

Form 17C Delegated Decision Summary

Amendment Title	Amendments to approved mixed-use development		
Amendment Summary	Reducing the residential yield from 75 to 73 apartments and internal modifications to the apartments to improve functionality. The amendments also include internal modifications to the commercial tenancy arrangement and the on-structure landscaping.		
Development Application Address	128-136 West Coast Drive (Lots 2, 148 and 149), 2-4 (Lots 146 and 147) Padbury Circle and 2 (Lot 145) Drakes Walk., Sorrento (subject site)		
SDAU File Reference	SDAU-049-21-C	Delegated Decision	Approved
Delegated Officer Title	Planning Director, State Development Assessment Unit	Delegated Decision Date	19 February 2024
Approved Amended Plans and/or Supporting Documents (if applicable)	Location Plan Amended Development Application Plans Amended Landscape Plans Amended Elevations compared with Approved Elevations		

BACKGROUND

On 24 November 2022, the Western Australian Planning Commission granted conditional development approval for an eight storey mixed-use development at the subject site under Part 17 of the *Planning and Development Act 2005*.

The approved development comprised of:

- 75 apartments including 6 one-bedroom apartments, 29 two-bedroom apartments, 33 three-bedroom apartments and 7 four-bedroom apartments;
- 1,369m² of retail floor space comprising of a café, restaurant and liquor store; and
- 227 car bays, 37 bicycle bays for residents and 20 publicly accessible bicycle parking bays.

DETAILS

On 21 July 2023 an application was received for modifications to the internal floor plans and a reduction in residential yield from 75 to 73 apartments by combining two single bedroom apartments into a 2-bedroom apartment and by combining two 2-bedroom apartments into a 3-bedroom apartment. The amendment application also includes the reconfiguration of the larger commercial tenancy into three smaller tenancies as well as other changes to the apartment layout that are generally within the existing building envelope. The application additionally includes modifications to the landscaping scheme.

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 2 of the Approval of Form 17B Significant Development Application dated 24 November 2022 (SDAU-049-21) and the associated advice notes are amended as follows:

2. The development is to be undertaken in accordance with the approved amended plans date-stamped 19 January 2024 attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission, and shall include the following:
 - a) Access to the Level 3 roof area is to be shown as a non-accessible space.

New Condition:

31. Prior to occupation of the development, a sign is to be installed on the gate of Apartment 411 stating access is restricted to maintenance activities only.