

## Form 17C Delegated Decision Summary

<b>Amendment Title</b>	Amend Aspect of Approved Development & Modify Condition 2		
<b>Amendment Summary</b>	Partial reconfiguration of basement, access and ground floor layouts, revisions to the landscape design and changes to student rooms.		
<b>Development Application Address</b>	1,3, 5 and 7 McKay Street, 1,3,5 and 7 Keaney Place and 8 Garvey Street, Waterford		
<b>SDAU File Reference</b>	SDAU-027-20	<b>Delegated Decision</b>	Approved
<b>Delegated Officer Title</b>	Planning Director, State Development Assessment Unit	<b>Delegated Decision Date</b>	1 November 2021
<b>Approved Amended Plans and/or Supporting Documents (if applicable)</b>	<a href="#">Amended Development Plans</a> <a href="#">Amended Landscape Plans</a> <a href="#">Amended Parking and Travel Management Plan</a>		

### BACKGROUND

On 17 June 2021, the Western Australian Planning Commission (WAPC) under Part 17 of the *Planning and Development Act 2005* granted conditional development approval for a Student Accommodation Facility, Local Shop and three Restaurants/Cafes at the abovementioned address.

The amendment application seeks minor modifications to aspects of the approved development's layout and modification of Condition 2, which requires the development to be implemented in accordance with the approved plans and supporting documents.

### DETAILS

- The application seeks to make the following changes to the approved development plans:
- Relocate bicycle parking from the basement to the ground floor and separate the various bicycle parking types (hire, long term, casual). The number of bicycle parking spaces will increase from 288 to 292;
  - Remove a portion of the southern basement containing 11 car bays and the associated crossover from Garvey Street and reconfigure the northern basement to add 11 car bays. The total number of car bays is unaffected;
  - Internal modifications to the ground floor layout and reconfiguration of student rooms. Overall, the number of rooms increases from 623 to 628 and the number of beds from 913 to 914;
  - Modify the landscaping plans to remove deep soil areas between the northern edge of the basement and the lot boundary, increase the deep soil area in the western courtyard and reconfigure the soft and hard landscaping along the south-western boundary; and
  - Add provision for lift overruns within the building rooftop.

The amendments are considered minor in nature and do not alter the approved building height, land uses, car parking or other fundamental aspects of the development. The amended plans also provide a development of equivalent design quality to the current approval with no negative changes to façade design, landscape design, occupant amenity or sustainability.

### **APPROVED MODIFIED CONDITIONS**

Condition 2 of the Approval of the Form 17B Significant Development Application dated 17 June 2021 (SDAU-027-20) is amended to read:

2. The development is to be undertaken in accordance with the approved plans and documents (date stamped 8 December 2020, 4 and 22 October 2021), final details of which are to be submitted at working drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission.

#### **Advice Notes:**

- a. With regard to the amended Condition 2, the plans and documents approved under Condition 2 of the approval of Form 17B Significant Development Application (the development approval) dated 17 June 2021, being:
  - Development Plans date stamped 1 June 2021
  - Landscape Plans date stamped 13 April 2021
  - Parking and Travel Management Plan date stamped 1 June 2021

are replaced with the following approved amended plans and documents:

- Development Plans date stamped 4 October 2021
- Landscape Plans date stamped 4 October 2021
- Parking and Travel Management Plan date stamped 22 October 2021.

All other approved plans and documents of the development approval dated 17 June 2021 remain valid.

- b. Other than amended Condition 2, all other conditions of the development approval dated 17 June 2021 remain applicable to this development.
- c. The applicant is reminded that Condition 1 of the development approval dated 17 June 2021 requires substantial commencement of this development to occur within 18 months (i.e., by 17 December 2022). If the development is not substantially commenced by this date, the development approval will lapse and be of no further effect.