

**CHANGE OF USE TO 'EDUCATIONAL ESTABLISHMENT' T5 AND T11  
AND INCREASE IN OCCUPANCY TO EXISING AMA TENANCIES  
LOT 466 (NO. 57) SHENTON AVENUE, JOONDALUP**

PROJECT REF: 2612



**Prepared for**

Nicholas Masters  
 Unit 32, 145 Stirling Highway  
 Nedlands WA 6009

**History and Status of this Document**

Revision	Date issued	Prepared by	Reviewed by	Revision type
Rev 1	26/02/27	NRT	RC	Lodgement

**Document Printed**

**File Name** 260227 2612 Change of Use Report – 57 Shenton Avenue, Joondalup.docx  
**Author/s** Reegan Cake  
**Name of Document** Planning Report  
**Document Version** Rev 1

Copyright Statement 2026

© Dynamic Planning and Developments Pty Ltd

Except as permitted under the Copyright Act 1968 (Cth), the whole or any part of this report may not be reproduced by any process, electronic or otherwise, without the specific written permission of the copyright owner, Dynamic Planning and Developments. This includes the adaptation, microcopying, photocopying or recording of the report.

Neither may the information contained in this report be reproduced, transmitted or stored electronically in any form, such as in a retrieval system, without the specific prior written permission of Dynamic Planning and Developments.

This report has been exclusively drafted. No express or implied warranties are made by Dynamic Planning and Developments regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions, research provided and obtained, and so forth as Dynamic Planning and Developments conducted its analysis into the subject proposal and/or project. Dynamic Planning and Developments will not be responsible for the application of its recommended strategies by the Client.

Please note that the strategies devised in this report may not be directly applicable towards another Client. We would also warn against adapting this report's strategies / contents to another land area which has not been researched and analysed by Dynamic Planning and Developments. Instead, please contact Dynamic Planning and Developments to provide a customised report for your specific needs. Otherwise, Dynamic Planning and Developments accepts no liability whatsoever for a third party's use of, or reliance upon, this specific report.

**Table of Contents**

**1.0 Introduction ..... 4**

**2.0 Site Details..... 4**

    2.1 Legal Description..... 4

    2.2 Locational and Land Use Context ..... 4

        2.2.1 Regional and Local Context ..... 4

**3.0 Planning Framework ..... 6**

    3.1 Metropolitan Region Scheme (MRS) ..... 6

    3.2 City of Joondalup Local Planning Scheme No. 3..... 6

        3.2.1 Zoning..... 6

        3.2.2 Land Use Permissibility..... 6

**4.0 Proposal Details ..... 7**

**5.0 Assessment ..... 10**

    5.1 Land Use Permissibility ..... 10

    5.2 Development Requirements..... 10

**6.0 Conclusion..... 11**

**Appendices ..... 12**

    APPENDIX 1 - Certificate of Title ..... 13

    APPENDIX 2 – Development Plans..... 14

## 1.0 Introduction

Dynamic Planning and Developments acts on behalf of the Australian Medical Association of WA (AMA), one of the lessees at the Shenton House, Lot 466 (No. 57) Shenton Avenue, Joondalup (herein referred to as the 'subject site').

This planning report has been prepared in support of a change of use application to enable the operation of an educational establishment land use at the subject site. The report contains the following pertinent details of the proposal relevant to the assessment of the application:

- Details of the proposal.
- Detailed assessment of the proposal against the relevant planning provisions applicable under the City of Joondalup Local Planning Scheme No. 3 and any relevant local planning policies.

In addition to this planning report, the following documentation has been provided in order to assist the City of Joondalup in approving the proposed application:

- Certificate of Title (**Appendix 1**)
- Relevant development plans (**Appendix 2**)

## 2.0 Site Details

### 2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
466	80062	1912	476	57 Shenton Avenue, Joondalup

The parent lot has an area of 4,075 m<sup>2</sup> (0.407 ha).

A copy of the Certificate of Title pertinent to the subject site is contained in **Appendix 1**.

### 2.2 Locational and Land Use Context

#### 2.2.1 Regional and Local Context

The subject site is located within the suburb of Joondalup and municipal locality of the City of Joondalup. At present, the site houses a commercial building with tenancies such as the Shenton Houses. It can be accessed directly from Shenton Avenue and Grand Boulevard.

The site sits within a Centre zone and along district distributor roads. AMA presently occupy tenancies 6-10 & 10a through an 'Educational Establishment' land use and use the site for nurse training.

**Figures 1** and **2** depict the subject site in its regional and local context, respectively.

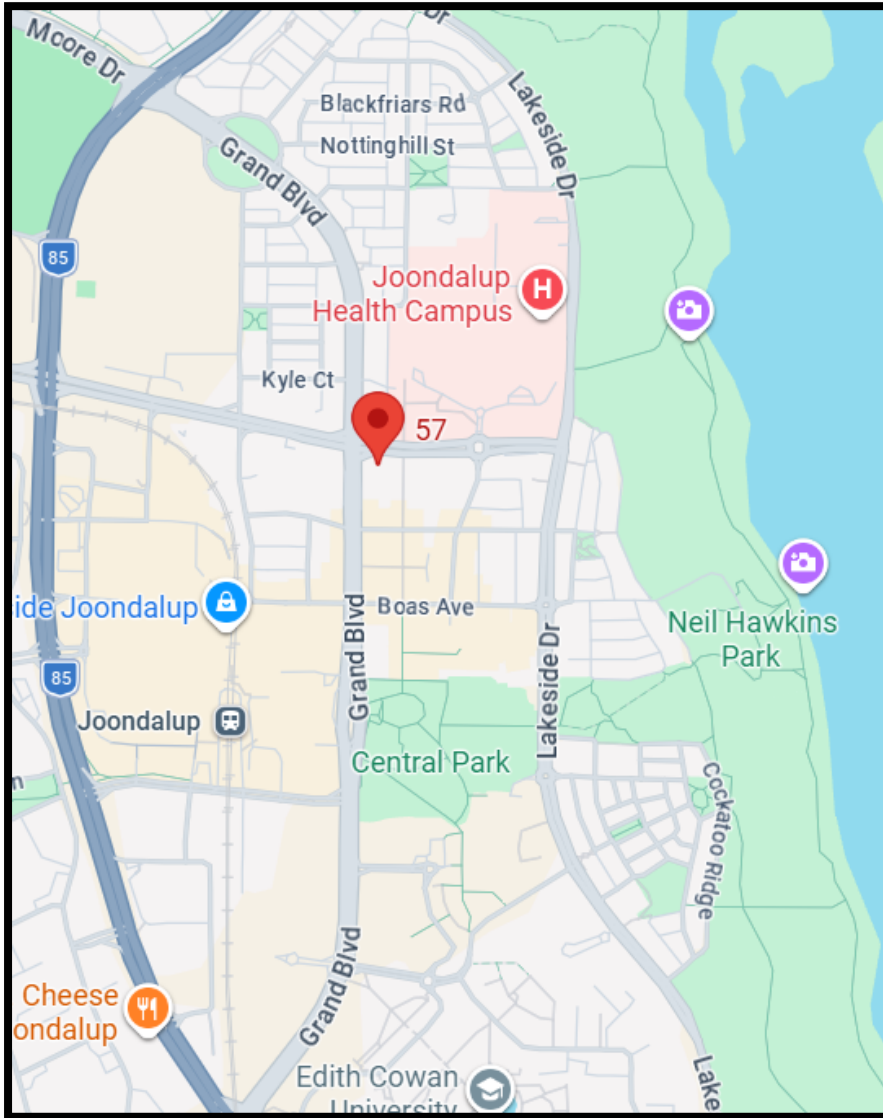


Figure 1 – Regional Context



Figure 2 – Local Context

LOT 466 (NO. 57) SHENTON AVENUE, JOONDALUP

### 3.0 Planning Framework

#### 3.1 Metropolitan Region Scheme (MRS)

The subject site is zoned 'Central City Area' under the provisions of the Metropolitan Region Scheme (MRS).

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Central City Area' MRS zoning applicable to the subject site.

#### 3.2 City of Joondalup Local Planning Scheme No. 3

##### 3.2.1 Zoning

The subject site is zoned 'Centre' under the provisions of LPS3. The objectives of the 'Centre' zone are outlined in Table 2 of LPS3 and have been summarized below:

- a. To designate land for future development as an activity centre.
- b. To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.

In accordance with the 'Centre' zoning the City have adopted the Joondalup Activity Centre Structure Plan. Assessment of proposed developments appropriateness against this document has been assessed in subsequent sections of this report.

##### 3.2.2 Land Use Permissibility

In accordance with the City of Joondalup Local Planning Scheme No. 3 (LPS3), development and use of land in the Centre zone must be consistent with an approved structure plan. The subject site is located within the Joondalup Activity Centre and falls within the City Centre precinct (refer to **Figure 3**). Accordingly, land use permissibility is assessed against Table 3b – 'Joondalup Activity Centre Zoning Table', which assigns a level of permissibility to each scheme-defined land use based on the applicable zone. An assessment of the permissibility of the proposed 'Educational Establishment' is provided in Section 5 below.

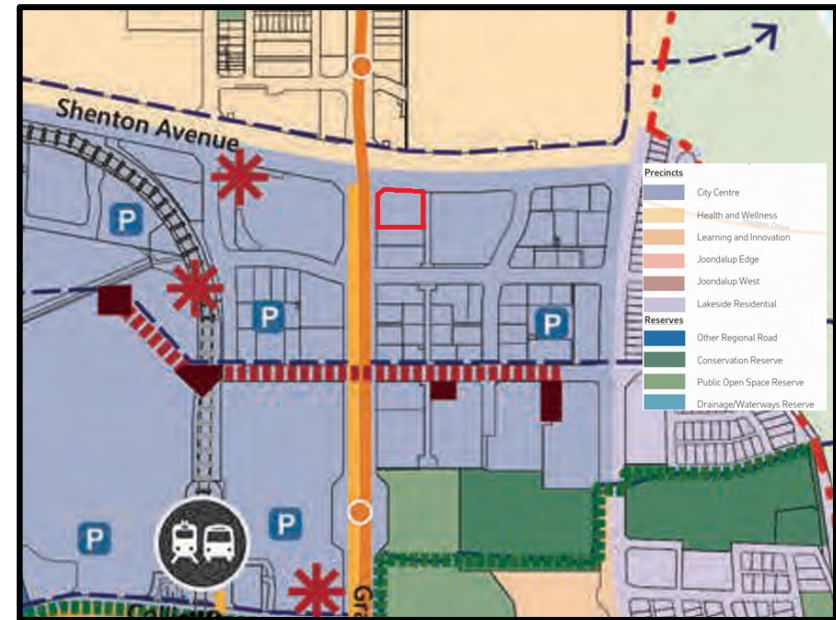


Figure 3 – Joondalup Activity Centre Plan

## 4.0 Proposal Details

The proposed development seeks approval for a change of use to 'Educational Establishment' in tenancies 5 and 11 at the subject site to facilitate the expansion of the existing nursing training school operated by the Australian Medical Association of Western Australia (AMA), located in tenancies 6-10 & 10a on Level 2 of Shenton House at the subject site.

Tenancy 5 has a floor area of 89.90sqm and Tenancy 11 has a floor area of 124.20sqm. This will increase the total training school area to 723.40sqm and extend the approved 'Educational Establishment' use to the two additional tenancies.

A summary of the relevant floor areas is provided in **Table 1** below.

**Table 1 – Surveyed area per tenancy**

<b>Suite Reference</b>	<b>Surveyed Area</b>
T5	89.90 m <sup>2</sup>
T7	78.50 m <sup>2</sup>
T8	136.30 m <sup>2</sup>
T9	131.00 m <sup>2</sup>
T10	127.60 m <sup>2</sup>
T10.1	35.90 m <sup>2</sup>
T11	124.20 m <sup>2</sup>
<b>Total Area</b>	<b>723.40 m<sup>2</sup></b>

In addition to the change of use, we are also seeking to increase the capacity limits of the existing classrooms and simulated ward from 20 persons to 30 persons. Presently there is a Certificate of Approval under the Health Act that limits the capacity to 20 persons – should the planning application be approved, subsequent approval under the Health Act will be sought.

**Figure 4** shows the overall site plan, and **Figure 5** illustrates the indicative partition layout for Tenancy 11. There is currently no detailed fit-out plan for Tenancy 5; however, the tenancy is largely open plan, with a small storeroom located at the front left-hand side of the entry. The open plan area is proposed to be configured as a classroom accommodating up to 30 students.

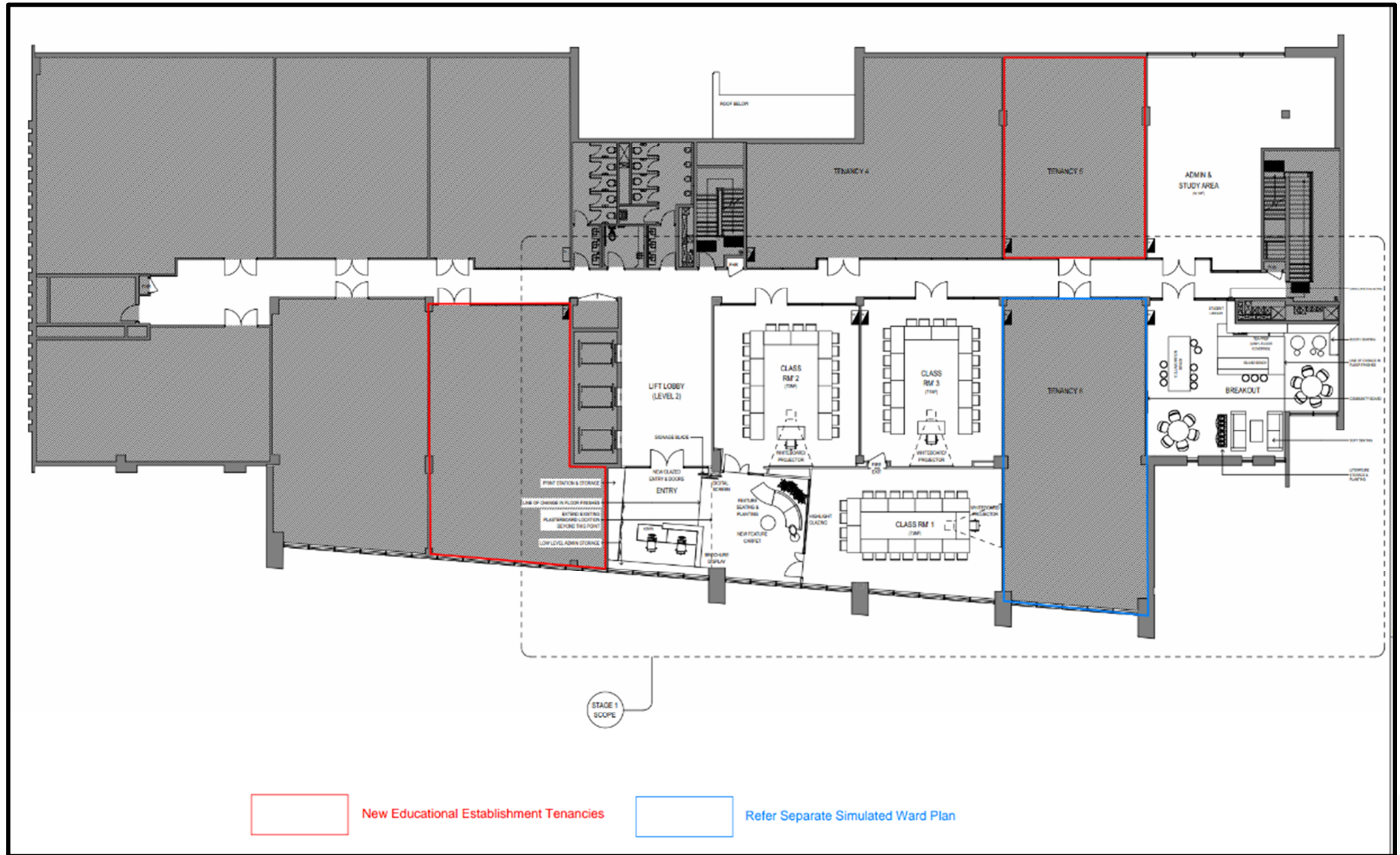


Figure 4 – Overall Site Plan

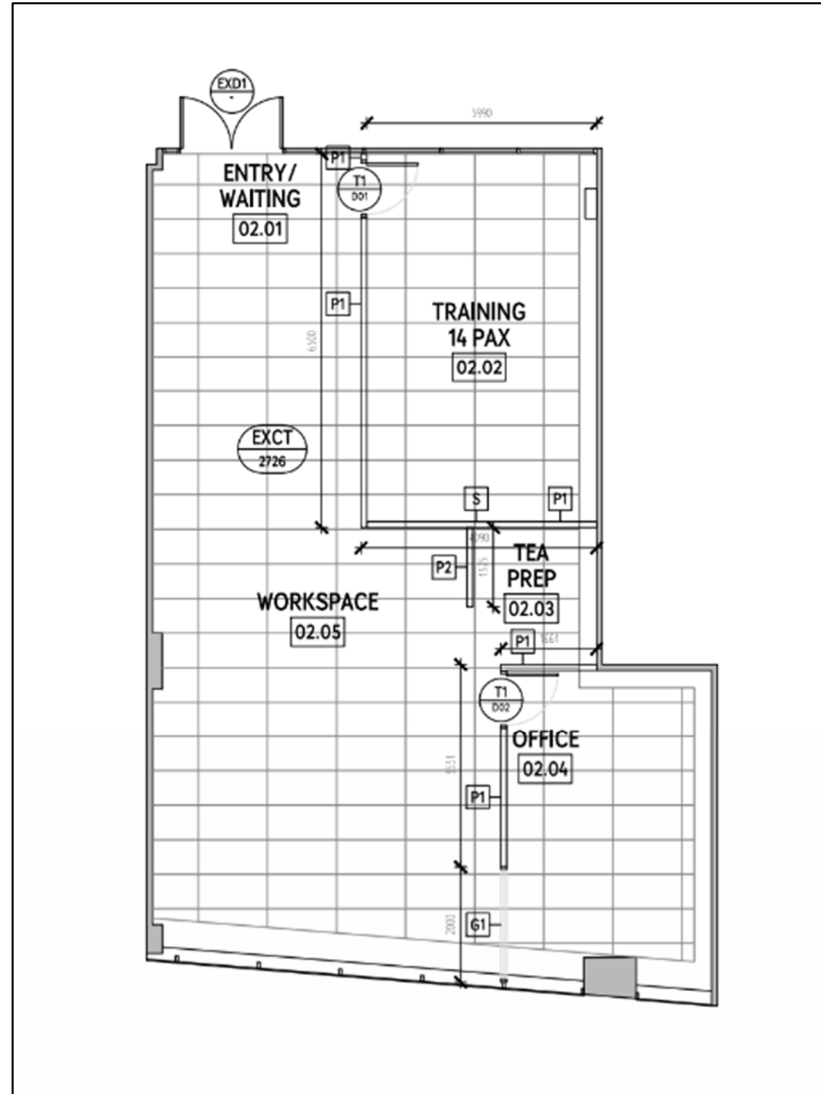


Figure 5 – Indicative partition plan for Tenancy 11

## **5.0 Assessment**

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following document:

- City of Joondalup Local Planning Scheme No. 3

The below sections will address the relevant land use permissibility and development requirements outlined in the abovementioned statutory planning document.

### **5.1 Land Use Permissibility**

The permissibility of land uses is determined with regard to the City of Joondalup Local Planning Scheme No. 3.

In considering the operational characteristics of the proposed development, the 'Educational Establishment' land use is considered to be the most appropriate, which is defined by the City of Joondalup's LPS3 as:

**'Educational Establishment'** - means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

In accordance with the 'City Centre' precinct under the Joondalup Activity Centre Plan, the 'Educational Establishment' land use is classified as 'Discretionary (D)', meaning development approval may be granted subject to compliance with the relevant development requirements.

The nature and scale of the proposed use are considered consistent with the objectives of the 'Centre' zone, as the development is compatible with and supportive of the long-term vision for the area as a designated activity centre.

### **5.2 Development Requirements**

As the proposed application primarily deals with a change of use, a key development requirement that warrants consideration is parking. The applicable parking requirements for the 'Educational Establishment' land use are outlined in the Joondalup Activity Centre Plan and are summarized below:

- Car Parking – 1 bay per 75sqm NLA
- Bicycle Parking – Visitor bicycle parking is 1 per 20 students
- Motorcycle/Scooter Parking – 10% of required car bays shall each be replaced by 2 motorcycle/scooter bays. The car bay requirement shall be reduced accordingly.

There are no increases in NLA proposed as part of the application as it is just a change of use and increase in occupancy being proposed. In this regard, there is no increase to the required parking to be provided at the subject site and as such the existing parking provision is considered to be acceptable at the subject site.

## **6.0 Conclusion**

Based on the contents of this planning report, it is clear that the application for a change of use to 'Educational Establishment' is appropriate for approval as:

- The proposed 'Educational Establishment' land use is 'Discretionary (D)' in the 'City Centre' precinct of the Joondalup Activity Centre Plan.
- The proposed development doesn't increase the required number of parking bays present at the subject site.

As such, we respectfully request that the City of Joondalup support and approve this proposed change of use application together with the occupancy increases associated with the existing classrooms.