



OFFICER PRESENTATION

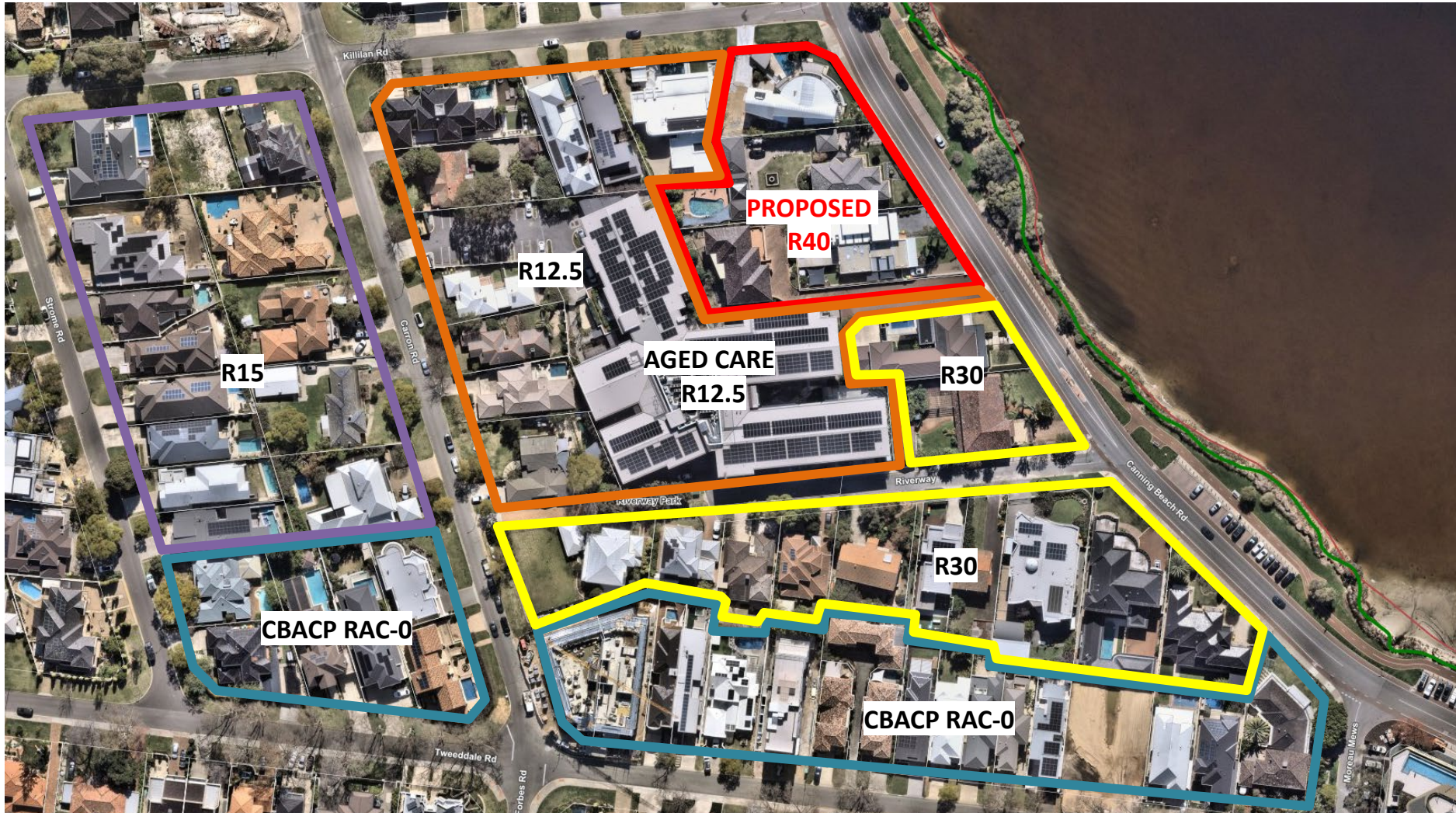
ITEM UP25/89 PROPOSED SCHEME AMENDMENT – LOT 8, 100, 54 & 55 (39-43B) CANNING BEACH ROAD APPLECROSS R12.5 TO R40

Mr G Ponton, Manager Strategic Urban Planning



City of
Melville

Zoning



Applicants Case for Proposed Density Increase

- Proximity to the Canning Bridge Activity Centre Precinct (CBACP) and river amenities.
- Close to transport (public transport, major roads, cycleways etc)
- Recent Council approval to re-code adjacent 45 and 47 Canning Beach Road from R12.5 to R30.
- Similar scale and intensity to adjoining 3 storey aged care facility

Issues With Proposed Density Increase

- Proposed R40 is comparably higher than surrounding lots
- Opportunity for housing diversity already exists in the area (CBACP).
- Proposal doesn't align with priority areas identified in the Local planning Strategy
- Proposal may be better considered as part of the LPS6 review (alternative density, more logical boundary etc)

Recommended Council Resolution

That Council:

1. Having regard to Section 75 of the Planning and Development Act 2005, refuse to initiate the amendment to Local Planning Scheme 6 requesting a higher density coding of residential R40 for 39 to 43B Canning Beach Road, Applecross.
2. Not support/initiate the requested change to the residential density coding from R12.5 to R40 for the following reasons:
 - a) The proposed R40 density code is inconsistent with the surrounding residential densities and would result in an illogical density transition beyond the Canning Bridge Activity Centre Structure Plan (CBACP).
 - b) Residential infill should be prioritised in the CBACP.
 - c) The locational characteristics in favour of a density increase are not unique to the affected lots, and could set a precedent for numerous other sites to pursue similar changes to their residential density.
- 3 Request that the Chief Executive Officer advise the applicant in writing of the Council's resolution.



Agenda Briefing Forum

NOVEMBER 2025



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