

## Addendum

Responsible Officer:	Gavin Ponton Manager Strategic Planning
Date of Meeting:	15 February 2022
Meeting of the:	Ordinary Meeting of the Council
Item:	P22/3956 – ADOPTION OF AMENDMENT NO.12 TO LOCAL PLANNING SCHEME 6 – 71 – 77 LEACH HIGHWAY AND 2-6 WEBBER STREET WILLAGEE

### DETAIL

#### MAIN ROADS WA RESPONSE TO AMENDMENT NO.12

The Council initiated Local Planning Scheme 6 - Amendment 12 at its Ordinary Meeting held on 21 September 2021. Relevant servicing/government agencies, including Main Roads WA (MRWA), were consulted as part of the advertising process associated with an amendment to LPS6.

On 31 January 2022, MRWA provided a late response to the City in relation to the proposed amendment. The MRWA submission is attached.

The MRWA submission indicates that the proposed amendment is not supported due to the uncertainty of the planning and design outcomes of the recently initiated review of the Melville – Mandurah Highway (Stock Road) Study as the car parking area located within the road reserve area may be impacted upon. MRWA recommend that any initiatives to revitalise land uses in this precinct be cognisant that outcomes of the Study review may impact upon the provision of car parking and a land use's ability to comply with such requirements under LPS6.

The submission from MRWA is noted, but not considered to warrant changes to the proposed Scheme Amendment. The ultimate removal of the car parking spaces within the road reserve as part of potential future intersection upgrades in this location has already been considered as part of this amendment process. The amendment simply aims to enhance and simplify the land use permissibility within the centre and does not detrimentally impact future options for the intersection. In response to the Main Roads advice, the following comments are made:

- The local centre currently has approximately 104 total car parking spaces, 48 of which are in the area reserved for the future interchange and 56 of which are located along Webber Street and within the centre.
- A review of parking capacity at the site indicates that the 56 bays at the centre (unaffected by the future interchange) are sufficient to accommodate additional development and the introduction of a wider range of land uses.

**Continued Over Page**



**ADDENDUM Continued.:**

- Additional on street public parking is also available in the surrounding area, including adjacent to Webber Reserve.
- New development and change of use proposals would still be required to meet required parking standards. Required parking would need to be provided on land not affected by the MRWA road widening.

The submission schedule for Amendment 12 will be updated to reflect the MRWA submission and the City's assessment of the feedback. The submissions schedule will form part of the information forwarded to the Western Australian Planning Commission (WAPC) in progressing the amendment. The WAPC and ultimately the Minister for Planning will have regard to the matters raised by the MRWA submission.

**Details of the late MRWA submission are presented to Council for information. As noted the submission does not change the Officer Recommendation for Item P22/3956 to approve the proposed amendment.**



Enquiries: Catherine Spradbrow on (08) 9312 5817  
Our Ref: 21/10632 (D22#40673)  
Your Ref: P21/3934

18 January 2022

Chief Executive Officer  
City of Melville  
Locked Bag 1  
Booragoon WA 6954

Email: [melinfo@melville.wa.gov.au](mailto:melinfo@melville.wa.gov.au)

Dear Sir

**PROPOSED AMENDMENT TO LOCAL PLANNING SCHEME NO. 6 & WILLAGEE STRUCTURE PLAN FOR LAND LOACTED AT 71 – 77 LEACH HIGHWAY AND 2 – 6 WEBBER STREET, WILLAGEE.**

In response to the City's correspondence received on 23 December 2021, Main Roads provides the following comments regarding the above proposed amendment to Local Planning Scheme No. 6 (LPS 6) and the Willagee Structure Plan (SP):

- Main Roads is unable to support the proposed amendment to LPS 6 and the Willagee SP to remove the restricted use classification for the subject properties and introduce a new restricted use classification.
- The proposed amendments are not supported due to the uncertainty of the planning and design outcomes of the recently initiated review of the Melville – Mandurah Highway (Stock Road) Study.
- There is the potential for the Stock Road/Leach Highway intersection configuration identified as an outcome of the Study review to impact upon access and land requirements in this locality. Thus, impacting on the current car parking area for the retail precinct, which is located upon land reserved as Primary Regional Road under the Metropolitan Region Scheme.
- Main Roads recommends that any initiatives to revitalise land uses in this precinct be cognisant that, outcomes of the Study review may impact upon the provision of car parking and a land use's ability to comply with such requirements under LPS 6.
- A further meeting with Main Roads is requested to explore and discuss possible future development options for this precinct.

On a final note, Main Roads offers a free of charge pre-lodgement consultation service. Further information on the pre-lodgement consultation process can be found on Main Roads website at [mainroads.wa.gov.au](http://mainroads.wa.gov.au) > Technical & Commercial > Planning & Development.



Main Roads requests a copy of the City's final determination on this proposal to be sent to [planninginfo@mainroads.wa.gov.au](mailto:planninginfo@mainroads.wa.gov.au) quoting the file reference above.

In the interim, if you require any further information, please do not hesitate to contact Catherine Spradbrow on (08) 9323 5817.

Yours sincerely

A handwritten signature in cursive script that reads 'mthornely'.

Maryanne Thornely  
**Road Access and Planning Manager/A**