical Centre' would not significantly alter the surrounding nature or characteristics of the locality. Nevertheless, it increases the opportunity for additional health services to be provided in support of the demand of the local community.

In addition, it is well placed in its location, with proximity to residential dwellings that are intended for a higher coding and existing interface to commercial development.

Aside from the above, in accordance with the principle for economy of SPP1:

*iii. avoiding land use conflicts by separating sensitive and incompatible uses from industry and other economic activities with off-site impacts*

*iv. promoting local employment opportunities in order to reduce the time and cost of travel to work*

It is considered that the proposed amendment would not have any offsite impact that cannot be managed. As per the above, the site has an existing non-residential use and abuts a local shopping centre.

One of the more important considerations is car parking and this can be sufficiently addressed. Given the existing shared parking arrangements, any increase or perceived increase in traffic are redirected to the shopping centre and there is no additional traffic movement onsite.



'Medical Centre' is a Category B use. Clause 7.9 (f) indicates that out-of-centre development will require a Net Benefit Test. In this instance, it is considered that a full Net Benefit Test will not be required as the proposed amendment will not result in significant changes to the existing characteristics of the development.

However, consideration is given to the SPP4.2 Implementation Guidelines Clause 5.3 which indicates key considerations which guide assessment of out-of-centre development.

*Table 2: SPP4.2 Implementation Guidelines Clause 5.3*

| Key Considerations                                                                                                                                        | Proposed Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there a demand for additional floorspace, and how does the proposal meet this demand?                                                                  | <p>It is submitted that the subject site already operates successfully as a medical centre.</p> <p>The proposed amendment is to facilitate future expansion of the medical centre use as there is demand for such use in the vicinity. It is not anticipated that there will be any further extension (other than what was already approved) that is required, subsequent to the gazettal of proposed amendment.</p>                                                            |
| How will the proposed development impact on the role of the activity centre and/or the viability and vibrancy of other activity centres in the hierarchy? | <p>It is unlikely for the proposed amendment to impact on the activity centre, particularly due to the minor nature of the proposed development.</p> <p>The subject site is only 794sqm and therefore provides a natural limit to future growth. In addition, there is an existing local shopping centre just opposite the subject site and therefore the proposed amendment is unlikely to result in a significant change in hierarchy or vibrancy of the activity centre.</p> |
| What is the anticipated loss and/or gain of services to the community?                                                                                    | <p>There will be no net loss to the community. The amendment allows for a broader range of health and medical related services to be provided to the surrounding community. Furthermore, the subject site has existing patrons and provides much needed services to the existing community.</p>                                                                                                                                                                                 |
| What is the anticipated impact on access (distance, time, mode of travel) to services by the community?                                                   | <p>It is unlikely for there to be a significant impact to access. A total of 9 car parking bays have been provided on site. Additional parking demand can be met with the shared parking arrangements with the shopping centre opposite.</p>                                                                                                                                                                                                                                    |

|                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Will the proposal contribute to a net increase in employment?                                       | <p>With the formalization of Medical Centre use, the scheme amendment itself does not necessarily increase the number of consultants onsite.</p> <p>However, it is the intention of the Applicant that future development would enable the employment of up to 7 health consultants and this will be subject to a separate development application at that time.</p> |
| Does the proposal align with the objectives and outcomes of this policy and the planning framework? | Given the proposal is of a minor nature and on existing site used commercially, it is unlikely to detrimentally impact any activity centre hierarchy.                                                                                                                                                                                                                |
| Are any potential impacts reduced over the longer term?                                             | The only potential impact is an increase in traffic movement, which is considered to be acceptable for the site.                                                                                                                                                                                                                                                     |

Furthermore, out-of-centre development will need to consider Clause 7.9 (g):

*Out-of-centre development may only be appropriate where it is:*

- *sufficiently separated from nearby activity centres to minimise negative impacts to those activity centres (as demonstrated through the NB Test);*
- *in proximity to existing housing at an average dwelling density of at least 25 dwellings per gross Urban Zone (Region Schemes) hectare within a 400m walkable catchment of the development; and*
- *accessible to its catchment community by walking and cycling, minimising the need for additional private vehicle trips.*

As iterated previously, the proposed scheme amendment for the Medical Centre will not impact the surrounding activity centre, particularly as the subject site already has existing commercial use.

The proposed amendment is only likely to increase the usage and capacity that is limited in floorspace, which is considered minor in nature and unlikely to compete with the nearest activity centre.

Furthermore, it adds to essential services for the residents in the surroundings, particularly considering the aging and changing demographics.

The subject site is also located just opposite an existing local shopping centre which further allows for co-location of use.

### 2.1.3 State Planning Strategies

#### **State Planning Strategy 2050**

The State Planning Strategy 2050 provides context to Western Australia's increasingly aging population, with an increase of population over 65 from 13% to 22%. This sees an increased demand and need to prioritise access to health care together with the growing population.

One of the principles of the strategy sets out the following:

*Sustained growth can be achieved through communities becoming desirable environments in which to live, supported by choice and excellence in housing, health and educational opportunities.*

Section 2 of the Strategy also indicates the objective as "*To coordinate physical infrastructure with development for community betterment.*" This also is further set out in following:

*Improving physical infrastructure will provide benefits to public health, liveability, economic development and connectivity across the State. It will drive efficiency, synergies, raise productivity and enhance global competitiveness.*

It is highlighted in Section 3 that both public and private investment in social infrastructure is essential. Social infrastructure has both 'hard' and 'soft' elements:

*'Hard' elements include health facilities and centres, education facilities, nursing homes, recreation grounds, police stations, prisons, fire and emergency service buildings, art and cultural facilities and other government buildings.*

Section 3.3 of the Strategy also highlights the strategic approach for health and wellbeing in Table 16. In particular it highlights the aspiration to provide:

- *A range of public, private and not-for profit health care providers, facilities and services across the State.*

The proposed amendment provides the much required physical infrastructure and health services which will seek to provide benefit to the surrounding residential community. It allows for additional health services option to be made available within the existing site, particularly for the increasingly aging population.

## **Directions 2031 and Beyond**

Similar to the above, Directions 2031 and Beyond indicates the need to plan for an efficient and equitable distribution of social infrastructure.

*Social infrastructure provides the facilities, social services and networks that support communities. This includes education, health, housing, public transport and cultural facilities, services and programs.*

Some of the key challenges highlighted are:

- *ensuring that existing social infrastructure has the capacity to meet changing community needs;*
- *ensuring that resources are used efficiently.*

The proposed amendment supports the ongoing supply of required social infrastructure through the provision of health services. The amendment enables the utilisation of existing infrastructure on site to service the local community.

## **Perth and Peel @ 3.5 Million**

The strategic framework for Perth and Peel @ 3.5 Million also highlights the importance of community and social infrastructure. One of the framework's overarching objectives includes:

*To provide a wide range of community and social infrastructure to enhance the health and wellbeing of the community and meet the community's needs including health, education, sport and recreation, while promoting co-location and optimising the use of existing facilities.*

The subject site is within a residential zone and in proximity to aged care facilities, providing easy access and convenience to broader health services on site. The amendment will also allow for optimisation of the existing facility which is fit for purpose for a 'Medical Centre'.

### 2.2.1 City of Kalamunda Local Planning Scheme No. 3

Pursuant to the City's Local Planning Scheme No. 3, the subject site is zoned Residential R25/60.

- *To provide primarily for single residential development whilst allowing for a range of residential densities in order to encourage a wide choice of housing types within the Shire.*
- *To give consideration to grouped dwelling developments if the site is near amenities and can be integrated into the single residential environment.*
- *To facilitate a range of accommodation styles and densities to cater for all community groups inclusive of the elderly, young people in transition and the handicapped. Such*

*accommodation is supported where it is appropriately situated in proximity to other services and facilities.*

- *To encourage the retention of remnant vegetation.*

The existing site has been operating as a 'Consulting Rooms' since 1975 and has accommodated more than 2 health consultants since 1980s. The site is considered to effectively have existing non-conforming use rights as a 'Medical Centre'.

It is considered so as the original definition for 'Consulting Rooms' for the 1975 gazetted scheme does not have a clear restriction nor delineation for number of consultants permitted onsite.

Notwithstanding, the definition of consulting rooms as defined within the current LPS3 are as follows:

***"consulting rooms"** means premises used by no more than two health consultants for the investigation or treatment of human injuries or ailments and for general care;*

A 'Medical Centre' as defined within LPS3 as follows:

***"medical centre"** means premises used by more than two health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling);*

The intention of the proposed scheme amendment is to formalise the existing use, to allow for the continuation of use as a 'Medical Centre'. It is also intended that as part of the formalisation of use, it would allow for the addition of 2 health consultants in the future, subject to a separate development application.

Notwithstanding that there will be a likely increase in the number of health consultants onsite, it is considered that the increase will not significantly impact the existing use and surrounding locality.

### **General Development Requirements**

Pursuant to Clause 5.7.1 Table 3 car parking requirements for 'Medical Centre' is:

*"6 bays per practitioner and 1 per staff"*

The proposed amendment is intended for a 'Medical Centre' with the possibility of accommodating up to seven (7) practitioners in the future.

In a statutory sense, there is an existing shortfall of carparking bays onsite. A total of nine (9) car parking bays are available and it is unlikely that additional bays can be incorporated as part of any future development. However, consistent with the current operation, a shared parking arrangement has been made with the shopping centre adjacent to the subject site. The signed agreement can be referred to at **Attachment 3**.

The shopping centre has parking spaces which are underutilised and this can be verified, if required, in any future development application. Therefore, any increase in car parking demand can be sufficiently accommodated. As such, it is unlikely for the intended future use to have a significant amenity impact.

### *2.2.2 Local Planning Policies*

The subject lot is not located within a structure plan or any other defined planning policy area.

#### **Local Planning Policy 9 – Dual Density Design (LPP9)**

Whilst the subject site is located within a dual density area, the proposed outcome or use of development is of a non-residential use. Therefore, it is considered that the provisions are not explicitly applicable to the proposed use onsite.

#### **Local Planning Policy 11 – Public Notification of Planning Proposals (LPP11)**

The policy provides indication of duration and extent of advertising required for proposed scheme amendment.

It is considered that the proposed amendment is a Standard Amendment and therefore, requires advertising to a minimum 100m radius for a minimum of 42 days. The advertising will be conducted through letters, website notice and signs erected onsite.

#### **Local Planning Policy 18 – Requirements of Local Planning Scheme Amendments (LPP18)**

This report has been prepared in accordance with the provisions of LPP18. This includes assessment against the planning framework and highlighting the potential outcome of proposed amendment.

The proposal is considered a Standard Amendment, given that it is proposed as an additional use which is unlikely to have a significant impact relative to the development in the locality.

### **Local Planning Policy 20 – Consulting Rooms in Residential Areas (LPP20)**

The intention of the policy is to ensure that Consulting Rooms within Residential Areas are maintained with high quality amenity.

Notwithstanding that the proposed scheme amendment is intended for an additional use as a 'Medical Centre', consideration has been given to the policy.

*Table 3: Provisions for LPP20*

| <b>Key Considerations</b> | <b>Proposed Amendment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location                  | <p>The subject site currently exists as 'Consulting Rooms' with use rights which effectively would now make it a 'Medical Centre'.</p> <p>The site is a corner lot with ample visibility and street frontage. Furthermore, it is located adjacent to an existing local shopping centre.</p> <p>Considering the above, the presence and continuation of a non-residential use will not be an incursion in the streetscape or locality.</p>                                                                                                                           |
| Built Form                | <p>There is already existing signage onsite and does not require further amendments. Therefore, given the nature of existing operations, the non-residential use of the site stays the same.</p> <p>For anticipated future development and built form, the lot is restricted by its size and the existing development. Should further addition/extensions be considered, these can generally be dealt with within the Development Application stage.</p> <p>Notwithstanding, it is considered that with the latest extension, the subject site has already been</p> |

|             |                                                                                                                                                                                                                                                                                                                                                               |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | <p>maximized and is unlikely to accommodate further changes in built form. The intended increase in number of health consultants can be fully accommodated by internal conversion of rooms on subject site, i.e. no external built form changes.</p> <p>The latest approval be referred to at <b>Attachment 2</b>.</p>                                        |
| Landscaping | Noted. No additional car parking will be proposed onsite and therefore no additional landscaping is required.                                                                                                                                                                                                                                                 |
| Car Parking | <p>The subject site has nine (9) existing car parking bays. There is no space or opportunity to increase the number of car parking bays onsite with the existing built form.</p> <p>However, a shared parking arrangement has already been made with the adjacent local shopping centre. Refer to signed shared parking agreement at <b>Attachment 3</b>.</p> |

### 2.2.3 Local Planning Strategy

The Local Planning Strategy indicate the intention of City to:

*The provision of excellent recreational and community facilities throughout the Shire.*

Especially with the future growth of the population, there will be greater demand on existing and new facilities to provide essential health services.

Furthermore, one of the key issues with the City is the ageing population. The provision of additional health services would be beneficial to growing demand. Given the above, it is considered that the proposed scheme amendment as 'Medical Centre' would contribute positively to the City of Kalamunda.

## 3.0 Amendment Proposal

### 4.1 Amendment Specifications / Type (Basic / Standard / Complex)

Pursuant to the provisions of Part 5 clause 34 of the LPS Regs, the proposed amendment is considered to be a standard amendment.

Having considered the terms applicable for a Standard Amendment, the following definitions are relevant to the proposal:

*(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*

...

*(e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*

*(f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*

*(g) any other amendment that is not a complex or basic amendment.*

The subject site is zoned 'Residential' with a R25/60 coding. The existing development onsite has been used for many years as 'Consulting Rooms'. The proposed amendment is intended to permit the use of 'Medical Centre' as an additional use on subject site.

The existing operation already has 3 – 5 health consultants on site. The intention of the scheme amendment is to formalise the use and to permit additional 2 health consultants on site, making it a total of 7 health consultants.

There will be no additional works or built form changes subsequent to the proposed scheme amendment. The existing development, as per the latest approved extension are more than capable of accommodating the intended number of health consultants onsite.

Furthermore, whilst the subject site is located within a residential zone, the subject site is located opposite a local shopping centre which is an existing non-residential use. Any perceived amenity impact as a result of the proposed amendment is considered to be negligible.

It is proposed that the following amendment to be made to Schedule 2 – Additional Uses of LPS3:

| No. | Description of land                                | Additional use       | Conditions |
|-----|----------------------------------------------------|----------------------|------------|
| A60 | Lot 65 (No. 54)<br>Edinburgh Road,<br>Forrestfield | Medical Centre – 'A' |            |

## 4.2 Rationale for Amendment

Having considered the existing site conditions and the planning framework, it is considered that the proposed amendment can be supported.

### 4.2.1 Utilisation of Existing Development

The existing building has been used as a 'Consulting Rooms' since 1975. Subsequently, in 1986, there has been more than two (2) health consultants operating onsite. To date, there has been no issue with the operation.

Modifications have been made to the existing building over the years in keeping with the current Building Codes. Subsequent expansion of the site has also permitted the continuation of use and be economically viable, by allowing the operation of 3 – 5 consultants onsite.

The intention of the Applicant is to allow for the existing infrastructure on site to be utilised more effectively. Furthermore, there is demand in the vicinity for more health care services, particularly with the growing and ageing population.

### 4.2.2 Amenity Consideration

In light of historical usage, there is no offsite amenity impact that cannot be managed.

In addition, any potential increase in car parking demand can be sufficiently met by the shared parking arrangement with the local shopping centre. The benefit of having such arrangement is that it does not divert any potential traffic movement offsite and therefore keeping the traffic movement to existing levels only.

From a noise perspective, it is considered that the amendment itself will not change the existing use or incur additional noise from use. Again, the operating hours can be managed so operations will generally fall between the hours where there is higher threshold for prescribed noise levels for a residential locality in accordance with the *Environmental Protection (Noise) Regulations 1997*.

### 4.2.3 Future Anticipated Demand

The subject site is located within an established residential area. With a dual density coding of R25/60, it can be considered that there is an opportunity to accommodate higher density dwellings in the surrounding area.

In this instance, it is considered that 'Medical Centre' will be providing additional essential health services for the immediate surrounding residential and any future projected growth.

### **4.3 Land Use Scoping Statement**

#### *4.3.1 Scale and Intensity of Use*

With the scheme amendment for the additional use for 'Medical Centre', it is considered that the subsequent built form will largely stay the same. Any extension or addition to the subject site will only be extension to the rear of the property and does not alter its presence when viewed from the streetscape.

However, it is unlikely that further extension will be accommodated onsite, as the latest approved extension would be sufficient to accommodate any internal changes to suit the use for seven (7) health consultants.

Consistent with existing use, these health consultants will mostly consist of GPs, although there might be opportunity to offer other allied health practitioner services if required.

Any consideration of future changes can be managed during the development application process.

It is intended that the operating hours will stay the same, generally between 8:00am – 5:30pm on weekdays and 8:00am – 12:00pm on Saturday. The premise will not be open on Sundays or Public Holidays.

Generally, each health consultation will be between 15 minutes to 30 minutes. It is expected that patients will make booking prior to attending the site.

#### *4.3.2 Traffic and Parking*

Whilst there will be a potential increase in the number of health consultants onsite, there will not necessarily be any increase in traffic movement to and from site.

There is existing nine (9) car parking bays on subject site, including one (1) underneath the existing carport. A shared parking arrangement has been made with the local shopping centre adjacent to the property.

Notwithstanding the current statutory shortfall of carparking bays, it is considered that the shared parking arrangement is beneficial and has operated well to date.

#### 4.3.3 Noise Management

Considering that the intention is to allow for two more health consultants onsite, this is equivalent of two (2) more patients at one time. Notwithstanding, it is not considered that the site will be operating at full capacity at all times.

With the current use, the operating hours are within the higher threshold for noise for residential area in accordance with the *Environmental Protection (Noise) Regulations 1997*. This can continue to be enforced so there is no increased noise impact.

#### 4.3.4 Safety and Security

Consistent with the existing operations, there is unlikely to be any increase in safety or security risk given that the site has been operating in place for the past 50 years. The increased number of health practitioners will have negligible impact on the site and surrounds.

## 5.0 Conclusion

The landowner is seeking scheme amendment for an additional use for 'Medical Centre' on the subject site.

For the reasons outlined in this Report, our view is that the proposed scheme amendment is suitable for the site and is consistent with both the State and Local planning framework. The proposal also considers the existing context and amenity of the site and surrounding locality. Given the minor nature of the proposal, which will result in the potential addition of two (2) health practitioner, it is considered that the amendment will not have adverse impact to the locality. Accordingly, it is submitted that the proposal warrants approval.

Accordingly, it is submitted that the proposal warrants support and it is therefore submitted that an amendment to LPS42 be initiated to allow for an additional use for 'Medical Centre' on subject site.

Altus Planning

## Attachment 1 - Certificate of Title



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**1769**

**638**

## RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 65 ON PLAN 9734

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

IAN ALEXANDER OLSZEWSKI OF 2 DUVAL ROAD DARLINGTON WA 6070

(T P203800 ) REGISTERED 1/7/2022

### LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. O206679 CAVEAT BY CLINICAL LABORATORIES (WA) PTY LTD AS TO PORTION ONLY LODGED 1/8/2019.
2. P203801 MORTGAGE TO BANK OF QUEENSLAND LTD REGISTERED 1/7/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

### STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1769-638 (65/P9734)  
PREVIOUS TITLE: 431-48A  
PROPERTY STREET ADDRESS: 54 EDINBURGH RD, FORRESTFIELD.  
LOCAL GOVERNMENT AUTHORITY: CITY OF KALAMUNDA

## Attachment 2 – Existing Approval





Enquiries: Donna Perera Statutory Planner – 9257 9815  
Our Ref: DA25/0267 & ED-02/054

12 February 2026

Patrick Hubble  
421 Oxford Street  
Mount Hawthorn WA 6016

Dear Sir/Madam,

**Additions and alterations to existing building (consulting rooms)) – Lot 65 (No.54) Edinburgh Road, Forrestfield WA 6058**

Please be advised that your planning application received 26/06/2025 for a proposed addition to Consulting Rooms at the above mentioned property has been **APPROVED** subject to the conditions and advice notes on the attached Notice of Determination.

If the development subject of this approval is not substantially commenced within a period of two (2) years or such other period as specified in the approval after the date of the determination the approval shall lapse and be of no further effect.

If you are not satisfied with any of the conditions imposed, a right of review (appeal) exists against the decision to the State Administrative Tribunal. Appeal rights exist for 28 days after the date of this letter. Appeal forms can be obtained at the State Administrative Tribunal.

Should you wish to discuss the matter further please contact Donna Perera Statutory Planner in the City's Planning Services on 9257 9815 or via email ([donna.perera@kalamunda.wa.gov.au](mailto:donna.perera@kalamunda.wa.gov.au)).

Yours faithfully,

A handwritten signature in cursive script that reads "Cardia Mariani".

Cardia Mariani  
Principal Statutory planner

Encl. Notice of Determination  
Approved Plans

**City of Kalamunda**

2 Railway Road, KALAMUNDA WA 6076

Postal Address

PO Box 42, KALAMUNDA WA 6926

Tel: (08) 9257 9999

Fax: (08) 9293 2715

Email: [enquiries@kalamunda.wa.gov.au](mailto:enquiries@kalamunda.wa.gov.au)**NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING  
APPROVAL*****PLANNING AND DEVELOPMENT ACT 2005***

|                            |                                                                   |             |            |
|----------------------------|-------------------------------------------------------------------|-------------|------------|
| ADDRESS:                   | 54 Edinburgh Road<br>Forrestfield WA 6058                         | LOT NO.     | 65         |
| TITLE VOL NO.              | 1769                                                              | FOLIO       | 638        |
| APPLICATION<br>DATE        | 20/06/2025                                                        | RECEIVED ON | 26/06/2025 |
| DESCRIPTION<br>OF PROPOSAL | Additions and alterations to existing building (consulting rooms) |             |            |

The application is:



Granted subject to the following conditions:



Refused for the following reason(s)

**CONDITIONS OF APPROVAL**

1. The development must be carried out in accordance with the stamped approved plan(s)/drawing(s) and document(s) (including any recommendations made) listed below, stamped and returned to the applicant with this decision notice, including any amendments to those plans as shown in red.

| Plan No. | Title             | Revision | Date       | Prepared by   |
|----------|-------------------|----------|------------|---------------|
| 1        | Development plans | -        | 18/06/2025 | Hubble Design |

2. Stormwater must be disposed of on-site to the satisfaction of the City of Kalamunda for the duration of the development.

3. The development and use of the site is required to comply with the definition of a 'Consulting Room' as set out under the City of Kalamunda Local Planning Scheme No.3.
4. This development approval does not authorise the removal of vegetation other than any marked for removal on the approved plan(s).
5. The addition must be constructed of similar colours and materials to the existing building to the satisfaction of the City of Kalamunda.
6. The addition must be constructed with the finished floor level matching the stamped plans. Any additional cut and fill to the site more than 100mm does not form part of this development approval and if required, amended plans must be submitted to the City of Kalamunda for approval.
7. All landscaping noted in the approved Plan must be planted prior to occupation of the development and maintained thereafter, to the satisfaction of the City of Kalamunda.  
  
Any species which fail to establish within the first two planting seasons following implementation must be replaced at the landowners cost to the satisfaction of the City of Kalamunda.
8. 8 Car parking bays must always be available for their intended purpose and must not be used for any alternative purpose at any time.
9. The approved signage and footing adjacent to the boundary must be constructed wholly within the subject allotment.
10. Signs and on-site advertising must not include reflective, flashing, chasing or pulsating lights and must not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries for the duration of the development.

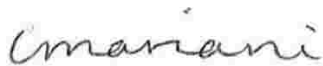
In addition to the conditions, the applicant is to have regard to the following:

- a) All development must comply with the provisions of Council's Local Planning Scheme No 3, Health Regulations, Building Code of Australia, and all other relevant Acts, Regulations and Local Laws.
- b) In regard to condition 2, Consulting rooms defined as the following under the City of Kalamunda Local Planning Scheme No. 3. "premises used by no more than two health consultants for the investigation or treatment of human injuries or ailments and for general care"
- c) Prior to construction on site the applicant is required to obtain a building permit from the City's Building Services.
- d) The applicant/landowner is requested to contact the City of Kalamunda's Building Services regarding disposal of stormwater.

- e) Any trees requiring protection from development works should be in accordance with AS4970-2009 "Protection of Trees on Development Sites".
- f) The applicant is reminded of their obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Environment.

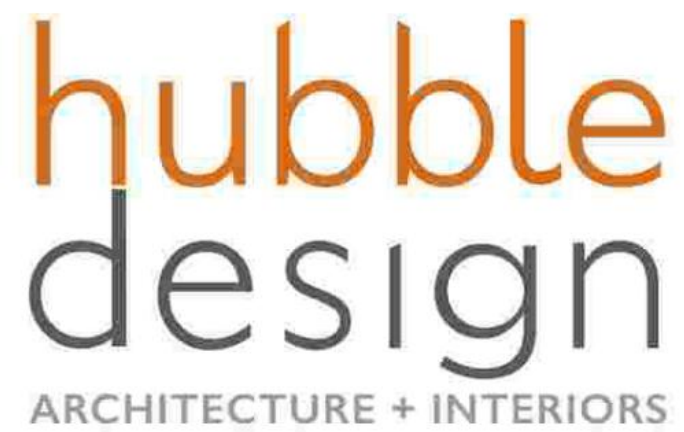
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I hereby sign this approval for the application received 26/06/2025 for proposed **additions and alterations to existing building (consulting rooms)** for and on behalf of the City of Kalamunda.



Cardia Mariani  
Principal Statutory Planner

Dated: 12 February 2026



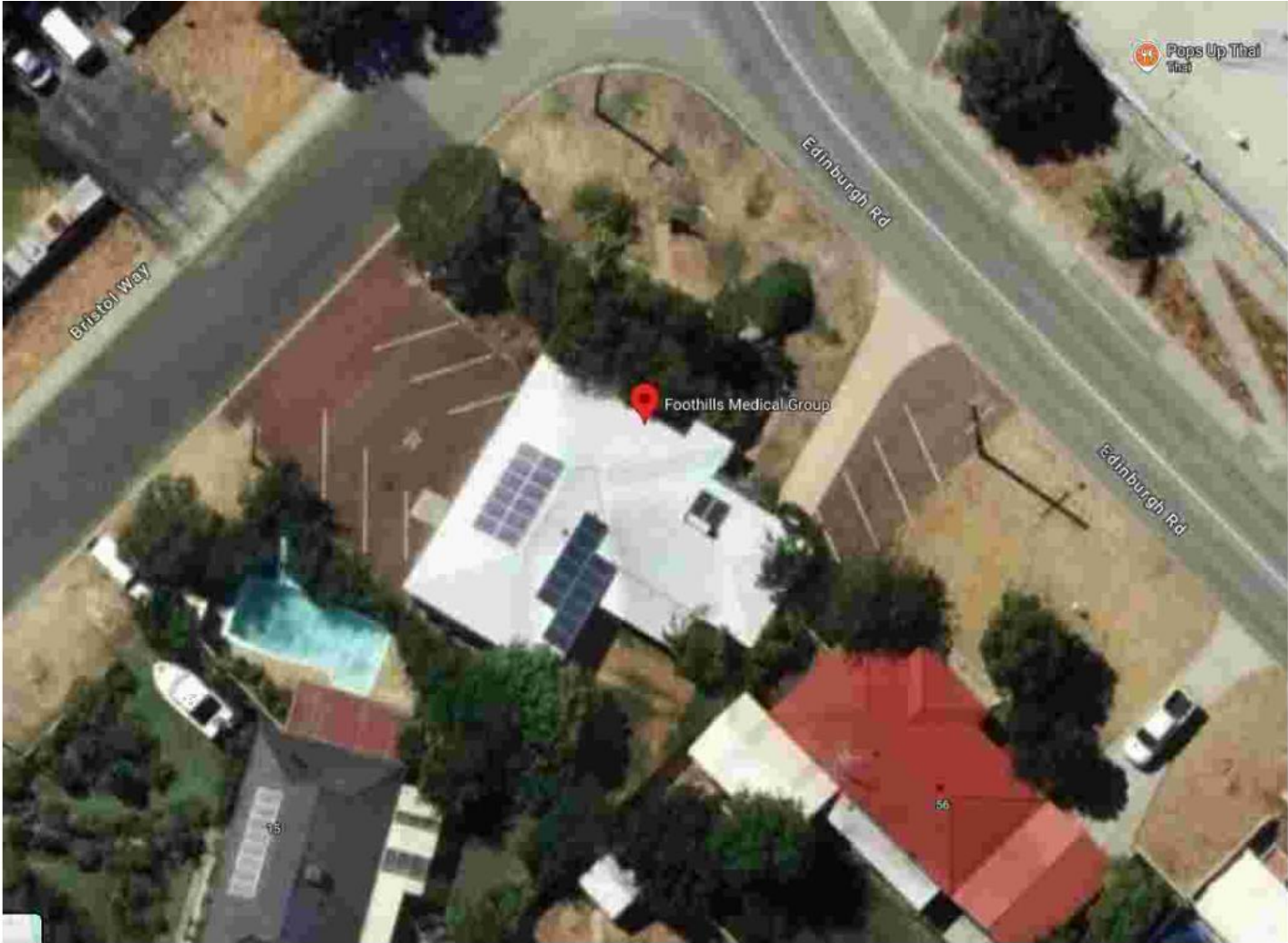
Development Approved  
DA 25/0267  
12 Feb 2026

Signed: *C. Mariani*

**54 EDINBURGH RD, FORRESTFIELD, WA, 6058**

ISSUE FOR DA AMENDMENT

| Page No. | Title                       | REV | Issued                              | Published                           | Comment |
|----------|-----------------------------|-----|-------------------------------------|-------------------------------------|---------|
| A0-00    | TITLE PAGE                  | 02  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A0-01    | LAYOUT LIST   LOCATION PLAN | 02  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A0-02    | SITE SURVEY                 | 01  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A1-01    | SITE PLAN                   | 02  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A1-03    | OVERSHADOWING PLAN          | 01  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A2-01    | GROUND FLOOR                | 02  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A2-02    | ROOF PLAN                   | 02  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A3-02    | ELEVATIONS 03 & 04          | 01  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| A3-03    | ELEVATIONS 01 & 02          | 01  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |         |



LOCATION PLAN | SATELLITE IMAGERY

City of  
**Kalamunda**

Development Approved

DA 25/0267

12 Feb 2026

Signed

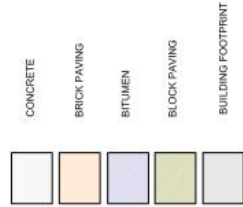
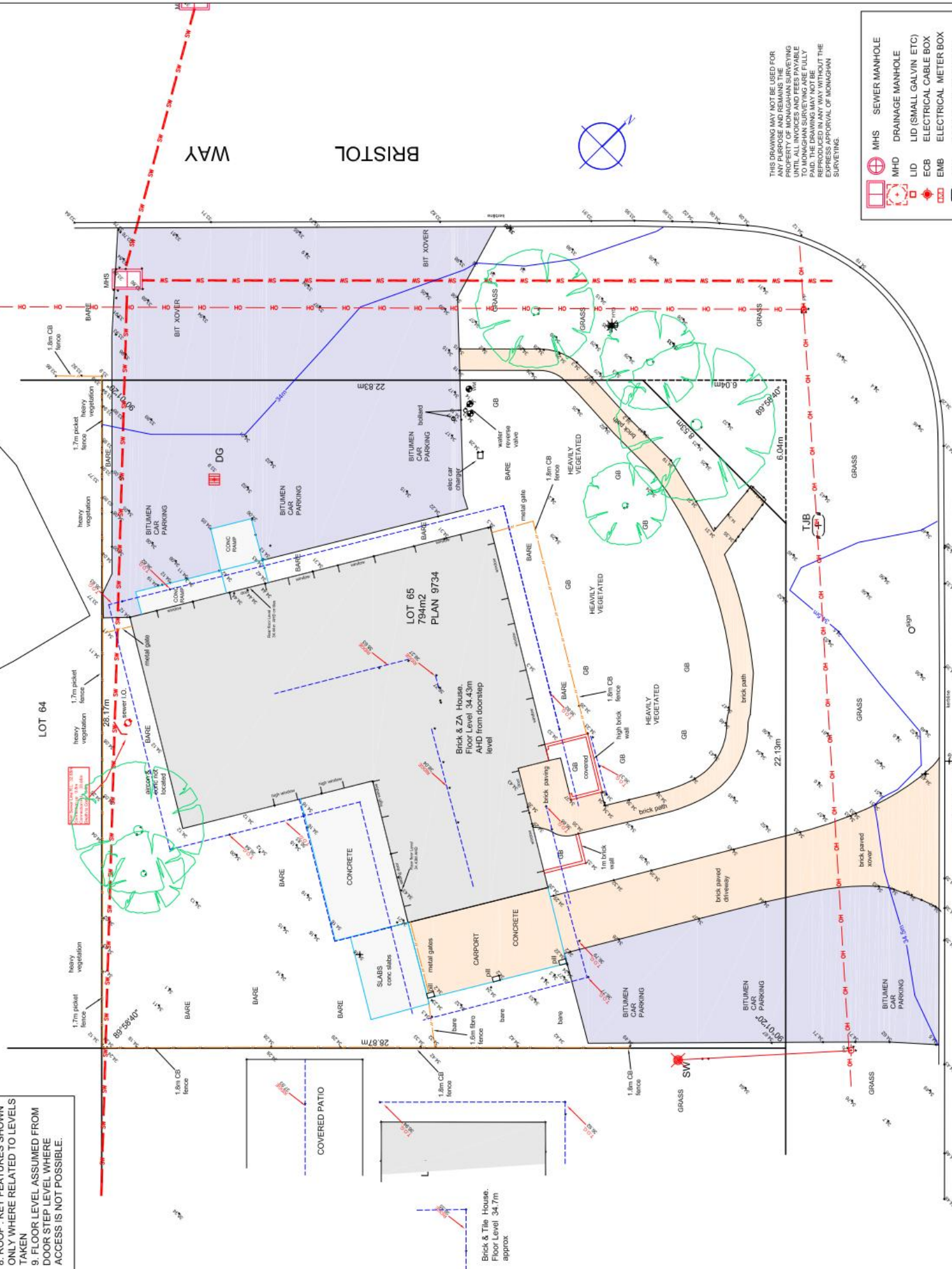
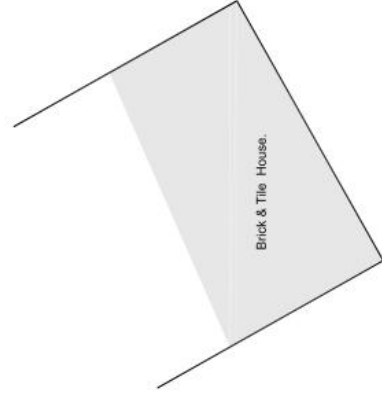
| ISSUE REV | DESCRIPTION            | DATE      | DWG REV | LAYOUT TITLE:<br>LAYOUT LIST   LOCATION PLAN | PROJECT CLIENT:<br>FOOTHILLS MEDICAL CENTRE<br>54 EDINBURGH ROAD,<br>FORRESTFIELD,WA, 6058 | PROJECT NO:<br>2024-32      | <div><br/>ARCHITECTURE + INTERIORS<br/>421 OXFORD ST MOUNT HAWTHORN WA 6016 AUSTRALIA<br/>+61 8 9242 3167<br/>OFFICE@HUBBLE.COM.AU</div> |
|-----------|------------------------|-----------|---------|----------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| D         | ISSUE FOR DA AMENDMENT | 15/1/2026 | 02      | PROJECT STATUS:<br>DEVELOPMENT APPROVAL      | IAN OLSZEWSKI                                                                              | DRAWING NO:<br><b>A0-01</b> |                                                                                                                                          |
| B         | ISSUE FOR SUBMISSION   | 18/6/2025 | 01      |                                              |                                                                                            |                             |                                                                                                                                          |
|           |                        |           |         |                                              |                                                                                            |                             |                                                                                                                                          |
|           |                        |           |         |                                              |                                                                                            |                             |                                                                                                                                          |
|           |                        |           |         | SCALE:<br>N.T.S. @A3                         |                                                                                            |                             |                                                                                                                                          |
|           |                        |           |         | DRWN:   CHK'D:<br>I.Z.   P.H.                |                                                                                            |                             |                                                                                                                                          |



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DA 25/0267  
12 Feb 2026

Signed: *mariani*

- NOTES:
1. LEVELS TO AHD ASSUMED FROM WATERCORP SEWER MANHOLE. NOTE: In some cases sewer manhole lid values are supplied by the Water Corporation and not correct.
  2. IF PROPOSED SEWER GRADES ARE MINIMAL THE CLIENT MUST USE A PLUMBER TO CHECK THE CONNECTION R.L. TO ENSURE THERE IS ADEQUATE FALL.
  3. SEWER LINES ARE PLOTTED FROM WATERCORP PLANS ONLY. IF BUILDING CLOSE TO SEWER LINE THE ACTUAL POSITION SHOULD BE IDENTIFIED BY ENGAGING A PLUMBER TO EXPOSE THE SEWER LINE IN THAT AREA.
  4. DIMENSIONS OF BUILDINGS TAKEN FROM THIS PLAN SHOULD BE VERIFIED ON SITE FIRST.
  5. BOUNDARY INFORMATION FROM PLAN OF SURVEY (LANDGATE). BOUNDARY CONFIGURATION IS ONLY OVER-LAIN WITH FENCES, WALLS ETC AS A BEST FIT. IT DOES NOT REPRESENT THE ACTUAL LOCATION OF THE BOUNDARY. NO BOUNDARY RE-SURVEY HAS BEEN CONDUCTED AS PART OF THIS FEATURE SURVEY.
  6. GENERAL EASEMENTS HAVE NOT BEEN CHECKED OR SHOWN. CLIENT TO CHECK TITLE FOR EASEMENTS.
  7. GARDEN: KEY FEATURES SHOWN ONLY. PAVING EXTENT IS ONLY APPROXIMATE. CHECK AS NECESSARY.
  8. ROOF: KEY FEATURES SHOWN ONLY WHERE RELATED TO LEVELS TAKEN.
  9. FLOOR LEVEL ASSUMED FROM DOOR STEP LEVEL WHERE ACCESS IS NOT POSSIBLE.



- THIS DRAWING MAY NOT BE USED FOR ANY PURPOSE AND REMAINS THE PROPERTY OF MONAGHAN SURVEYING UNTIL ALL INVOICES AND FEES PAYABLE TO MONAGHAN SURVEYING ARE FULLY PAID. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE EXPRESS APPROVAL OF MONAGHAN SURVEYING.
- LEGEND:
- MHS SEWER MANHOLE
  - MHD DRAINAGE MANHOLE
  - LID (SMALL GALVAN ETC)
  - ECB ELECTRICAL CABLE BOX
  - EMB ELECTRICAL METER BOX
  - CBX COMMS JUNCTION BOX
  - TJB TELSTRA JUNCTION BOX
  - DG DRAINAGE GRATE
  - SEP SIDE ENTRY PIT
  - CUL DRAINAGE CULVERT
  - WM WATER METER
  - HYD WATER CORP VALVE
  - LP FIRE HYDRANT
  - PP LIGHT POLE
  - SP POWER POLE
  - SW STAY POLE
  - SW STAY WIRE
  - GATE
  - OH OVERHEAD POWER
  - OTHER FENCE (as nominated)
  - RW RETAINING WALL
  - GB LIMESTONE RET. WALL
  - GB GARDEN BED
  - GB SHED
  - TOW TOP OF WALL
  - B.O.W. BOTTOM OF WALL
  - T.O.G. TOP OF GUTTER
  - 3H 2W TREE 3high 2wide

UNIT 11 / 4 FLINDELL ST,  
OCONNOR, W.A. 6163.  
Mob 0418 928065  
Email : jmon @ aapt.net.au  
Web: www.fremantlesurveying.com.au

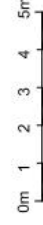


SITE FEATURE SURVEY  
54 EDINGBURGH STREET  
FORRESTFIELD

Lot 65 on Plan 9734

| CLIENT | HUBBLE  |
|--------|---------|
| SCALE  | 1:200A3 |
| DATE   | 5.6.25  |
| DATUM  | AHD     |
| DRAWN  | JTM     |

DRAWING  
EDI 001

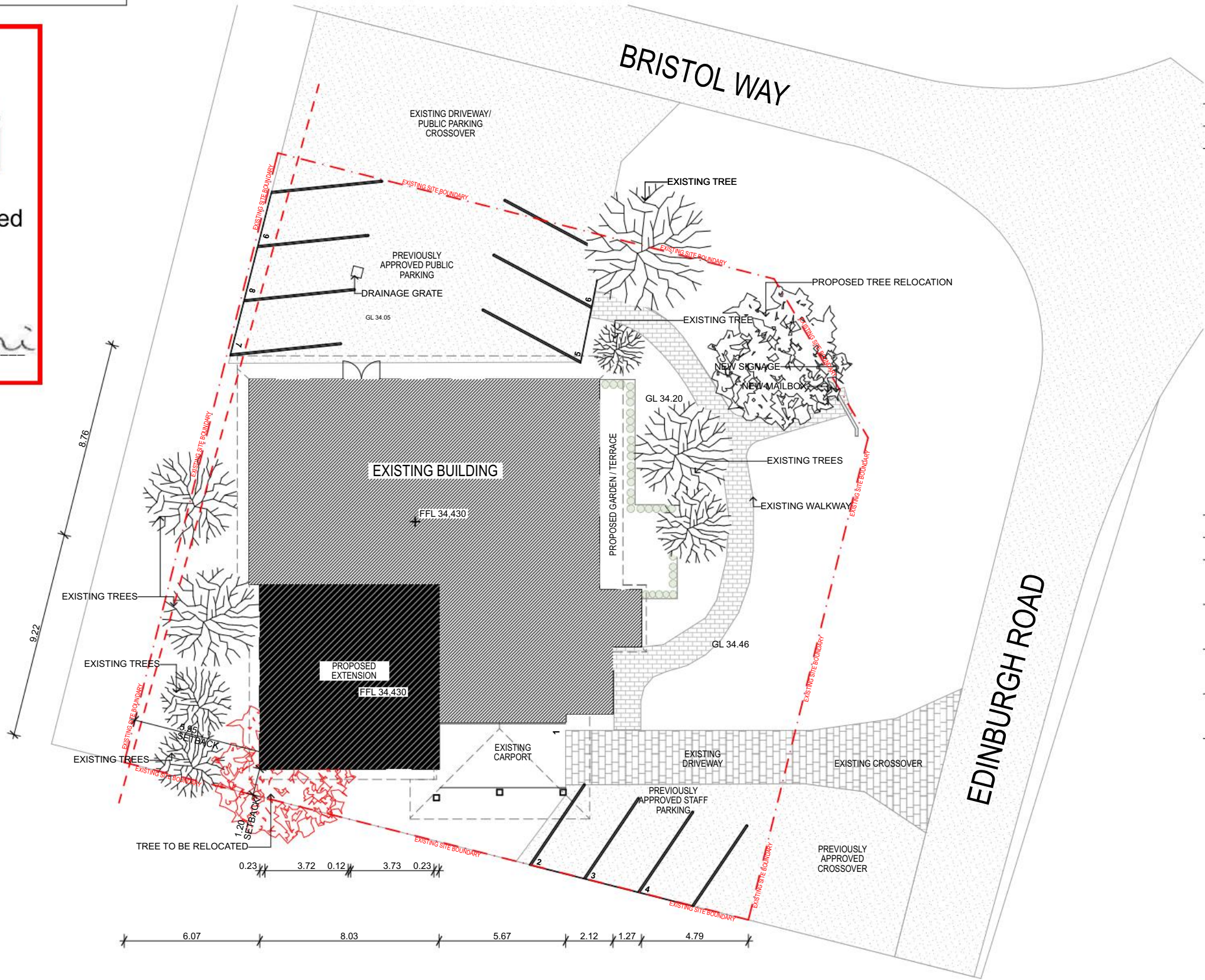


| SITE LEVEL NOTES |                                |
|------------------|--------------------------------|
| 0000             | EXISTING FINISHED GROUND LEVEL |
| +0.000           | NEW FINISHED GROUND LEVEL      |
| +FFL 0.000       | NEW FINISHED FLOOR LEVEL       |



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12 Feb 2026

Signed: *Mariani*



| ZONE LEGEND |      |             |        |
|-------------|------|-------------|--------|
| CODE        | PLAN | DESCRIPTION | STATUS |

| SITE LEGEND |             |        |
|-------------|-------------|--------|
| SYMBOL      | DESCRIPTION | STATUS |

| LANDSCAPING SURFACES |                                |             |
|----------------------|--------------------------------|-------------|
| HATCH                | SURFACE                        | DESCRIPTION |
|                      | 05 Grass - Green               |             |
|                      | 05 Road - Asphalt Light        |             |
|                      | F51 Paving - Brick Paving Grey |             |
|                      | F52 Paving - Cobblestone       |             |

| SITE CALCULATIONS |           |             |
|-------------------|-----------|-------------|
| NO.               | ZONE NAME | AREA (SQ.M) |
| OPEN SPACE        |           | 0.00 m²     |
| OPEN SPACE %      |           | 0.00 m²     |



| ISSUE REV | DESCRIPTION           | DATE      | DWG REV | LAYOUT TITLE:        |                | PROJECT CLIENT:                                                         | PROJECT NO:  |  |
|-----------|-----------------------|-----------|---------|----------------------|----------------|-------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------|
| D         | ISSUE FOR DAAMENDMENT | 15/1/2026 | 02      | SITE PLAN            |                | FOOTHILLS MEDICAL CENTRE<br>54 EDINBURGH ROAD,<br>FORRESTFIELD,WA, 6058 | 2024-32      |                                                                                       |
| B         | ISSUE FOR SUBMISSION  | 18/6/2025 | 01      |                      |                |                                                                         |              |                                                                                       |
|           |                       |           |         | PROJECT STATUS:      |                |                                                                         | DRAWING NO:  |                                                                                       |
|           |                       |           |         | DEVELOPMENT APPROVAL |                |                                                                         | <b>A1-01</b> |                                                                                       |
|           |                       |           |         |                      | SCALE:         | IAN OLSZEWSKI                                                           |              |                                                                                       |
|           |                       |           |         |                      | 1:200 @A3      |                                                                         |              |                                                                                       |
|           |                       |           |         |                      | DRWN:   CHK'D: |                                                                         |              |                                                                                       |
|           |                       |           |         |                      | I.Z.   P.H.    |                                                                         |              |                                                                                       |

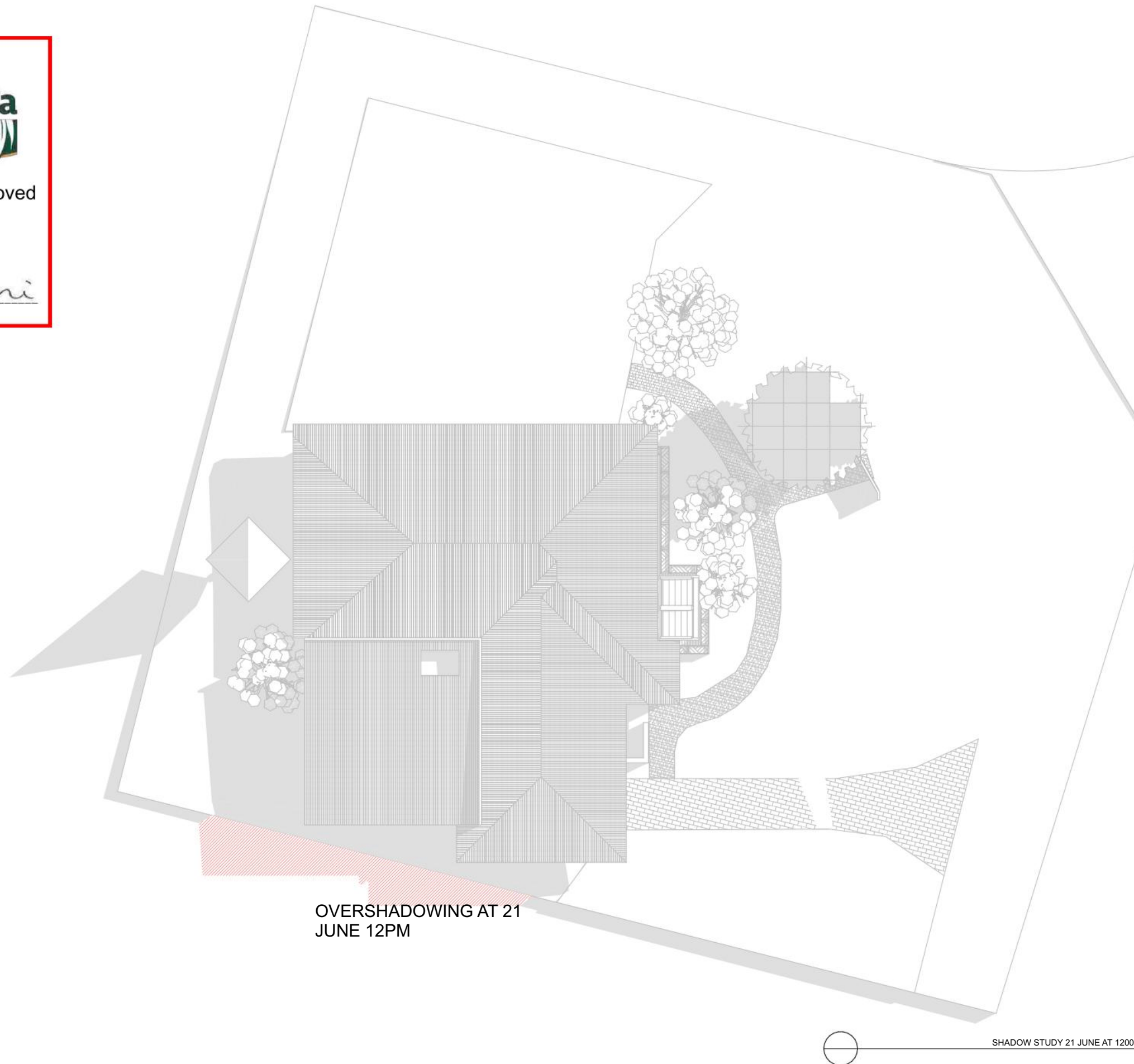


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DA 25/0267

12 Feb 2026

Signed: *Mariani*



OVERSHADOWING AT 21  
JUNE 12PM

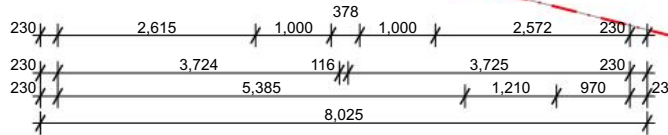
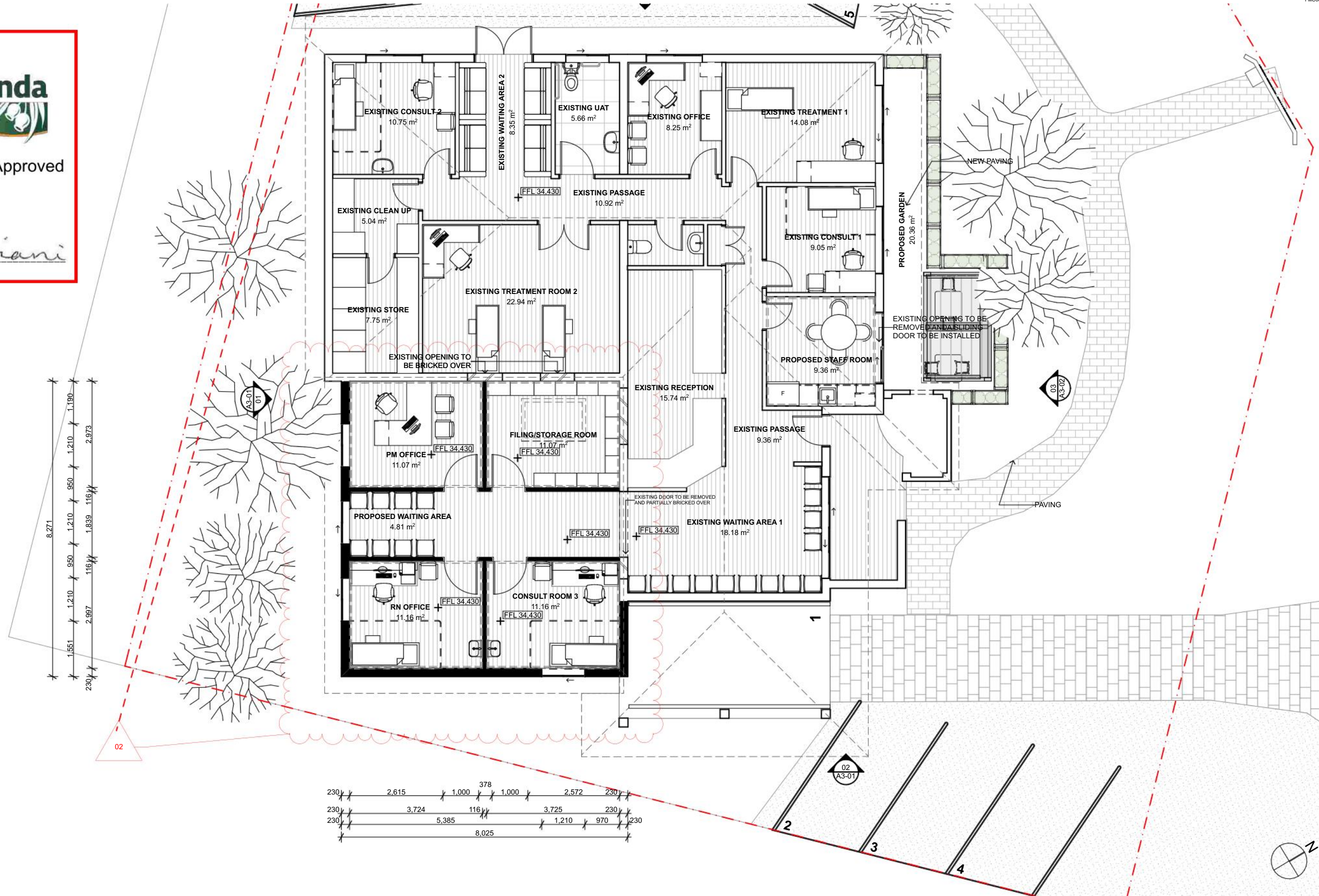
SHADOW STUDY 21 JUNE AT 1200H

| ISSUE REV | DESCRIPTION          | DATE      | DWG REV | LAYOUT TITLE:<br>OVERSHADOWING PLAN     |                               | PROJECT/CLIENT:<br>FOOTHILLS MEDICAL CENTRE<br>54 EDINBURGH ROAD,<br>FORRESTFIELD,WA, 6058 | PROJECT NO:<br>2024-32 | <div><div>hubble</div><div>design</div><div>ARCHITECTURE + INTERIORS</div><div>421 OXFORD ST MOUNT HAWTHORN WA 6016 AUSTRALIA<br/>+61 8 9242 3167<br/>OFFICE@HUBBLE.COM.AU</div></div> |
|-----------|----------------------|-----------|---------|-----------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B         | ISSUE FOR SUBMISSION | 18/6/2025 | 01      |                                         |                               |                                                                                            |                        |                                                                                                                                                                                        |
|           |                      |           |         |                                         |                               |                                                                                            |                        |                                                                                                                                                                                        |
|           |                      |           |         |                                         |                               |                                                                                            |                        |                                                                                                                                                                                        |
|           |                      |           |         |                                         |                               |                                                                                            |                        |                                                                                                                                                                                        |
|           |                      |           |         | PROJECT STATUS:<br>DEVELOPMENT APPROVAL | SCALE:<br>N.T.S. @A3          | IAN OLSZEWSKI                                                                              | DRAWING NO:<br>A1-03   |                                                                                                                                                                                        |
|           |                      |           |         |                                         | DRWN:   CHK'D:<br>I.Z.   P.H. |                                                                                            |                        |                                                                                                                                                                                        |



Development Approved  
DA 25/0267  
12 Feb 2026

Signed: *C. Mariani*



| ISSUE REV | DESCRIPTION            | DATE      | DWG REV |
|-----------|------------------------|-----------|---------|
| D         | ISSUE FOR DA AMENDMENT | 15/1/2026 | 02      |
| B         | ISSUE FOR SUBMISSION   | 18/6/2025 | 01      |
|           |                        |           |         |
|           |                        |           |         |
|           |                        |           |         |

|                               |                                         |
|-------------------------------|-----------------------------------------|
| LAYOUT TITLE:<br>GROUND FLOOR | PROJECT STATUS:<br>DEVELOPMENT APPROVAL |
| SCALE:<br>1:100 @A3           | DRWN:   CHK'D:<br>I.Z.   P.H.           |

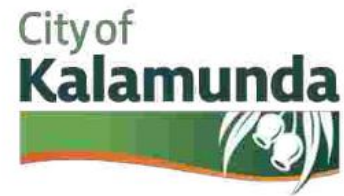
|                                                                                            |               |
|--------------------------------------------------------------------------------------------|---------------|
| PROJECT/CLIENT:<br>FOOTHILLS MEDICAL CENTRE<br>54 EDINBURGH ROAD,<br>FORRESTFIELD,WA, 6058 | IAN OLSZEWSKI |
|--------------------------------------------------------------------------------------------|---------------|

|                        |                      |
|------------------------|----------------------|
| PROJECT NO:<br>2024-32 | DRAWING NO:<br>A2-01 |
|------------------------|----------------------|

hubble  
design

ARCHITECTURE + INTERIORS

421 OXFORD ST MOUNT HAWTHORN WA 6016 AUSTRALIA  
+61 8 9242 3187  
OFFICE@HUBBLE.COM.AU

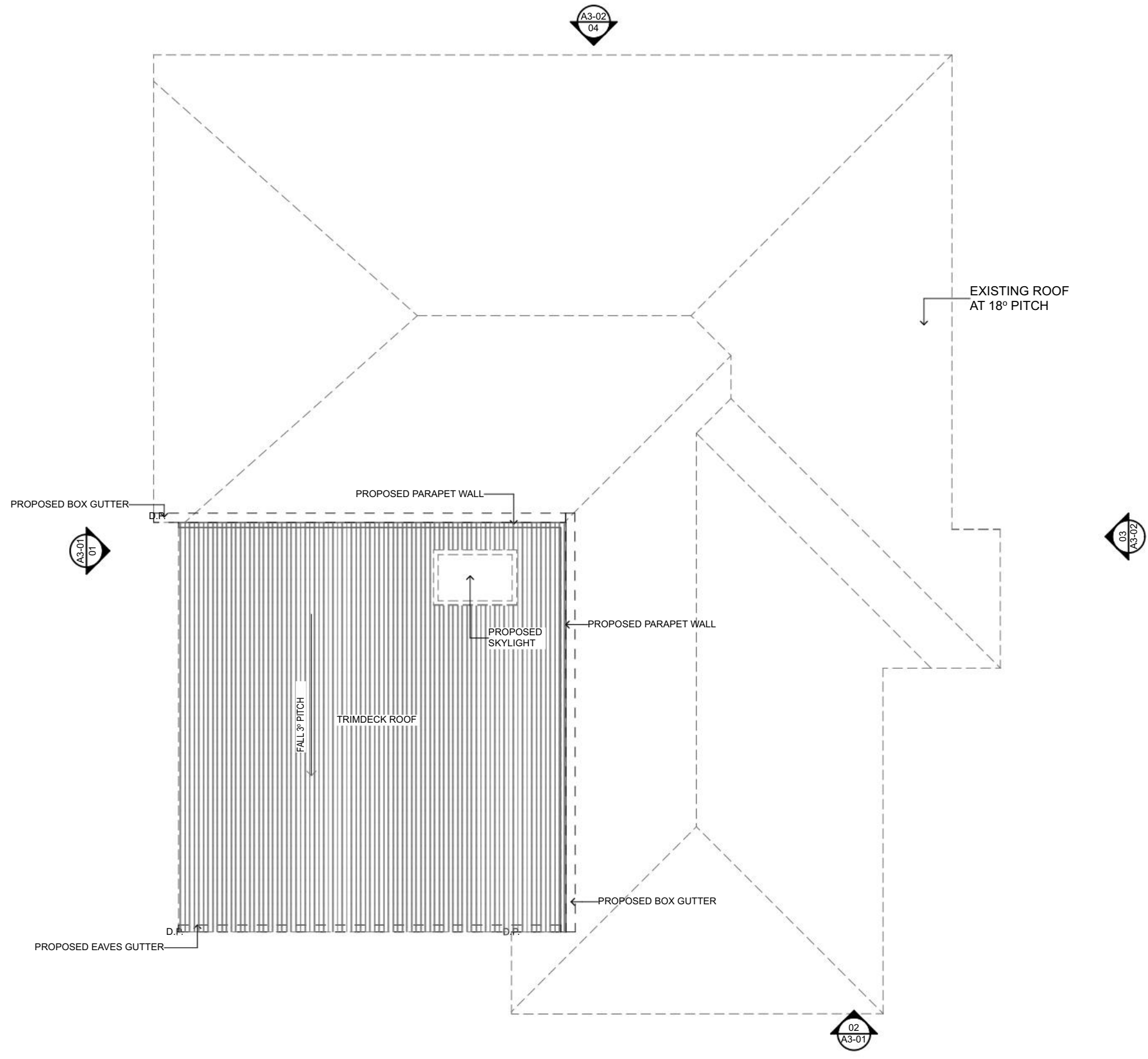


Development Approved

DA 25/0267

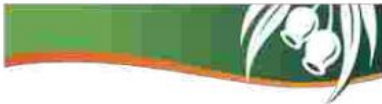
12 Feb 2026

Signed: *Imariani*



| ISSUE REV | DESCRIPTION            | DATE      | DWG REV | LAYOUT TITLE:<br>ROOF PLAN              |                               | PROJECT CLIENT:<br>FOOTHILLS MEDICAL CENTRE<br>54 EDINBURGH ROAD,<br>FORRESTFIELD,WA, 6058 | PROJECT NO:<br>2024-32      | <div>hubble<br/>design</div> <div>ARCHITECTURE + INTERIORS</div> <div>421 OXFORD ST MOUNT HAWTHORN WA 6016 AUSTRALIA<br/>+61 8 9242 3167<br/>OFFICE@HUBBLE.COM.AU</div> |
|-----------|------------------------|-----------|---------|-----------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D         | ISSUE FOR DA AMENDMENT | 15/1/2026 | 02      |                                         |                               |                                                                                            |                             |                                                                                                                                                                         |
| B         | ISSUE FOR SUBMISSION   | 18/6/2025 | 01      |                                         |                               | IAN OLSZEWSKI                                                                              | DRAWING NO:<br><b>A2-02</b> |                                                                                                                                                                         |
|           |                        |           |         | PROJECT STATUS:<br>DEVELOPMENT APPROVAL | SCALE:<br>1:100 @A3           |                                                                                            |                             |                                                                                                                                                                         |
|           |                        |           |         |                                         | DRWN:   CHK'D:<br>I.Z.   P.H. |                                                                                            |                             |                                                                                                                                                                         |
|           |                        |           |         |                                         |                               |                                                                                            |                             |                                                                                                                                                                         |

City of  
**Kalamunda**

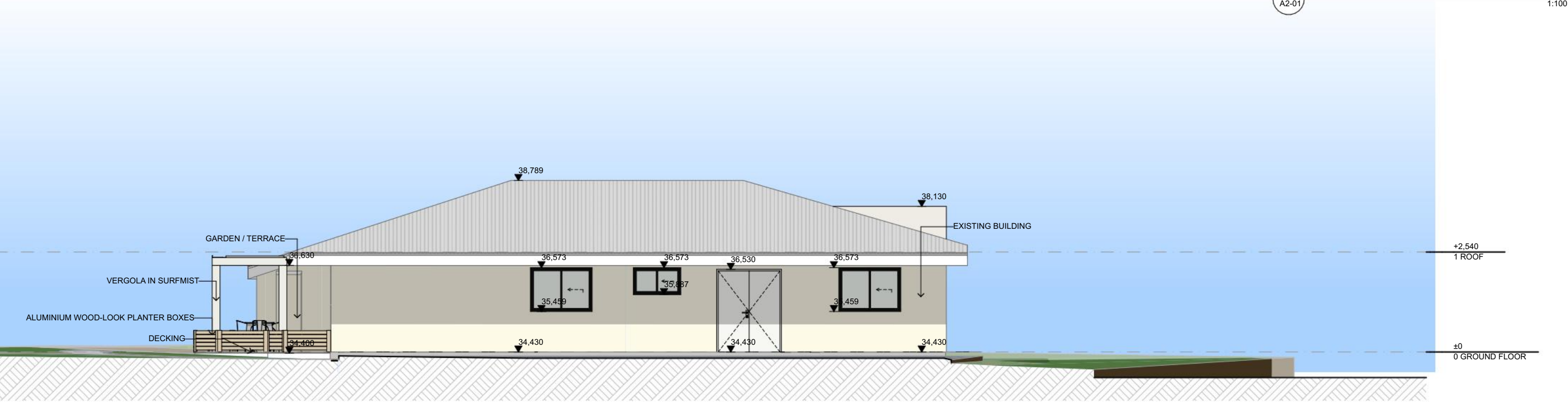
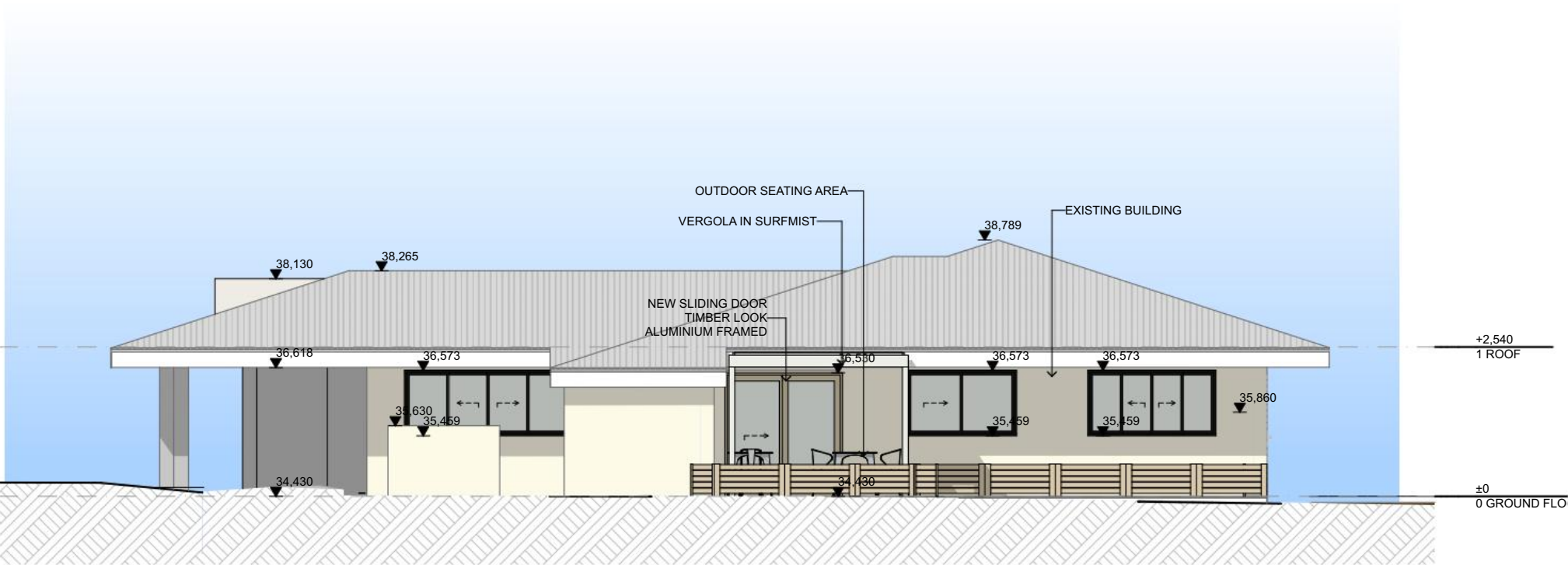


Development Approved

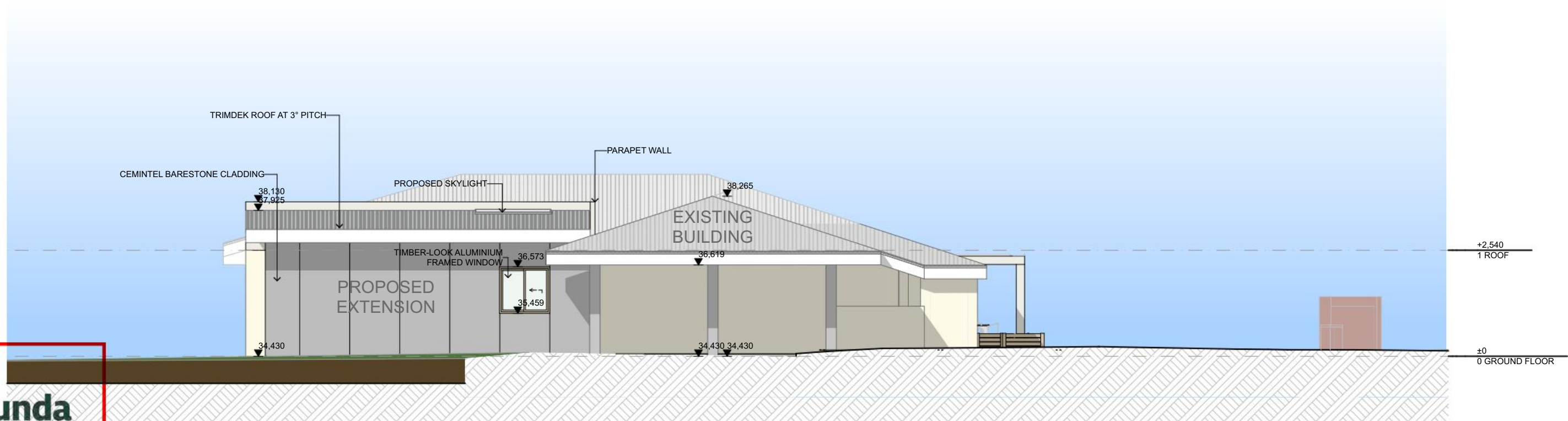
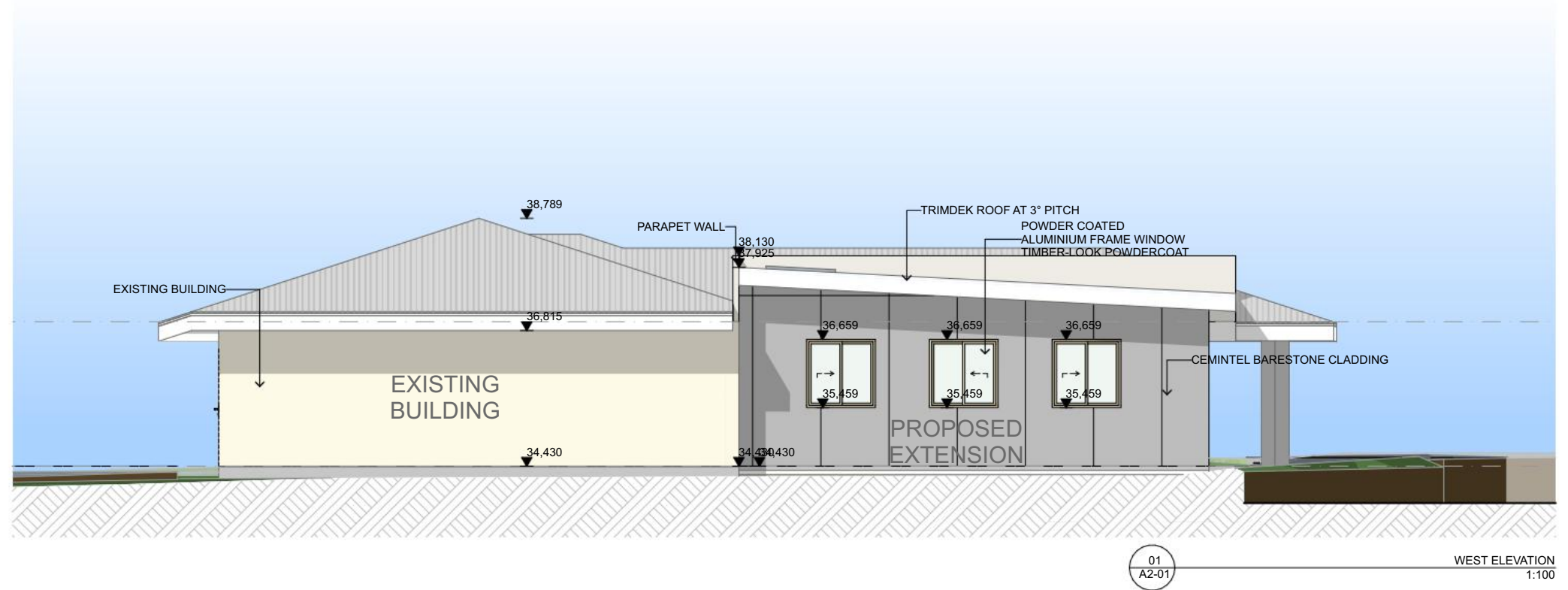
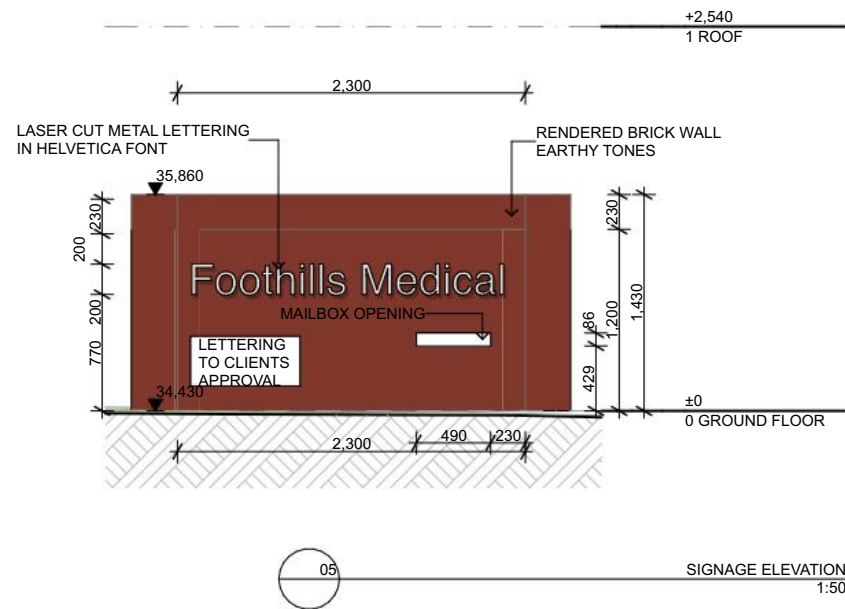
DA 25/0267

12 Feb 2026

Signed: *C. Mariani*



| ISSUE REV | DESCRIPTION          | DATE      | DWG REV | LAYOUT TITLE:        | PROJECT CLIENT:          | PROJECT NO: | <div>hubble<br/>design</div> <div>ARCHITECTURE + INTERIORS</div> <div>421 OXFORD ST MOUNT HAWTHORN WA 6016 AUSTRALIA</div> <div>+61 8 9242 3167</div> <div>OFFICE@HUBBLE.COM.AU</div> |
|-----------|----------------------|-----------|---------|----------------------|--------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B         | ISSUE FOR SUBMISSION | 18/6/2025 | 01      | ELEVATIONS 03 & 04   | FOOTHILLS MEDICAL CENTRE | 2024-32     |                                                                                                                                                                                       |
|           |                      |           |         |                      | 54 EDINBURGH ROAD,       |             |                                                                                                                                                                                       |
|           |                      |           |         |                      | FORRESTFIELD,WA, 6058    |             |                                                                                                                                                                                       |
|           |                      |           |         | PROJECT STATUS:      | IAN OLSZEWSKI            | DRAWING NO: | A3-02                                                                                                                                                                                 |
|           |                      |           |         | DEVELOPMENT APPROVAL |                          |             |                                                                                                                                                                                       |
|           |                      |           |         |                      | SCALE:                   |             |                                                                                                                                                                                       |
|           |                      |           |         |                      | 1:100 @A3                |             |                                                                                                                                                                                       |
|           |                      |           |         |                      | DRWN:   CHK'D:           |             |                                                                                                                                                                                       |
|           |                      |           |         |                      | I.Z.   P.H.              |             |                                                                                                                                                                                       |



Development Approved  
DA 25/0267  
12 Feb 2026

Signed: *C. Mariani*

| ISSUE REV | DESCRIPTION          | DATE      | DWG REV | LAYOUT TITLE:        | PROJECT/CLIENT:                                                          | PROJECT NO: |
|-----------|----------------------|-----------|---------|----------------------|--------------------------------------------------------------------------|-------------|
| B         | ISSUE FOR SUBMISSION | 18/6/2025 | 01      | ELEVATIONS 01 & 02   | FOOTHILLS MEDICAL CENTRE<br>54 EDINBURGH ROAD,<br>FORRESTFIELD, WA, 6058 | 2024-32     |
|           |                      |           |         | PROJECT STATUS:      | IAN OLSZEWSKI                                                            | DRAWING NO: |
|           |                      |           |         | DEVELOPMENT APPROVAL |                                                                          | A3-03       |
|           |                      |           |         | SCALE:               |                                                                          |             |
|           |                      |           |         | 1:100, 1:50          |                                                                          |             |
|           |                      |           |         | DRWN:   CHK'D:       |                                                                          |             |
|           |                      |           |         | I.Z.   P.H.          |                                                                          |             |

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## Attachment 3 – Shared Car Parking Agreement



**Agreement between Foothills Medical and  
Macri Investments (2002) Pty Ltd T/A Centro Forrestfield**

**With the understanding that many of our customers are shared, this agreement regards parking arrangements for spillover parking from Foothills Medical.**

**Macri Investments (2002) Pty Ltd agrees that when Foothills Medical parking is full, that patients/ customers may use parking at Centro Forrestfield centre car park.**

**It is stressed that there will not be any transfer of ownership, nor reserved parking spaces for customers of Foothills Medical, but there is parking available. For clarity, all parking at the Centro Forrestfield centre remains solely owned by Macri Investments (2002) Pty Ltd and all decisions around parking remain at the sole discretion of Macri Investments (2002) Pty Ltd.**

**Signed by Toni Macri as owner of Centro Forrestfield Centre**

 17 11.25

**Signed by Ian Olszewski as owner of Foothills Medical**

 17/11/2025