

Form 17C Delegated Decision Summary

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| Amendment Title | Amendments to approved mixed-use development | | |
| Amendment Summary | Reducing the residential yield from 37 apartments to 34 apartments through the amalgamation and reconfiguration of eight apartments. The application also includes a reconfiguration of the parking arrangements, storerooms and loading dock as well as minor alterations to two balconies and the communal open space. | | |
| Development Application Address | Lots 23, 24, 25 and 26 (No. 385) Rokeby Road, Subiaco | | |
| SDAU File Reference | SDAU-031-20-C.2 | Delegated Decision | Approved |
| Delegated Officer Title | Planning Director, State Development Assessment Unit | Delegated Decision Date | 30 November 2022 |
| Approved Amended Plans and/or Supporting Documents (if applicable) | Approved Amended Plans | | |

BACKGROUND

On 27 May 2021, the Western Australian Planning Commission (the 'Commission') granted conditional development approval for a 6 storey mixed-use development at the subject site under Part 17 of the *Planning and Development Act 2005*.

The approved development comprised of:

- 37 apartments on floors 1 to 5 comprising of seventeen 2-bedroom units, eighteen 3-bedroom units and two 4-bedroom units ranging in size from 90m² to 174m²;
- 530m² café/restaurant and deli on the ground floor;
- 98 commercial and residential car parking bays and five (5) motorcycle bays;
- 24 bicycle parking bays and unisex end-of-trip facilities on the ground floor; and
- 413 sqm of landscaping (deep soil and on-structure) including a communal roof terrace.

DETAILS

On 20 October 2022 an application was received proposing modifications to the internal floor plans and a reduction in residential yield from 37 apartments to 34 apartments. This includes the amalgamation of six 2-bedroom units into three 3-bedroom units as well as the conversion of a 2-bedroom unit to a 3-bedroom unit and the conversion of a 4-bedroom unit to a 3-bedroom unit. The application also includes a reconfiguration of the parking arrangements, storerooms and loading dock, minor changes to Unit 401 and 405 balconies and modifications to the communal open space on the upper level to provide better weather protection.

The amendments do not include any substantial alterations to the external appearance of the building or modifications to any other aspect of the proposal that could be considered fundamental to the Commission's determination of the original development application.

APPROVED MODIFIED CONDITIONS

Condition 3 of the Approval of Form 17B Significant Development Application dated 8 June 2021 (SDAU-031-20) and the associated advice notes are amended as follows:

3. *The development is to be undertaken in accordance with the approved amended plans and documents date-stamped 20 October 2022 and attached to this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission.*

Insert Advice Note m;

- m. *Any surplus residential storage rooms located within the basement shall be rationalised to increase the size of the other storage rooms or to provide additional residential bicycle parking facilities.*