

Form 17C Delegated Decision Summary

Amendment Title	Proposed Amendments to University Accommodation Facility		
Amendment Summary	Minor external and internal changes, including an increase of one bedroom, internal floor layout and configuration changes, external façade modifications and landscaping changes.		
Development Application Address	Lots 303 and 304 (Nos. 55 – 57) Fairway, Crawley		
SDAU File Reference	SDAU-065-23C.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	22 December 2025
Approved Amended Plans and/or Supporting Documents (if applicable)	Approved Amended Plans		

BACKGROUND

On 12 December 2024, the Western Australian Planning Commission (Commission) granted approval for the demolition of existing multiple dwellings and construction of a university accommodation facility. The approved development had an overall assessed height of 9 storeys and contained 181 student bedroom studios.

DETAILS

On 6 November 2025, an application was received seeking to modify condition 2 and obtain approval for amended development plans relating to the Commission's 12 December 2024 approval. The application outlined that, in progressing to the detailed design phase, refinements to the approved design of the university accommodation facility were sought in relation to the footprint and setbacks of the building basement, changes to the car park layout, minor internal floor plan modifications, an increase of one student bedroom studio, refinements to the location and layout of student amenity areas, and building façade and landscaping changes.

The City of Perth was asked for comments and indicated no objection to the amendments with the exception of the proposed 60mm reduction to the floor-to-ceiling heights of the development's accommodation floors. Upon further assessment, it was found that this change was acceptable. It is noted the amendment application results in a minor reduction in height to the approved 9-storey building of 0.42 metres.

Assessment of the application concluded that the proposed changes are minor in nature and relate primarily to design and internal configuration changes that do not result in any material increase in external amenity impacts or significant modification to the overall built form, scale or operations of the development as originally approved.

APPROVED MODIFIED CONDITIONS

The following condition of the Form 17B Significant Development Application Approval dated 12 December 2024, and the associated advice notes are amended to read:

Condition

2. *The development is to be undertaken in accordance with the approved plans and documents date-stamped 6 November 2025, attached to this approval, subject to any modifications required by any condition of this approval.*

Advice Notes

- I) *With regard to Condition 25, the Landscape Plan should include (but not be limited to):*
 - i. *details of how the landscape design, plantings and levels will effectively integrate with the adjacent public realm;*
 - ii. *species, size and types of plantings, including the species and responsibility of planting of the proposed new verge tree;*

- iii. reticulation to plantings including any rain/grey water capture and re-use;*
 - iv. paving, pool/alfresco decking, kerbs and other surface treatments, having regard to durability, occupant comfort levels and tendency to attract heat, as relevant to their location within or surrounding the development;*
 - v. seating, lighting, shade structures and other hard infrastructure;*
 - vi. integration of wind amelioration strategies for ground level and the Level 8 communal outdoor spaces; and*
 - vii. details of ongoing management and maintenance.*
- m) With regard to Conditions 28 and 30, the applicant is encouraged to explore driveway and basement ramp line-marking indicating separate and safe paths of travel for cyclists and vehicles into and out of the development. Details of the swing gate, including line markings to prevent vehicles from being struck by the gate should also be provided.*
- t) Other than amended Condition 2 all other conditions of the development approval dated 12 December 2024 remain applicable to this development.*