

Form 17C Delegated Decision Summary

Amendment Title	Amendments to approved mixed-use development		
Amendment Summary	<p>The amendment includes the following minor modifications to the proposal:</p> <ul style="list-style-type: none"> • Reduction in size of tower balconies; • Changes to landscaping of the terrace balcony; • Increase in ceiling heights while maintaining the overall building height; • Reduction in glazing height to 2.2m above finished floor level; • Internal modifications to apartment layouts; • Changes to ground floor communal areas; • Converting one 2-bedroom/1-bathroom apartment to a 2-bedroom/2-bathroom apartment; and • Rationalisation of the mechanical services. 		
Development Application Address	Lot 1000 (30) Riversdale Road, Rivervale		
SDAU File Reference	SDAU-033-20-17C.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	18 July 2025
Approved Amended Plans and/or Supporting Documents (if applicable)		Amended Development Plans	
BACKGROUND			
<p>On 23 March 2023, the Western Australian Planning Commission (WAPC) granted conditional development approval for an 18-storey Residential Apartment building with Community Facilities (Playground) at 30 (Lot 1000) Riversdale Road (subject site) under Part 17 of the <i>Planning and Development Act 2005</i>.</p> <p>The approved development comprised of:</p> <ul style="list-style-type: none"> • A 20-storey mixed-use building containing 143 dwellings of 1-bed, 2-bed and 3-bed apartments, with ground floor communal facilities and a roof terrace; • Three levels of basement parking accommodating 170 car bays, 15 motorbike/scooter bays, 18 residential bike bays, and 12 bikes for scheme sharing including e-bikes; • Provision of 1,164m² of deep soil landscaping, and 118m² of on-structure planting on the pool deck and roof terrace; and • A publicly accessible nature-based playground including public art. 			
DETAILS			
<p>On 7 March 2025 an application was received for modifications to the plans as a result of progressing the detailed design stage of the development. The modifications included:</p> <ul style="list-style-type: none"> • Minor modification to the tower balcony shape that result in a slight reduction in the area of the balconies to all levels except for the terrace balcony on level one; • Glass balustrading to the terrace apartments on level one has been moved to increase the area of private open space provided to each apartment. Stone ballast finish to floor and vegetation has been removed from the terrace balcony and replaced with artificial lawn and paving/tiling; • Ceiling heights have been increased by 30mm to 2.88m (however overall building height is not modified due to reduction in ground floor and roof level heights); • Full height glazing has been replaced with 2.2 metre-high glazing to all levels; • Minor internal modifications to apartment layouts on all levels, such as bathroom walls and wardrobes, however bedroom locations remain unchanged; 			

- Minor modifications to ground floor communal areas; and
- Rationalisation of mechanical services on level 18, converting one 2-bed/1-bath apartment to a 2-bed/2-bath apartment.

The proposed amendments are minor in nature and do not propose any substantial alterations to the external appearance of the building or modify any other aspect that could be considered fundamental to the Commission's determination of the original development application.

APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17B Significant Development Application dated 6 April 2023 (SDAU-033-20) and the associated advice notes are amended to read:

Conditions

2. *The development is to be undertaken in accordance with the approved plans and documents (date-stamped 5 March and 3 June 2025), final details of which are to be submitted at working drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission.*
20. *The development is to be designed and constructed to achieve a 5 Star Green Star Design rating by the Green Building Council of Australia or demonstrated equivalent. All recommendations contained within the Sustainable Design Report prepared by Emergen date stamped 27 March 2025, are to be implemented in full. Prior to submissions of the relevant building permit application, an updated sustainability report which demonstrates the development will achieve an equivalent sustainability design rating is to be submitted to the satisfaction of the Western Australian Planning Commission.*
32. *All the recommended measures included in the Ventilation and Wind Study prepared by Emergen date-stamped 27 March 2025, are to be implemented to the satisfaction of the Western Australian Planning Commission. The final plans are to be certified by a qualified engineering consultant confirming the development incorporates the recommendations prior to submission of the relevant building permit application.*

Advice

- 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 6 April 2023, being:*
 - *Development Plans date-stamped 16 December 2022 are replaced with the following approved amended plans and documents:*
 - *Development Plans date-stamped 5 March 2025 and 3 June 2025;*
 - *Sustainable Design Report date-stamped 27 March 2025; and*
 - *Ventilation and Wind Study date-stamped 27 March 2025.*

All other approved plans and documents of the development approval dated 6 April 2023 remain valid.
- b) *Other than amended Conditions 2, 20, and 32, all other conditions of the development approval dated 6 April 2023 remain applicable to the development.*