

**PURPOSE OF REPORT:**

To consider an application to amend the development approval at No. 123 Claisebrook Road, Perth (the subject site) issued by the Joint Development Assessment Panel (JDAP) on 20 December 2017.

**PROPOSAL:**

The application proposes to amend a development approval issued by JDAP on 20 December 2017 to allow for the demolition and reconstruction of the commercial character façade along the south east boundary of No. 123 Claisebrook Road, Perth.

At its meeting held on 20 December 2017, the JDAP approved an application for mixed use development comprising of 12 multiple dwellings, one office tenancy and associated car parking. The approved development proposed partial retention of the existing building, being the façade and ground floor tenancy, and the demolition of the remainder of the building. Cosmetic modifications to upgrade the façade of the existing building to be retained was also approved as part of this application. The development plans and development perspectives approved by the JDAP and the minutes of the JDAP meeting held 20 December 2017 are included in **Attachment 2**.

The current application proposes to demolish the existing external façade of the building in its entirety, and reconstruct it in a like-for-like manner using salvageable materials from the dismantled building. Any materials that cannot be salvaged would be replaced with like-for-like materials.

The applicant has provided structural engineering advice informed by investigations that have occurred since the previous development approval. This confirms that the demolition of the front façade has been proposed due to the fragile condition of the building and the difficulty in protecting and retaining the building during construction. The building would be damaged as a result of on-site construction works and present a safety risk to people working on-site or in close proximity. The reconstruction of the building would provide the opportunity to upgrade the foundations of the building and incorporate construction methodology to achieve an improved structural outcome for the façade brick work that would extend the life of the building.

The development plans are included in **Attachment 3**. The written submission and structural engineering advice is included in **Attachment 4**.

**BACKGROUND:**

<b>Landowner:</b>	Simon Pigliardo <a href="#">Sanpoint Pty Ltd</a>
<b>Applicant:</b>	Daniel Cassettai Design <a href="#">Stewart Urban Planning Pty Ltd</a>
<b>Date of Application:</b>	3 May 2019
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Mixed Use: R Code: R100
<b>Built Form Area:</b>	Mixed Use
<b>Existing Land Use:</b>	Warehouse
<b>Proposed Use Class:</b>	Mixed Use Development
<b>Lot Area:</b>	532.75m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	No

The subject site is located at No. 123 Claisebrook Road, Perth on the corner of Claisebrook Road and Somerville Street. The location plan is shown in **Attachment 1**. The immediately surrounding area is characterised by between one to three storey mixed use and commercial developments, and a concrete batching plant located to the east of the site.

There is an existing two storey brick and masonry building constructed circa 1905, which is situated at the front portion of the site with nil setbacks to Claisebrook Road and Somerville Street. The existing building is not listed on the City's Municipal Heritage Inventory or the State Heritage Register.

The subject site is zoned Mixed Use with a residential density coding of R100 under the City's Local Planning Scheme No. 2 (LPS2). The subject site is located within the Mixed Use Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).