

Form 17C Delegated Decision Summary

Amendment Title	Amendments to approved hotel, shop and office development		
Amendment Summary	Modifications to internal floor plans and façade, removal of the western hotel terraces on Level 1 and juliette balconies on Levels 2-5, changes to the Level 5 office layout and rooftop terrace including reconfiguration of external walls, landscaping modifications and removal of one car bay		
Development Application Address	Lot 12 (No. 65) South Terrace, Fremantle		
SDAU File Reference	SDAU-026-20-C.2	Delegated Decision	Approved
Delegated Officer Title	Planning Director, State Development Assessment Unit	Delegated Decision Date	12 September 2023
Approved Amended Plans and/or Supporting Documents (if applicable)		Approved Amended Plans	

BACKGROUND

On 22 July 2021, the Western Australian Planning Commission (Commission) granted approval for a six storey Hotel, Shop and Office development at the subject site under Part 17 of the *Planning and Development Act 2005* (PD Act). On 9 February 2023, the Commission granted an extension to the substantial commencement period until 4 August 2024.

The approved development comprises of the following:

- 100-bed hotel across Levels 1-4 with the hotel reception and amenities (café/bar, gym and conference rooms) located at ground level;
- 27m² shop/retail tenancy on the ground floor accessed via South Terrace;
- 234m² office located on Level 5 with two rooftop terraces;
- 43 car parking bays at ground level and basement; and
- Landscaping on the Level 1 suspended planter and rooftop.

DETAILS

On 2 August 2023, an application was received proposing modifications to the internal floor plans and façade, removal of the western hotel terraces on Level 1 and juliette balconies on Levels 2-5, changes to the Level 5 office layout and rooftop terrace including reconfiguration of external walls, landscaping modifications and removal of one car bay.

In addition, the amended plans addressed design modifications that were required by Condition 7 of the WAPC development approval. The modifications relate to the provision of sufficient vehicle site lines and driveway truncations, as well as a privacy screen to obscure any overlooking from the Level 1 hotel terraces into the adjoining property.

APPROVED MODIFIED CONDITIONS

Condition 2 of the Approval of Form 17B Significant Development Application dated 4 August 2021 (SDAU-026-20) is amended to read:

2. *The development is to be undertaken in accordance with the approved plans and documents (date stamped 15 August 2023) attached to this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.*

Condition 7 of the Approval of Form 17B Significant Development Application dated 4 August 2021 (SDAU-026-20) is deleted: